

To **The Form 1 Company**
GPO Box 1651
Adelaide SA 5001

Certificate No: 30497
Certificate Date: 08/10/2025

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

Land:

Assessment No:	1335
Valuer-General's No:	0312364604
Owner/s:	A M Chatterton & S Vincent
Property Details:	17 Bickles Road Summertown 5141
Legal Description:	Lot 32 Sec: P5 DP:116049 CT:6193/170

Rates and other monies due as known by Adelaide Hills Council as at 08/10/2025

Due Dates for Payment:	1st Qtr due	01/09/2025	2nd Qtr due	01/12/2025
	3rd Qtr due	01/03/2026	4th Qtr due	01/06/2026

Arrears/Credits as at 01/07/2025	\$0.00
Rates for the 2025/2026 rating year (Declared 1/07/2025)	\$3,563.69
Rates - Residential	\$2,558.93
Fixed Charge	\$880.00
State Govt. Hills & Fleurieu Landscape Levy	\$124.76
Rates Postponed (arrears and current)	\$0.00
Postponed Interest	\$0.00
PLUS Other property Related Debts	
PLUS Fines and/or Interest to date	\$0.00
PLUS other adjustments, including Legal Fees	\$0.00
LESS Rebate (if applicable)	\$0.00
LESS Payments/Rounding	-\$890.69
TOTAL OWING AS AT 08/10/2025	\$2,673.00

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/25 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 8.5% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 12th of each month following until the total balance owing is paid.

Fines on Payments by Instalments: Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 8.5% p.a. added on the 12th of each month following, until the total amount overdue is paid.

The charges as shown are valid for the date of the certificate.

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.



Biller Code: 45369

BPay Reference Number 13359

Certified - Adelaide Hills Council

Date - 08-October-2025



63 Mount Barker Road
Stirling SA 5152

Telephone (08) 8408 0400
Email: mail@ahc.sa.gov.au

To: The Form 1 Company
GPO Box 1651
Adelaide SA 5001

Certificate No: 23528
Certificate Date: 08/10/2025

REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land and Business (Sale and Conveyancing) Act 1994.

Land:

Assessment No:	1335
Valuer-General's No:	0312364604
Owner/s:	A M Chatterton & S Vincent
Property Details:	17 Bickles Road Summertown 5141
Legal Description:	Lot 32 Sec: P5 DP:116049 CT:6193/170

PRESCRIBED INFORMATION***Important Information to Note*****General Advice**

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at <https://code.plan.sa.gov.au>. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at www.ahc.sa.gov.au.

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

Developments prior to 1998

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

Building Indemnity Insurance

This is insurance taken out by a building work contractor when performing domestic building work costing \$12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:

<https://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-after-bushfire-or-other-catastrophic-event>

Further information can be found from the housing, property and land section of the State Government website directory www.sa.gov.au or from the Office of Consumer and Business Affairs website www.ocba.sa.gov.au.

Greg Georgopoulos
Chief Executive Officer

PRESCRIBED INFORMATION**Development Act 1993 (Repealed)****Section 42** - Condition (that continues to apply) of a development authorisation.**Yes**

If yes see attached approvals

Part 2 - Items to be Included if land affected**Development Act 1993 (repealed)**

Section 50 (1) - Requirement to vest land in a council or the Crown to be held as open space

N/A

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

Section 50 (2) - Agreement to vest land in a council or the Crown to be held as open space

N/A

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work

N/A

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

Section 56 - Notice to complete development

N/A

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

PRESCRIBED INFORMATION

Section 57 - Land management agreement

No

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached
.....

Section 69 - Emergency order

N/A

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):
.....

Section 71 - Fire safety notice

N/A

Date of notice:

Names of authority giving notice

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):
.....

Section 84 - Enforcement notice

N/A

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable (if any):
.....

PRESCRIBED INFORMATION

Section 85(6), 85(10) or 106 - Enforcement order

N/A

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

Part 11 Division 2 - Proceedings

N/A

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

Confirmed-Planning/Development Section Kim Sharp**Housing Improvement Act 1940**

Section 23 - Declaration that house is undesirable or unfit for human habitation

N/A

Date of declaration:

Those particulars required to be provided by a council under Section 23:

Confirmed-Building/Development Section Kim Sharp

PRESCRIBED INFORMATION

Food Act 2001

Section 44 - Improvement Notice

N/A

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46 - Prohibition order

N/A

Date of order:

Name of authority or person who served order:

Requirements of order:

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice

N/A

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part
2 - Condition (that continues to apply) of an approval**N/A**

Date of approval:

Name of relevant authority that granted approval:

Conditions of approval:

Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19
- Maintenance order (that has not been complied with)**N/A**

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed-Environmental Health Section Stewart West
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PRESCRIBED INFORMATION

South Australian Public Health Act 2011

Section 92 Notice

N/A

Date of notice:

Name of Council or other relevant authority
giving notice:Requirements of notice:

South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that
continues to apply) of an approval

Date of approval:

22/09/2017

Name of person or body that granted the
approval:

AHC

Condition(s) of approval:

Confirmed-Health Section Stewart West
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PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act

N/A

Date of Notice, order etc:

Name of council by which, or person by whom,
notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice,
order etc:

Time for carrying out requirements:

Amount payable (if any):

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act

N/A

Date of Notice, order etc:

Name of council by which, or person by whom,
notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice,
order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed-General Section Mignon DuRieu

PRESCRIBED INFORMATION

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire

N/A

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

Confirmed-Enforcement/Compliance Section Mignon DuRieu

PRESCRIBED INFORMATION**Particulars relating to Environment Protection****Further information held by Councils**

Does the Council hold details of any development relating to -

(a) commercial or Industrial activity at the land; or

No

(b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993 or the Planning, Development and Infrastructure Act 2016)

Development Consents Attached

No

Note:- The question relates to information that the Council for the area in which the land is situated may hold. If the Council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the Council (on payment of any fee fixed by the Council). However, it is expected that the ability to supply further details will vary considerably between councils.

A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993 and that assessments of remediation of the land may be required at some future time.

It should be noted that-

- (a) The approval of development by Council does not necessarily mean that the development has taken place;
 - (b) The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.
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PRESCRIBED INFORMATION

APPENDIX 1

Planning, Development and Infrastructure Act 2016

Repealed Act Conditions Conditions (that continue to apply of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), <i>The City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nature of conditions:	None
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA
Part 5 – Planning and Design Code	Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land	Unknown
Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation.	Link to Planning and Design Code: Code Amendments PlanSA
Part 5 – Planning and Design Code	Is there a State Heritage place on the land or is the land situated in a State Heritage Area?	No
Part 5 – Planning and Design Code	Is the land designated as a Local Heritage place?	No
Section 127 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	None

PRESCRIBED INFORMATION

APPENDIX 1

Section 141 – Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 142 – Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 155 – Emergency order	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):	Nil
Section 157 – Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 192 or 193 – Land management agreement	Date of agreement: Names of parties: Terms of agreement:	Nil
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):	Nil

PRESCRIBED INFORMATION

APPENDIX 1

Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):	Nil
Part 16 Division 1 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):	Nil
Section 213 – Enforcement notice	Date notice given: Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:	Nil
<i>Development Act 1993 (repealed)</i>		
Section 57 – Land Management Agreement	Date of agreement: Names of parties: Terms of agreement:	Nil

PREScribed INFORMATION

APPENDIX 1

Housing Improvement Act 1940

Part 7 (rent control for substandard houses)	Notice or Declaration: Date of Notice or Declaration: Those particulars required to be proved by the housing authority under section 60	Nil
Other Charges		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):	Nil

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required.... (refer above note): **See attached**

1. Name(s) of person(s) insured:
2. Name of insurer:
3. Limitations on the liability of the insurer:
4. Name of builder:
5. Builder's licence number:
6. Date of issue of insurance:
7. Description of insured building work:

PRESCRIBED INFORMATION

APPENDIX 1

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act? * **NO**

If **YES**, give details:

Date of the exemption	
Name of builder granted the exemption	
Licence number of builder granted the exemption	
Details of building work to which the exemption applies:	
Details of conditions (if any) to which the exemption is subject	

Certified Development Section..... Date:..... 16 October 2025.....

Confirmed Accurate:.....Kim Sharp.....

Data Extract for Section 7 search purposes

Valuation ID 0312364604

Data Extract Date: 16/10/2025

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: D116049 AL32

Certificate Title: CT6193/170

Property Address: 17 BICKLES RD SUMMERTOWN SA 5141

Zones

Productive Rural Landscape (PRuL)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Limited Land Division

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Mount Lofty Ranges Water Supply Catchment (Area 1)

The Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No, refer note below:

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website:

<https://plan.sa.gov.au/>

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

<https://code.plan.sa.gov.au/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

PREScribed INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section:	Alexis Black	Date: 08/10/25
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PREScribed INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Regulatory Services Section:	Mignon DuRieu	Date: 08/10/25
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PRESCRIBED INFORMATION

Land Acquisition Act 1969

Section 10 – Notice of
intention to acquire

Date of notice:

N/A

Name of Authority who served
notice:

Description of land intended to be
acquired (as described in notice)

Certified by Civil Section.....Lisa Smith.....Date 8/10/2025

PRESCRIBED INFORMATION

Land Acquisition Act 1969

Section 10 – Notice of
intention to acquire

Date of notice:

Name of Authority who served
notice:

Description of land intended to be
acquired (as described in notice)

N/A

Certified by Property Section.....Lisa Smith Date 8/10/2025

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION

LODGED 13 December 2019

19/1036/473

To:- All Shed Solutions 1/41 Secker Road MOUNT BARKER SA 5251 SA	ASSESSMENT NO 1335 VALUER GENERAL NUMBER 0312364604
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LOCATION OF PROPOSED DEVELOPMENT

Address: 17 Bickles Road, Summertown SA 5141
Lot:32 **Sec:** P5 **DP:**116049 **CT:**6193/170

Nature of
Proposed
Development

Outbuilding

Building Classification: **10b**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	19 December 2019	3	
Building Rules Consent	06 April 2020	3	
DEVELOPMENT APPROVAL	06 April 2020	6	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Date of Decision:- 06 April 2020

Tom Warneke
Building Officer

ADELAIDE HILLS
COUNCIL

Date:- 06 April 2020

Expiry date:- 06 April 2021

Sheets Attached.

NOTES FOR APPLICANT

Right of Appeal

An Applicant may have a right of appeal if this notification is:

- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court - Sir Samuel Way Building, Victoria Square, Adelaide, or via (08) 8204 0300.

Development Approval

The State Planning system is currently in the process of significant planning reforms. As of 1 July 2020 all Metropolitan Council's will be transferred to the Planning and Design Code under the *Planning, Development and Infrastructure Act 2016*. The Planning and Design Code will replace all current Development Plans. Therefore, some landowners may see shifts in the principles governing development in their area.

Your Development Approval is valid for a period of 12 months from the date of this Approval. You must have substantially commenced construction within twelve months from the date of Development Approval and must have substantially completed the development within three years from the date of Development Approval. Should these timeframes not be achieved, your Approval may lapse and a new development application must be lodged, unless an extension is obtained. Should a request for extension be made after 1st July 2020, your request will be subject to the transitional provisions of the *Planning, Development and Infrastructure Act 2016* and an extension is not guaranteed.

Further details in relation to the Planning Reforms can be found at https://www.saplanningportal.sa.gov.au/planning_reforms

Mandatory Notifications – How to Notify

Notification of the commencement / completion of a stage of building work may be given in one of the following ways:

- click this link <http://www.ahc.sa.gov.au/ahc-resident/Documents/Planning-Building-docs-NEW/RESIDENT-PLANNING-Notification-Form.pdf> to complete the notification/s - then download or print to pdf and email the completed notification form to mail@ahc.sa.gov.au
- email the Council at mail@ahc.sa.gov.au attention building admin including the development application reference 19/1036
- written notification to PO Box 44 Woodside SA 5244

Please note that if you are posting the notification to the Council you must take into account the anticipated delivery times of post by Australia Post (currently 1-4 business days).

Allotment Boundaries

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

Protection of Council Infrastructure

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA Water and SA Power Networks

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewerage and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages. SA Power Networks should also be advised of any proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Contact SA Power Networks on 131261 or www.sapowernetworks.com.au. Contact SA Water on 1300 650 950 or www.sawater.com.au.

Warnings

- This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.
- Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 19/1036/473

1. Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Site plan date stamped by Council 12/12/2019
- Elevation drawings date stamped by Council 12/12/2019
- Close up area plan date stamped by Council 12/12/2019

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. Residential Lighting

All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

REASON: Lighting shall not detrimentally affect the residential amenity of the locality.

3. External Finishes To Match Existing Building

External finishes shall be of materials and colours to match or complement those of the existing dwelling to the reasonable satisfaction of Council.

REASON: To maintain and enhance the visual amenity of the locality.

2. DEVELOPMENT PLAN NOTES RELATING TO DEVELOPMENT APPLICATION No. 19/1036/473

1. Development Plan Consent Expiry

This Development Plan Consent (DPC) is valid for a period of twelve (12) months commencing from the date of the decision (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC, or a fresh development application will be required. The twelve (12) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

Please refer to page two (2) of this form (Notes for Applicant blue box) for information on changes to the planning system and potential changes to extensions of time requests.

2. EPA Environmental Duty

The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

3. Erosion Control During Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

3. BUILDING RULES CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 19/1036/473

1. Footing Stability

It is the owners responsibility to ensure the footings for the proposed structure at 17 Bickles Road, Summertown SA 5141 are founded on a stable natural foundation layer.

REASON: To ensure that the footing foundation has sufficient bearing capacity.

2. Engineers Design Compliance

It is the builders responsibility to ensure that the design criteria as specified in the Engineers Calculations or report are complied with for the proposed structure at 17 Bickles Road, Summertown SA 5141. Any variations to the above will require the consent of the Design Engineer and Council prior to such variations being implemented.

REASON: To comply with the Engineers design and to ensure that variations are approved.

3. Development in Accordance with Building Plans and Details

All building work shall be undertaken in accordance with the technical details, particulars, plans, drawings and specifications approved by Council (Development Act 1993 Section 45).

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

4. BUILDING RULES NOTES RELATING TO DEVELOPMENT APPLICATION No. 19/1036/473

1. How to Notify

Notification of the commencement / completion of a stage of building work may be given in one of the following ways:

- refer to the link (Mandatory Notifications - How to Notify) on page two of this Decision Notification Form
- email the Council at mail@ahc.sa.gov.au attention building admin including the reference 19/1036 (preferred method)
- written notification to PO Box 44 Woodside SA 5244
- telephone (08) 8408 0400 to speak to building admin

Please note that if you are posting the notification to the Council you must take into account the anticipated delivery times of post by Australia Post (currently 1-4 business days).

2. Penalties for failure to Notify

It is an offence to fail to comply with a mandatory notification requirement under the Development Regulations 2008, with fines currently ranging from \$2,500 to \$10,000.

Expiation notices may be issued by the Council as a result of a failure to comply with a mandatory notification requirement, with expiation fees currently ranging from \$210 to \$500.

3. Notification Required - Commencement of Building Work

One business day's notice of the intended commencement of building work on the site is required. This notice must include the name, address and telephone number of the persons who are proposed to sign parts A and B of the Statement of Compliance under Schedule 19A of the Development Regulations 2008 (if relevant).

4. Notification Required - Completion

One business day's notice of the completion of the building work.

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION

LODGED 06 March 2018

18/189/473

To:- All Shed Solutions 1/41 Secker Road MOUNT BARKER SA 5251	ASSESSMENT NO 1335 VALUER GENERAL NUMBER 0312364604
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LOCATION OF PROPOSED DEVELOPMENT

Address: 17 Bickles Road, Ashton SA 5137
Lot:32 **Sec:** P5 **DP:**116049 **CT:**6193/170

Nature of
Proposed
Development **Construction of domestic outbuilding (garage)**

Building Classification: **10a**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	04 June 2018	3	
Building Rules Consent	21 June 2018	-	
DEVELOPMENT APPROVAL	21 June 2018	3	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Date of Decision:- 21 June 2018



Anthony Skara
Building Compliance Officer

Date:- 21 June 2018

Expiry date:- 21 June 2019

Sheets Attached.

NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If this is a Development Approval or consent with conditions:

Development Approval

This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA WATER and SA POWER NETWORKS:

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

WARNINGS:

- a) This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.
- b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 18/189/473

1. Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Site Layout Plan (Intrax Engineering Mark Up) received by Council on 1 June 2018
- Elevation Plan prepared by Fair Dinkum Sheds, Sheet 6 of 6, received by Council on 1 June 2018

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. External Finishes

The external finishes to the building herein approved shall be as follows.

WALLS: Colorbond Monument or similar

ROOF: Colorbond Monument or similar

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

3. Restriction On Use Of outbuilding

The building shall not be used for human habitation, commercial or industrial purposes. Any such activity may constitute a change in use and will require separate development approval.

REASON: To ensure the proposed development is undertaken in accordance with the approved plans

2. DEVELOPMENT PLAN NOTES RELATING TO DEVELOPMENT APPLICATION No. 18/189/473

3. BUILDING RULES CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 18/189/473

NO BUILDING RULES CONSENT CONDITIONS APPLICABLE

4. BUILDING RULES NOTES RELATING TO DEVELOPMENT APPLICATION No. 18/189/473

1. Regulation 88 Certificate

The Certificate from S Y Harb, dated 1 June, 2018 certifying that the shed materials and form of construction will comply with the provisions of Building Code of Australia Part B1 has been accepted and relied upon pursuant to Regulations 85 & 88.

2. Maintenance

The owners attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'

3. Footing Stability

It is the owners responsibility to ensure the footings for the proposed structure at 17 Bickles Road, Ashton SA 5137 are founded on a stable natural foundation layer.

4. Engineers Design Compliance

It is the builders responsibility to ensure that the design criteria as specified in the Engineers Calculations or report are complied with for the proposed structure at 17 Bickles Road, Ashton SA 5137. Any variations to the above will require the consent of the Design Engineer and Council prior to such variations being implemented.

5. Manufacturers Recommendations

All construction must be in accordance with the manufacturer's standard approved specifications and all relevant Australia Standards.

REASON: To ensure the building work is completed in accordance with the manufacturer's standards.

6. Home Owners Warranty Certificate

It is the owner's responsibility to ensure that within seven (7) days of selecting a builder, who will undertake building works with a value exceeding \$12,000 at 17 Bickles Road, Ashton SA 5137 that the name and contact details of the builder selected is provided to Council. The owner of the land must ensure that a "Certificate of Insurance" (as required under Division 3 of Building Work Contractors Act 1995) is lodged with the Council on or before giving notice of commencement of building work.

7. Steelwork Corrosion

All steelwork shall be appropriately protected against corrosion

8. Stormwater

It is the owners responsibility to ensure that stormwater from all roof and paving areas of the site at 17 Bickles Road, Ashton SA 5137 is disposed of in such a manner that it does not result in the entry of water into any buildings, affect the stability of any building, or affect adjoining landowners.

9. Site Boundaries

It is the owners responsibility to accurately determine the property boundaries of 17 Bickles Road, Ashton SA 5137 when erecting structures particularly if it is proposed to site a structure on a boundary alignment. No part of the structure must overhang the property boundary of 17 Bickles Road, Ashton SA 5137.

10. Other Acts Compliance

This approval does not imply compliance the Electricity Act 1996, as amended (building within prescribed distances of power lines), The Work Health, Safety Act, or with the Commonwealth or State Disability Discrimination Act 1993 as amended. It is the responsibility of the owner and the person erecting the building or structure at 17 Bickles Road, Ashton SA 5137 to ensure compliance with the above mentioned Acts or any Regulations pursuant to those Acts.

11. Building Class

Please note that this structure at 17 Bickles Road, Ashton SA 5137 has been allocated as a Class 10a structure and the owner must not use this structure for a purpose other than that approved by Council. It is the owners responsibility to seek written approval from Council to use this structure for a use other than that approved.



ATTENTION: Anthony Skara
mail@ahc.sa.gov.au

NOTIFICATION TO COUNCIL

**NOTICE PURSUANT TO REGULATION 74(1) OF THE DEVELOPMENT ACT 1993
THIS NOTICE MUST ARRIVE AT LEAST ONE BUSINESS DAY (EXCLUDING SATURDAYS,
SUNDAYS AND PUBLIC HOLIDAYS) PRIOR TO THE COMMENCEMENT OR COMPLETION OF
THE NOTIFIED WORK.**

Development Approval Number: **18/189/473**

Development Description: **Construction of domestic outbuilding (garage)**

Address of building work: **17 Bickles Road, Ashton SA 5137**

Owners Name: **J P Nitschke**

The following notifications are provided for the above detailed Development Approval. The building work has been or will be undertaken to a stage to enable inspections detailed as follows:

MANDATORY NOTIFICATION	Date	Comments i.e. pour date or preferred inspection time
Commencement of building work on the site		
Completion of Building Work		

Particulars of the person giving this Notice:

Company:
Contact Person:
Address:
Email:

Phone:
Signature:

Date Notice Given:/...../20 . Time: am/pm

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION

LODGED 21 August 2017

17/720/473

To:- Dechellis Homes 170 Payneham Road EVANDALE SA 5069	ASSESSMENT NO 1335 VALUER GENERAL NUMBER 0312364604
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LOCATION OF PROPOSED DEVELOPMENT
Address: 17 Bickles Road, Ashton SA 5137 Lot:32 Sec: P5 DP:116049 CT:6193/170

Nature of Proposed Development	Single storey detached dwelling, water storage tanks (3 x 23,000L), retaining walls (1.5m maximum height) & associated earthworks
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Building Classification:	1a, 10a
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From	ADELAIDE HILLS COUNCIL
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In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	21 November 2017	10	
Privately Certified Building Rules Consent	28 November 2017	1	
DEVELOPMENT APPROVAL	12 December 2017	11	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

ADELAIDE HILLS
Date of Decision:- 12 December 2017

COUNCIL
Cameron Clark
Building Compliance Officer

Date:- 12 December 2017

Expiry date:- 12 December 2018

Sheets Attached.

NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If this is a Development Approval or consent with conditions:

Development Approval

This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA WATER and SA POWER NETWORKS:

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

WARNINGS:

- a) This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.
- b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 17/720/473

1. Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Amended Site Plan - Dechellis Homes - Job No: DH 1524 - Dated 3 Nov 2017
- Floor Plan - Dechellis Homes - Job No: DH 1524 - Dated 3 Nov 2017
- Amended Elevations - Dechellis Homes - Job No: DH 1524 - Dated 3 Nov & 21 Nov 2017
- Amended Civil Engineering Plans (Sheets 1, 2, 4 & 5) - Intrax Engineering- Drawing No. C01 Revision E - Dated 3 Nov 2017
- Email Confirmation - Retaining Wall Clad in Stone - Mr Scott Bollmeyer - Dated 13 November 2017

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. External Finishes

The external finishes of buildings herein approved shall be as follows.

Dwelling:

WALLS: Brown colour brick or similar

front façade only: Cream colour render or similar

ROOF: Woodland Grey Colorbond or similar

GARAGE DOORS: Brown colour or similar

WATER STORAGE TANKS: Green, brown or dark grey

RETAINING WALLS (western side): stone clad or similar

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

3. Treatment To Excavations And Fill

All exposed excavations and fill as shown on the amended civil plan prepared by Intrax (C01 Rev E) shall be:

- (a) rounded off and battered to match and blend with the natural contours of the land;
- (b) covered with approximately 100mm of topsoil;
- (c) seeded to avoid erosion and visual concerns; and
- (d) screened with trees, shrubs and ground covers

prior to occupation of the approved development to the reasonable satisfaction of Council.

REASON: To maintain the visual amenity of the locality in which the subject land is located.

4. Provision Of Drainage Channels

Drainage channels are to be provided above and below the cut and fill area to minimise water entry.

REASON: Development should prevent erosion and stormwater pollution before, during and after construction.

5. Soil Erosion Control

Prior to construction of the approved development straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.

REASON: Development should prevent erosion and stormwater pollution before, during and after construction.

6. CFS Vegetation/Landscaping

Landscaping shall include bushfire protection features which will prevent or inhibit the spread of bushfire and minimise the risk of life and/or damage to buildings and property.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the dwelling (or to the property boundaries – whichever comes first) as follows:

- i. The number of trees and understorey plants to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
- ii. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
- iii. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
- iv. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
- v. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
- vi. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
- vii. No understorey vegetation shall be established within 1 metre of the dwelling (understorey is defined as plants and bushes up to 2 metres in height).
- viii. Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
- ix. The VMZ shall be maintained to be free of accumulated dead vegetation.

REASON: To minimise the threat and impact of bushfires on life and property.

7. CFS Access Requirements - New Roads

Private roads and access tracks shall provide safe and convenient access and egress for bushfire fighting vehicles as follows:

- Water supply outlet shall be easily accessible and clearly identifiable from the access way, that is a distance of no greater than 30 metres from the proposed dwelling. Stand alone tanks shall be identified with the signage 'WATER FOR FIRE FIGHTING' and the tank capacity written in 100mm lettering on the side of each tank and repeated so that the sign is visible from all approaches to the tank. The sign shall be in fade-resistant letting in a colour contrasting with that of the background (ie blue sign with white lettering.)

* Access to the dedicated water supply shall be of all-weather construction, with a maximum formed road surface width of 3 metres.

- Provision shall be made adjacent to the water supply for a flat hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.

- SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.

- The water supply outlet may be remotely located from the tank to provide adequate access.

- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.

- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.

- Ideally a remote water supply outlet should be gravity fed, where this is not possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes:

The dedicated water supply outlet for draughting purposes shall not exceed 5 metre maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metre horizontal distance.

The suction outlet pipework from the tank shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.

REASON: To provide safe access to properties in the event of a bushfire.

8. CFS Water Supply

The Code Part 2.3.4.1 prescribes the mandatory provision of a dedicated and accessible water supply to be made available at all times for fire-fighting.

Ministers Specification SA78 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22,000 litres of water shall be available at all times for bushfire fighting purposes.

- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a compliant SA CFS fire service adapter; which shall be accessible to bushfire fighting vehicles at all times.

- The water storage facility (and any support structure) shall be constructed of non-combustible material.

The dedicated fire-fighting water supply shall be pressurised by a pump that has –

- i. A minimum inlet diameter of 38mm, AND

- ii. Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR

- iii. A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.

- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.

- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.

- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.

- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.

REASON: To minimise the threat and impact of bushfires on life and property.

9. CFS Conditions To Be Completed Prior To Occupation

The Country Fire Service Bushfire Protection Conditions shall be substantially completed prior to the occupation of the building and thereafter maintained in good condition.

REASON: To minimise the threat and impact of bushfires on life and property.

10. Stormwater Roof Runoff To Be Dealt With On-Site

All roof runoff generated by the development hereby approved shall be managed on-site to the satisfaction of Council using design techniques such as:

- Rainwater tanks
- Grassed swales
- Stone filled trenches
- Small infiltration basins

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

2. DEVELOPMENT PLAN NOTES RELATING TO DEVELOPMENT APPLICATION No. 17/720/473

1. Development Plan Consent Expiry

This Development Plan consent (DPC) is valid for a period of twelve (12) months commencing from the date of the decision (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent must be applied for prior to the expiry of the DPC, or a fresh development application will be required. The twelve (12) month time period may be further extended by Council agreement following written request and payment of the relevant fee.

2. Erosion Control During Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

3. CFS Bushfire Attack Level

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a "measure of protection" from the approach, impact and passing of a bushfire.

The Bushfire hazard for the area has been assessed as BAL 19.

The buildings shall incorporate the construction requirements for buildings in Bushfire Prone areas in accordance with the Building Code of Australia Standard AS3959 "Construction of buildings in bushfire prone areas".

4. Requirement For Bushfire Equipment In Accordance With The Ministers Specification SA 78

The Bushfire Fighting Equipment including the fire pump hoses for fire fighting and pipework shall be in accordance with the Ministers Specification SA 78.

5. Requirement For Retaining Wall To Be Constructed Prior To Works Commencing

The retaining wall on the east and west sides of the property, as described on the site plan stamped as part of this authorisation, shall be constructed prior to the commencement of the construction of the dwelling and retaining walls over one (1) metre in height will require Building Rules Consent

**3. BUILDING RULES NOTES RELATING TO
DEVELOPMENT APPLICATION No. 17/720/473**

1. Private Certification

Building Rules Consent has been granted by a Private Certifier for Single storey detached dwelling, water storage tanks (3 x 23,000L), retaining walls (1.5m maximum height) & associated earthworks at 17 Bickles Road, Ashton SA 5137 as described under 17/720/473.

Please refer to the attached Private Certifier's Decision Notification with 1 conditions applied.

2. Note: A Privately Certified Building Rules Consent is NOT condoned by Council

Building Rules Consent has been granted by a Private Certifier for Single storey detached dwelling, water storage tanks (3 x 23,000L), retaining walls (1.5m maximum height) & associated earthworks at 17 Bickles Road, Ashton SA 5137 as described under 17/720/473.

The issue of Development Approval by council for Privately Certified Building Rules Consent is required by the Development Legislation. Council does not condone in any way the certifier's decision to grant Building Rules Consent. Matters of compliance with minimum standards set by the National Construction Code and fire safety may be required to be pursued by the council as the authority for enforcement where non-compliance with the National Construction Code is noted regardless of omissions or errors in a Building Rules Consent issued by a Private Certifier.

ATTENTION: Cameron Clark
mail@ahc.sa.gov.au

NOTIFICATION TO COUNCIL

NOTICE PURSUANT TO REGULATION 74(1) OF THE DEVELOPMENT ACT 1993
THIS NOTICE MUST ARRIVE AT LEAST ONE BUSINESS DAY (EXCLUDING SATURDAYS,
SUNDAYS AND PUBLIC HOLIDAYS) PRIOR TO THE COMMENCEMENT OR COMPLETION OF
THE NOTIFIED WORK.

Development Approval Number: 17/720/473

Development Description: Single storey detached dwelling, water storage tanks (3 x 23,000L), retaining walls (1.5m maximum height) & associated earthworks

Address of building work: 17 Bickles Road, Ashton SA 5137

Owners Name: J P Nitschke

The following notifications are provided for the above detailed Development Approval. The building work has been or will be undertaken to a stage to enable inspections detailed as follows:

MANDATORY NOTIFICATION	Date	Comments i.e. pour date or preferred inspection time
Commencement of building work on the site		
Reinforcement placed/ready for inspection		
Completion of wall and roof framing (prior to fixing any internal claddings) **Two Days Notice Required**		
Completion of wet areas waterproofing		
Completion of Bushfire Fighting Facilities (must be operational)		
Completion of Building Work		

Particulars of the person giving this Notice:

Company:
Contact Person:
Address:
Email:

Phone:
Signature:

Date Notice Given:/...../20 .

Time: am/pm

01 DEC 2017



DEVELOPMENT REGULATIONS 2008 - SCHEDULE 11
DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION:

COUNCIL:	Adelaide Hills
DEVELOPMENT NO.:	17/720/473
DATED:	
REGISTERED ON:	21/08/2017

TO:

De Chellis Homes
170 Payneham Road
Evandale SA 5069

LOCATION OF PROPOSED DEVELOPMENT:

SECTION NO:		STREET NO:	
HUNDRED:		LOT NO:	32 (#17)
VOLUME:		STREET:	Bickles Road
FOLIO:		SUBURB:	Ashton

NATURE OF PROPOSED DEVELOPMENT:

Single storey detached dwelling, water storage tanks (3x 23000L), retaining walls (1.5m max height)
& assoc earthworks

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	No. OF CONDITIONS	COMMENTS/ NOTES
DEVELOPMENT PLAN CONSENT	-	-	-
BUILDING RULES CONSENT	28/11/2017	1	-
LAND DIVISION (TORRENS/STRATA)	-	-	-
DEVELOPMENT APPROVAL		** Note	-

The details of the building classification and the approved number of occupants (if applicable) under the Building Code are attached. If there were third party representations, any consent/approval or consent/approval with conditions, they do not operate until periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing them are set out on the attached sheet.

**Note: No work can commence on this development unless a development approval has been obtained. If one or more consents have been granted on this notification form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Signed: 	REP GIORDANO	B.S. REG. NO.: 5645
		P.C. REG. NO.: 018
	PAUL GIORDANO	B.S. REG. NO.: 6076
		P.C. REG. NO.: 073

DATE:	28/11/2017	REF NO:	17/G0846
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01 DEC 2017



DEVELOPMENT ACT 1993 - SECTION 42
CONDITIONS OF BUILDING RULES CONSENT

DEVELOPMENT NO:	17/720/473
BUILDING WORK:	Single storey detached dwelling, water storage tanks (3x 23000L), retaining walls (1.5m max height) & assoc earthworks
SITE ADDRESS:	Lot (No.) 32 (#17) Bickles Road, Ashton
APPLICANT:	De Chellis Homes
OWNER:	Jonathan Paul Nitschke
CLASSIFICATION:	1a + 10a

CONDITIONS:

1. The "Bushfire Attack Level" for the subject site has been determined as:

BAL - 19

The building hereby approved shall be constructed in accordance Table SA 3.7.4.1 of the BCA.

NOTES:

The **Stamped Approved Plans** and Documents for the subject works described are attached to this Building Rules Consent notification form. It is not necessarily the case that every page of the approved documentation may be stamped, for example where pages form part of a broader document like an engineers report, only the main pages such as the front page and/or footing layout and/or site plan may be stamped. The entire document is accepted as approved.

The **Conditions and Notes** listed here reference Sections and Clauses from the Development Act 1993 (as amended), Regulations and Schedules from the Development Regulations 2008 plus the Building Code of Australia (BCA) relevant Australian Standards (AS) and Minister's Specifications (current to date of consent).

The **Building Classification** is determined in accordance with Part 1.3 of the BCA. Class 1a is a Dwelling or habitable part thereof, Class 1b is a boarding house, guest house or the like, Class 10a is a non-habitable building or part thereof (e.g. Garage, Carport, Verandah, Shed etc), a Class 1b is a structure that is not a building (e.g. Swimming Pool, Fence, Retaining Wall etc) and a Class 10c is a private bushfire shelter.

A person(s) must not occupy a **Class 1a** building, as classified under the BCA, or an addition to a Class 1a building, that has not been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A.

Regulation 83AB requires a written **Statement of Compliance** for Class 1a buildings to be completed by a licensed building work contractor (Part A) who has carried out the relevant work, or who was in charge of carrying out the relevant work. In the absence of a licensed building work contractor, a registered building work supervisor or a private certifier. The statement must also be signed by the owner of the subject property (Part B). The subject Statement of Compliance is attached.

The person(s) proposing to undertake building work on land (or who is in charge of such work) is warned of their obligation to give the Council notice at stages prescribed in **Regulation 74**. If the building owner is giving notice, the notice must include the name, address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and proposed to provide any statement required under Regulation 83AB.

For building work prescribed in **Regulation 75**, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

DATE:	28/11/2017	REF NO:	17/G0846
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01 DEC 2017



The owner and/or builder are advised that it is their responsibility to determine the **location of property boundaries**. Where property boundaries are not able to be determined it is recommended that a licensed Land Surveyor be engaged to carry out this work. All set-off dimensions to be made off of the property boundaries. (Note: Any fence line located on a property is not necessarily the boundary line).

The owner and/or builder are advised that no portion of the building or structure (including footings, plumbing or the like) shall **encroach** the property boundary (unless a suitable agreement and approval has been obtained from the adjoining property owner and relevant authorities).

The owner and/or builder are advised that the location, design and capacity of the **stormwater** discharge at the property alignment should be approved by Council prior to site works commencing. The drainage system should be completed by the finish of construction of the building.

The owner and/or builder are advised that the method of **stormwater** disposal must not result in the entry of water into any building or on to an **adjoining property** (unless a suitable agreement and approval has been obtained from the adjoining property owner and relevant authorities).

The owner and/or builder are advised that the required **rainwater tanks** to be plumbed into the dwelling in accordance with AS3500 must be provided with an overflow device connected to the stormwater disposal system and mosquito proof, non-degradable screens on the inlet and overflow. Supporting structures must be proprietary products and / or comply with the relevant Australian Standards.

The owner and/or builder are advised that to install a **septic** system to AS 1546 and effluent discharge to AS 1547 an approved effluent system in accordance with the provisions of Council and Dept. of Health.

The owner's and/or builder's attention should be drawn to AS 3660.1 which sets out methods for implementation during construction, and minimising the risk to new buildings from damage to their structural members by subterranean termites by deterring concealed entry by **termites** from soil to the building. A barrier system constructed in accordance with this standard can not prevent termite attack, as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspection, which needs to be carried out at intervals not exceeding 12 months to reduce the risk of termite damage. A durable notice shall be permanently fixed to the building in a prominent location such as within a meter box or the like indicating the method of protection and the date of installation of the system; and where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and the need to maintain and inspect the system on a regular basis. The owner may also wish to seek advice regarding the potential for attack by termites to non-primary structural elements of the building and the precautions available.

It should be noted that the **footings** have not been designed to take into account the **effects of existing trees** or planted trees located within a distance less than the zone of influence from the building both on the subject property or adjoining properties. If clarification is required, refer to the footing construction report or seek advice from the design engineer.

The **footings** have only been checked for **compliance with the minimum allowable requirements** prescribed in AS 2870. The owner is advised to refer to the footing construction report or seek advice from the Engineer in this matter.

The **owner's** attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'. Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and the Engineer's details.

It should be noted that a **retaining wall** less than 1000mm high is not deemed development under Schedule 3 and will not be assessed for structural adequacy despite details that may be included in the approved documents. The Owner should however take note that under the provisions of Section 60 and Regulation 75 the associated excavation / filling on a site may be deemed to be building work which affects the stability of adjoining land and requires notice to be served on the adjoining (affected) property owner.

DATE:	28/11/2017	REF NO:	17/G0846
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104 GLYNBURN ROAD
TRANMERE SA 5073
T (08) 8332 3777
E CERTIFICATION@GIORDANOAC.COM.AU

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The assessment of the articulation or **control joints** in the masonry walls was based on construction details and location depicted in the engineers Site Investigation and Footing Construction Report. If there exists a discrepancy between the engineer's report and the architectural drawings or similar regarding the location of such joints, the engineers plan shall take precedence.

The assessment of **timber framing** has been checked for compliance with the minimum allowable requirements prescribed in AS1684. Unless otherwise noted the assessment was based on the understanding that the timber used for all structural elements has a minimum joint strength group of J4 or JD4 in accordance with AS1684.

The owner and/or builder is advised that **roof trusses** shall be erected, installed and braced in accordance with AS4440, the manufacturers specifications and good trade practice. It is recommended that regular inspection of the roof trusses, particularly at high load areas such as girder trusses, are conducted by a suitably qualified person as per Work Place Services Hazard Alert, July 2002.

The owner and/or builder are advised that all **glazing** shall be in accordance with AS1288, including safety glass for full height window, glazed doors, side panels and windows located next to bath/shower. They are further advised that consideration should also be given to the Energy Efficiency requirements when selecting glass as this may alter the type of glass required in certain locations.

The owner and/or builder are advised that eaves (with roof coverings and soffit linings), flues, chimneys, pipes, domestic fuel tanks, heating and cooling appliances, pool equipment or any other similar services constructed between a dwelling and the property boundary shall be non-combustible construction and not be built within 450mm of the allotment boundary in accordance with the provisions of the Part 3.7.1.7 of the BCA.

This Consent is issued on the understanding that the **proprietary type materials**, products or systems as specified either on architectural plans and specifications or engineering plans and specifications or similar documents are to be selected and installed in accordance with the manufacturer's specifications and the relevant standards.

This consent is based on the understanding that there are no **brush fences** located within 3m of the proposed building works.

The **Energy Efficiency Report** included with the approved documents have been received from an Independent Technical Expert as defined in Regulation 85. The report has been accepted to comply with the Building Rules in accordance with the provisions set out in Regulation 88.

IMPORTANT: This consent does not cover all technical requirements which may effect the design and construction of a building. Other legislation which exists that may affect a building include:

- Asbestos Removal – Occupational Health Safety and Welfare Act & Regulations;
- Construction Industry Training Levy – Construction Industry Training Fund Act;
- Crown Land – Crowns Land Act & Regulations;
- Electrical Installations - Electricity Act & Regulations;
- Encroachments – Encroachment Act;
- Environmental Protection – Environmental Protection Act & Regulations;
- Fences – Fences Act & Regulations;
- Fire Protection in Existing Buildings – Development Act & Regulations and Fire & Emergency Services Act & Regulations;
- Gas Installation - Gas Act & Regulations;
- Historic Buildings – Heritage Places Act & Regulations;
- Housing – Housing Improvement Act & Regulations;
- Land, Property & Sub-Divisions – Comm. Titles Act & Regulations and Real Property Act & Regulations and Strata Titles Act & Regulations;
- Licensing and Building Work Contractors & Supervisors – Building Work Contractors Act & Regulations and Plumbers, Gas Fitters & Electricians Act & Regulations;

DATE:	28/11/2017	REF NO:	17/G0846
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104 GLYNBURN ROAD
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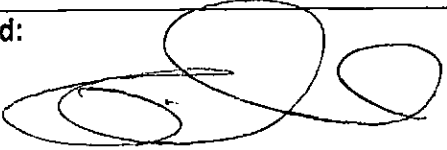
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Occupational Health, Safety & Welfare – Occupational Health, Safety & Welfare Act & Regulations,
Sanitary Plumbing, Water Supply & Sewerage – Sewerage Act & Regulations and Waterworks Act & Regulations;
Septic Tank & Grey Water Installations – Public & Environmental Health Act & Regulations;
Site Contamination – Environmental Protection Act & Regulations;
Swimming Pools – Development Act & Regulations

All Acts and Regulations as amended hereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.

Signed: 		REP GIORDANO	B.S. REG. NO.: 5645
			P.C. REG. NO.: 018
		PAUL GIORDANO	B.S. REG. NO.: 6076
			P.C. REG. NO.: 073

DATE:	28/11/2017	REF NO:	17/G0846
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**Building Indemnity Insurance
Certificate of Insurance**

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 600062041BWI-385

JONATHAN & NATALIE NITSCHKE
10 HILLSIDE ST
GREENHILL 5140

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
17/11/2017

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

At

LOT 32,17 BICKLES ROAD
ASHTON SA 5137

Carried Out By

BUILDER
DE CHELLIS CONSTRUCTIONS PTY LTD
ABN: 38 079 208 227

ADELAIDE HILLS COUNCIL
RECEIVED

Declared Contract Price

\$331,118.00

Contract Date

13/11/2017

Builders Registration No.

UBLD151519

01 DEC 2017

Building Owner / Beneficiary

JONATHAN & NATALIE NITSCHKE

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.

These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

BUILDING
RULES CONSENT
GRANTED
SUBJECT TO
CONDITIONS

28 NOV 2017



DECISION NOTIFICATION FORM

Contact Officer: Nitsan Taylor
Telephone: 7109 7064
KNET Reference: 2015/16258/01

Development Number:
473/D037/15
Council Reference:
15/885/473

FOR DEVELOPMENT APPLICATION

DATED: 24 August 2015
REGISTERED ON: 24 August 2015

TO: Mr Greg Driver
C/- Olden and van Senden Pty Ltd
PO Box 708
STIRLING SA 5152
EMAIL: olvs@bigpond.net.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Street	Suburb	Hundred	Title Reference
4 in FP 12130	Woods Hill Road	Summertown	Onkaparinga	5211/813
5 in DP 22394	Woods Hill Road	Summertown	Onkaparinga	5076/287
87 in FP 129741	Bickles Road	Summertown	Onkaparinga	5700/770
Allotment comprising Pieces 88 & 89	Bickles Road	Summertown	Onkaparinga	6148/869

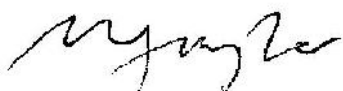
NATURE OF PROPOSED DEVELOPMENT: Land division by Boundary Realignment – 4 into 4

From: DEVELOPMENT ASSESSMENT COMMISSION

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	GRANTED	THREE (3)		
Land Division	GRANTED	ONE (1)		
DEVELOPMENT APPROVAL	GRANTED	FOUR (4)		

Any conditions imposed are set out on the attached sheet.



Nitsan Taylor
SENIOR PLANNING OFFICER
for the
DEVELOPMENT ASSESSMENT COMMISSION
Date of Decision: 8 September 2016
[1] Sheets Attached

DEVELOPMENT APPLICATION – 473/D037/15

PLANNING CONDITIONS

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 473/D037/15.

Olden & van Senden Pty Ltd

Plan of Division, Sheets 1 to 3, Reference 4127da V5, dated 16/6/16

Planning & Development Consultants

Letter to the Development Assessment Commission, file: 15022 ref: 180815, dated 18/8/15

Letter to the Development Assessment Commission, file: 15022 ref: 110316, dated 11/3/16

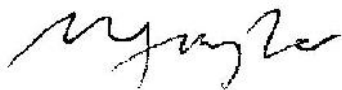
2. The applicant shall submit a Decommissioning Plan that outlines the work to be undertaken to the dwelling on Allotment 5 in DP 22394 to ensure it cannot be inhabited, to the reasonable satisfaction of the Development Assessment Commission.
3. The decommissioning of the dwelling on Allotment 5 in DP 22394 shall be undertaken in accordance with the Decommissioning Plan and shall occur place prior to Section 51 clearance, to the reasonable satisfaction of the Development Assessment Commission.

LAND DIVISION REQUIREMENTS

4. A final plan complying with the requirements for plans asset out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

ADVISORY NOTES

- a. The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. The applicant is also advised that the final land division certificate must be obtained from the Development Assessment Commission to complete the development within 3 years of the date of the Notification unless this period is extended by the Commission.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).



Nitsan-Taylor
SENIOR PLANNING OFFICER
for the
DEVELOPMENT ASSESSMENT COMMISSION



Adelaide Hills
COUNCIL

WASTEWATER WORKS APPROVAL TO INSTALL A WASTEWATER SYSTEM WITH SUB-SURFACE EFFLUENT DISPOSAL

DATE: 22/9/2017	ASSESS No.: 1335	APPROVAL No.: 473W161/17
APPLICANT DETAILS	Andrew Evans	
OWNER(S) DETAILS	Jon Nitschke	
LOCATION	17 Bickles Road Ashton SA 5137	

SEPTIC TANK			
Minimum Effective Capacity		3000	LITRES
EFFLUENT DISPOSAL SYSTEM			
Type of System	Length (metres)	Width (metres)	Maximum cover (millimetres)
Soakage Trench	2x 30	2	600
1. PLEASE NOTE: Effluent Disposal Area must be at least 50 metres from any creek, dam, bore, well or watercourse.			
2. ROOF WATER DIVERSION: All roof/storm water is to be directed away from the disposal area.			
DISTRIBUTION SUMP REQUIRED	yes		
DIVERSION TRENCH REQUIRED	yes		
Surface and migrating sub-surface water is to be diverted away from the disposal area			

Persons undertaking the installation of the system are required to give the Council's Environmental Health Officer one (1) business day's notice when calling for an inspection –Requests for an inspection must be made before 3pm on the preceding business day. Penalties apply for non compliance.

MANDATORY NOTIFICATION & INSPECTIONS STAGES

1. Underfloor plumbing (under water test)
2. Drain, Septic tank and Effluent Disposal System.
3. Final inspection of completed system, backfilled with all inspection points, plumbing fixtures and effluent disposal system in place.

TO BOOK AN INSPECTION PLEASE CALL 8408 0400

Please be advised that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) approval is hereby granted for the installation of the above wastewater system (or part) and associated plumbing and drainage works subject to strict compliance with all of the following conditions.

Please note that penalties can apply for non-compliance with approval conditions.

Approval of the SEPTIC TANK with SUB-SURFACE disposal is subject to the following conditions:

APPROVAL CONDITIONS

1. The approved wastewater system incorporates:
 - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500.2
 - 1.2. The existing wastewater system must be decommissioned by a licenced plumber upon the installation of the system approved in this approval
 - 1.3. A **SA Health approved product 3000 Litre septic tank**
 - 1.4. **2x 30m x 2m** soakage trench as specified by the **Lelio Bibbo** design engineers' report dated **27th July 2017**
 2. The system is to be installed, commissioned, operated and maintained in accordance with:
 - 2.1 The plans and specifications submitted including any amendments made/required with this approval.
 - 2.2 Manufacturers, installers and equipment suppliers' instructions and recommendations.
 - 2.3 The **Lelio Bibbo** design engineers' report dated **27/7/2017**.
 - 2.4 In the case of any wastewater products to be installed, the relevant product approval conditions
 - 2.5 Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2).
 - 2.6 The Onsite Wastewater Systems Code
 - 2.7 All other relevant standards and codes.
 - 2.8 Conditions of this approval.
 - 2.9 Any variation to the works as approved must not be undertaken until that variation has received Council approval
 3. In accordance with the Regulations, wastewater works (or part) must be carried out (including the effluent disposal area) by a suitably qualified person as defined by the Wastewater Regulation 2013. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days of completion of each stage.
 4. In regards to inspection and commissioning, the relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation. *See Mandatory Notification and Inspection Stages*
- TO BOOK AN INSPECTION PLEASE CALL
8408 0400**
5. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing:
 - 5.1 Type of system installed
 - 5.2 Date of system installed
 - 5.3 Servicing / desludging frequency – **4 yearly desludge**
 - 5.4 Prohibited discharges
 - 5.5 Relevant Authority / Manufacturer details
 6. The operator of the wastewater system must ensure that the lids and access openings are raised to surface level and sealed to prevent the entry of storm water or the escape of effluent or sewer gases and are fitted so as to be childproof.
 7. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with:
 - 7.1 The conditions of this approval
 - 7.2 The prescribed codes to the extent which they are applicable.
 8. The operator of a wastewater system must ensure that wastewater from the system is reused or disposed of in accordance with:
 - 8.1 These approval conditions

8.2 All relevant standards and Codes to the extent which they are applicable.

- 9 Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
10. This approval will expire if the works are not commenced within 12 months, or are commenced but not substantially completed within 24 months after the date of approval.
11. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose further conditions, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-
 - 11.1 The operator consents or-
 - 11.2 The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

Approval of the waste control system does not infer development approval and work should not proceed until all approvals are received

If you have any queries please do not hesitate to contact the Adelaide Hills Council on the details below.

Contact Officer: S West

Contact Telephone No: 8408 0400
Fax No. :8389 7440

Signed:



22/9/2017

S West
Authorized Officer
South Australian Public Health Act, 2011

- Note 1:** The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.
- Note 2:** Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.
- Note 3:** Any alterations/upgrades/modifications to this system will be subject to separate application(s) and approval from the relevant authority.
- Note 4** **TO BOOK AN INSPECTION PLEASE CALL: 8408 0400**

Receipt

08-Oct-2025 10:46 am

Receipt Number 1126806

ET

Adelaide Hills Council
P.O. Box 44
Woodside SA 5244
Tel (08) 8408 0400
ABN: 23 955 071 393

The Form 1 Company

Payment Details

EFTPOS - \$71.00
Name: Christopher Gill.
Cheque No:
BSB No:

Receipt Details

Ref: 258125295
Property Search

\$71.00
Req - Chatterton & Vincent –
Summertown – A1335

Receipt Total

\$71.00

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