

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5837 Folio 877

Parent Title(s) CT 5778/564  
Creating Dealing(s) AP 8995921  
Title Issued 10/02/2001 Edition 7 Edition Issued 12/04/2024

### Estate Type

FEE SIMPLE

### Registered Proprietor

KATHRYN GRATTON  
OF 10 CUTLASS WALK SEAFORD RISE SA 5169

### Description of Land

LOT 12 PRIMARY COMMUNITY PLAN 20560  
IN THE AREA NAMED SEAFORD RISE  
HUNDRED OF WILLUNGA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
7450145	ENCUMBRANCE TO SOUTH AUSTRALIAN URBAN PROJECTS AUTHORITY AND SOUTH AUSTRALIAN HOUSING TRUST AS TO THE SHARES SPECIFIED THEREIN (SINGLE COPY ONLY)
14252523	MORTGAGE TO MYSTATE BANK LTD. (ACN: 067 729 195)

### Notations

Dealings Affecting Title NIL

Priority Notices NIL

#### Notations on Plan

Lodgement Date	Dealing Number	Description	Status
20/04/2000	8876994	BY-LAWS	FILED
20/04/2000	8876995	SCHEME DESCRIPTION	FILED
20/04/2000	8876996	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

**IMPORTANT INFORMATION REGARDING SEARCHES**

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Houtermans Horner Registered Conveyancers  
PO Box 95  
GREENACRES SA 5086

**Attention Conveyancers**

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

**Please Note: Section 7 certificates remain valid for a 30 day period only.**

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au). Electronic settlement of funds is still preferred.

Yours sincerely

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S74355/2025**

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

**The Land & Business (Sale & Conveyancing) Act, 1994**

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**TO:** Houtermans          Horner          Registered  
Conveyancers  
PO Box 95  
GREENACRES SA 5086

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	87940
VALUER GENERAL NO	:	8614228823
VALUATION	:	\$495,000.00
OWNER	:	Ms Kathryn Gratton
PROPERTY ADDRESS	:	10 Cutlass Walk SEAFORD RISE SA 5169
VOLUME/FOLIO	:	CT-5837/877
LOT/PLAN NUMBER	:	Community Plan Parcel 12 CP 20560
WARD	:	01 South Coast Ward

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Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

## INFORMATION NOTE

### CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

*The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.*

#### **Development Act 1993 (repealed)**

##### *Section 42*

Condition (that continues to apply) of a development authorisation YES

Application Number	145/1369/1999
Description	6 semi detached dwellings (Units 8 to 13)
Decision	Approved
Decision Date	01 May 2000

##### Development Plan Consent Conditions

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
3. Each dwelling shall be connected to SA Water Corporation mains sewer.
4. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table and/or an approved Council drain by means of an effective underground drainage system.
5. The driveway and car parking areas shall be paved or surfaced, drained and marked to Engineering standards prior to occupation of the development.
6. All driveways and car parking areas shall comply with Australian Standard 2890.1-1993, Off Street Parking Code particularly in regard to bay width and length, aisle width, grades, turn around facilities and lighting.
7. That effective measures be implemented during the period of construction of the development to:
  - prevent silt run-off to adjoining properties, roads and drains;
  - control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.
8. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
9. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval.
10. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 3, shall be completed prior to occupation of the premises.
11. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
12. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by a suitable kerb to prevent vehicle movement thereon.
13. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council crease unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road users.

#### **Planning Act 1982 (repealed)**

Condition (that continues to apply) of a development authorisation NO

## **Building Act 1971 (repealed)**

Condition (that continues to apply) of a development authorisation NO

## **Planning and Development Act 1966 (repealed)**

Condition (that continues to apply) of a development authorisation NO

## **Planning, Development and Infrastructure Act 2016**

### *Part 5 – Planning and Design Code*

#### **Zones**

General Neighbourhood (GN)

#### **Subzones**

NO

#### **Zoning overlays**

##### **Overlays**

###### **Affordable Housing**

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

###### **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.

###### **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.

###### **Prescribed Wells Area**

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

###### **Regulated and Significant Tree**

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

###### **Stormwater Management**

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

###### **Urban Tree Canopy**

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Is the land situated in a designated State Heritage Place/Area? NO

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 to be a significant tree or trees on the land?

*Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.*

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/>

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?

*The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.*

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

*Section 127*

Condition (that continues to apply) of a development authorisation NO

**Part 2—Items to be included if land affected**

**Development Act 1993 (repealed)**

*Section 50(1)*

Requirement to vest land in council to be held as open space NO

*Section 50(2)*

Agreement to vest land in council to be held as open space NO

*Section 55*

Order to remove or perform work NO

*Section 56*

Notice to complete development NO

*Section 57*

Land management agreement NO

*Section 69*

Emergency order NO

*Section 71 (only)*

Fire safety notice NO

*Section 84*

Enforcement notice NO

*Section 85(6), 85(10) or 106*

Enforcement Order NO

*Part 11 Division 2*

Proceedings NO

**Fire and Emergency Services Act 2005**

*Section 105F (or section 56 or 83 (repealed))*

Notice NO

*Section 56 (repealed)*

Notice issued NO

**Food Act 2001**

*Section 44*

Improvement notice *issued against the land* NO

<i>Section 46</i> Prohibition order	NO
<b>Housing Improvement Act 1940 (repealed)</b>	
<i>Section 23</i> Declaration that house is undesirable or unfit for human habitation	NO
<b>Land Acquisition Act 1969</b>	
<i>Section 10</i> Notice of intention to acquire	NO
<b>Local Government Act 1934 (repealed)</b>	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
<b>Local Government Act 1999</b>	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Refer to separate attachment for Rates and Charges	
<b>Local Nuisance and Litter Control Act 2016</b>	
<i>Section 30</i> Nuisance or litter abatement notice <i>issued against the land</i>	NO
<b>Planning, Development and Infrastructure Act 2016</b>	
<i>Section 139</i> Notice of proposed work and notice may require access	NO
<i>Section 140</i> Notice requesting access	NO
<i>Section 141</i> Order to remove or perform work	NO
<i>Section 142</i> Notice to complete development	NO
<i>Section 155</i> Emergency order	NO
<i>Section 157</i> Fire safety notice	NO
<i>Section 192 or 193</i> Land Management Agreements	NO
<i>Section 198(1)</i> Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i> Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i> Proceedings	NO

*Section 213*  
Enforcement notice NO

*Section 214(6), 214(10) or 222*  
Enforcement order NO

## **Public and Environmental Health Act 1987 (repealed)**

*Part 3*  
Notice NO

*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked*  
Part 2 – Condition (that continues to apply) of an approval NO

*Public and Environmental Health (Waste Control) Regulations 2010 revoked*  
Regulation 19 - Maintenance order (that has not been complied with) NO

## **South Australian Public Health Act 2011**

*Section 92*  
Notice NO

*South Australian Public Health (Wastewater) Regulations 2013*  
Part 4 – Condition (that continues to apply) of an approval NO

**Particulars of building indemnity insurance** NO  
Details of Building Indemnity Insurance still in existence for building work on the land

## **Particulars relating to environment protection**

*Further information held by council*  
Does the council hold details of any development approvals relating to: NO  
(a) commercial or industrial activity at the land; or  
(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*?

### **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 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 or remediation of the land may be required at some future time.

It should be noted that –

- the approval of development by a council does not necessarily mean that the development has taken place;
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

## **General**

*Easement* NO  
Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Are you aware of any encroachment on the Council easement? NO

*Lease, agreement for lease, tenancy agreement or licence*  
(The information does not include the information about sublease or subtenancy.  
The purchaser may seek that information from the lessee or tenant or sublessee or  
subtenant.) NO

*Caveat* NO

**Other**

*Charge for any kind affecting the land (not included in another item)* NO

***PLEASE NOTE:***

*The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.*

This statement is made the 30 July 2025

Thomas Caiapich  
(Acting) Team Leader Development Support  
**AUTHORISED OFFICER**

T: (08) 8384 0666  
E: [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au)

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## **For your information:**

### **Section 187 certificate update request free of charge (One Update):**

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

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If lodging in person at the LTO – Please send the change of ownership advice to us via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au).

Electronic settlement of funds is still preferred.

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**LOCAL GOVERNMENT RATES SEARCH**

**TO:** Houtermans Horner Registered Conveyancers 30 July 2025  
 PO Box 95  
 GREENACRES SA 5086

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 60046  
 Valuer General No : 8614228823  
 Valuation : \$495,000.00  
 Owner : Ms Kathryn Gratton  
 Property Address : 10 Cutlass Walk SEAFORD RISE SA 5169  
 Volume/Folio : CT-5837/877  
 Lot/Plan No : Community Plan Parcel 12 CP 20560  
 Ward : 01 South Coast Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

Arrears balance (as of 30 Jun 2025) including rates, fines and interest, and/or Block Clearing Charges \$0.00

Postponed Amount in Arrears \$0.00

**Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:**

**Total Rates Levied 2025-2026 \$1,635.57**

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale \$0.00

Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate) \$0.00

Postponed Interest \$0.00

Less paid current financial year \$0.00

Overpayment \$0.00

Legal Fees (current) \$0.00

Legal Fees (arrears) \$0.00

Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate \$0.00

Balance - rates and other monies due and payable \$1,635.57

Property Related Debts \$0.00

**BPAY Biller Code: 421503 TOTAL BALANCE \$1,635.57**  
**Ref: 1252850600462**

**AUTHORISED OFFICER**  
 Haylie Thomas

This statement is made the 30 July 2025

# Property Interest Report

Provided by Land Services SA on behalf of the South Australian Government

Title Reference	CT 5837/877	Reference No. 2698063
Registered Proprietors	K*GRATTON	Prepared 30/07/2025 11:01
Address of Property	10 CUTLASS WALK, SEAFORD RISE, SA 5169	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

This report provides information that may be used to complete a Form 1 as prescribed in the *Land and Business (Sale and Conveyancing) Act 1994*

## Table of Particulars

Particulars of mortgages, charges and prescribed encumbrances affecting the land as identified in Division 1 of the Schedule to Form 1 as described in the Regulations to the *Land and Business (Sale and Conveyancing) Act 1994*

All enquiries relating to the Regulations or the Form 1 please contact Consumer & Business Services between 8:30 am and 5:00 pm on 131 882 or via their website [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Prescribed encumbrance Particulars (Particulars in bold indicates further information will be provided)

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |

### 2. Aboriginal Heritage Act 1988

- |     |   |   |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object              | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title                            |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title

also

Refer to the Certificate of Title

### 3. ***Burial and Cremation Act 2013***

- 3.1 section 8 - Human remains interred on land

Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

### 4. ***Crown Rates and Taxes Recovery Act 1945***

- 4.1 section 5 - Notice requiring payment

Crown Lands Program in DEW has no record of any notice affecting this title

### 5. ***Development Act 1993 (repealed)***

- 5.1 section 42 - Condition (that continues to apply) of a development authorisation

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

*[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

- |      |  |   |
|------|--|---|
| 5.10 | section 84 - Enforcement notice                  | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings                 | Contact the Local Government Authority for other details that might apply<br><br>also<br><br>Contact the vendor for these details   |

## 6. Repealed Act conditions

- |     |   |   |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>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) | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
|-----|---|---|

*[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 8. Environment Protection Act 1993

- |     |   |   |
|-----|---|---|
| 8.1 | section 59 - Environment performance agreement that is registered in relation to the land   | EPA (SA) does not have any current Performance Agreements registered on this title        |
| 8.2 | section 93 - Environment protection order that is registered in relation to the land  | EPA (SA) does not have any current Environment Protection Orders registered on this title |
| 8.3 | section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land                   | EPA (SA) does not have any current Orders registered on this title                        |
| 8.4 | section 99 - Clean-up order that is registered in relation to the land  | EPA (SA) does not have any current Clean-up orders registered on this title               |
| 8.5 | section 100 - Clean-up authorisation that is registered in relation to the land   | EPA (SA) does not have any current Clean-up authorisations registered on this title       |
| 8.6 | section 103H - Site contamination assessment order that is registered in relation to the land   | EPA (SA) does not have any current Orders registered on this title                        |
| 8.7 | section 103J - Site remediation order that is registered in relation to the land  | EPA (SA) does not have any current Orders registered on this title                        |
| 8.8 | section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination) | EPA (SA) does not have any current Orders registered on this title                        |

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
<b>9. <i>Fences Act 1975</i></b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. <i>Fire and Emergency Services Act 2005</i></b>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11. <i>Food Act 2001</i></b>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
<b>13. <i>Heritage Places Act 1993</i></b>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14. <i>Highways Act 1926</i></b>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
<b>15. <i>Housing Improvement Act 1940 (repealed)</i></b>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
<b>16. <i>Housing Improvement Act 2016</i></b>		

- |      |  |  |
|------|--|--|
| 16.1 | Part 3 Division 1 - Assessment, improvement or demolition orders | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.2 | section 22 - Notice to vacate premises                           | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.3 | section 25 - Rent control notice                                 | Housing Safety Authority has no record of any notice or declaration affecting this title |

**17. *Land Acquisition Act 1969***

- |      |   |   |
|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire<br>also<br>Contact the Local Government Authority for other details that might apply |
|------|---|---|

**18. *Landscape South Australia Act 2019***

- |       |   |   |
|-------|---|---|
| 18.1  | section 72 - Notice to pay levy in respect of costs of regional landscape board                             | The regional landscape board has no record of any notice affecting this title   |
| 18.2  | section 78 - Notice to pay levy in respect of right to take water or taking of water                        | DEW has no record of any notice affecting this title  |
| 18.3  | section 99 - Notice to prepare an action plan for compliance with general statutory duty                    | The regional landscape board has no record of any notice affecting this title   |
| 18.4  | section 107 - Notice to rectify effects of unauthorised activity  | The regional landscape board has no record of any notice affecting this title<br>also<br>DEW has no record of any notice affecting this title   |
| 18.5  | section 108 - Notice to maintain watercourse or lake in good condition                                      | The regional landscape board has no record of any notice affecting this title   |
| 18.6  | section 109 - Notice restricting the taking of water or directing action in relation to the taking of water | DEW has no record of any notice affecting this title  |
| 18.7  | section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object             | The regional landscape board has no record of any notice affecting this title   |
| 18.8  | section 112 - Permit (or condition of a permit) that remains in force                                       | The regional landscape board has no record of any permit (that remains in force) affecting this title<br>also<br>DEW has no record of any permit (that remains in force) affecting this title |
| 18.9  | section 120 - Notice to take remedial or other action in relation to a well                                 | DEW has no record of any notice affecting this title  |
| 18.10 | section 135 - Water resource works approval   | DEW has no record of a water resource works approval affecting this title   |
| 18.11 | section 142 - Site use approval   | DEW has no record of a site use approval affecting this title   |
| 18.12 | section 166 - Forest water licence  | DEW has no record of a forest water licence affecting this title  |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant                          | The regional landscape board has no record of any notice affecting this title   |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants        | The regional landscape board has no record of any notice affecting this title   |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve            | The regional landscape board has no record of any notice affecting this title   |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant                                     | The regional landscape board has no record of any notice affecting this title   |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the                        | The regional landscape board has no record of any notice affecting this title   |

Act

- |       |  |   |
|-------|--|---|
| 18.18 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court   | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements  | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction  | The regional landscape board has no record of any notice affecting this title |

## 19. **Land Tax Act 1936**

- |      |   |   |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|---|---|

## 20. **Local Government Act 1934 (repealed)**

- |      |   |   |
|------|---|---|
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

## 21. **Local Government Act 1999**

- |      |   |   |
|------|---|---|
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

## 22. **Local Nuisance and Litter Control Act 2016**

- |      |  |   |
|------|--|---|
| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
|------|--|---|

## 23. **Metropolitan Adelaide Road Widening Plan Act 1972**

- |      |  |   |
|------|--|---|
| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT has no record of any restriction affecting this title |
|------|--|---|

## 24. **Mining Act 1971**

- |      |   |   |
|------|---|---|
| 24.1 | Mineral tenement (other than an exploration licence)  | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |
| 24.2 | section 9AA - Notice, agreement or order to waive exemption from authorised operations            | Contact the vendor for these details  |
| 24.3 | section 56T(1) - Consent to a change in authorised operations                                     | Contact the vendor for these details  |
| 24.4 | section 58(a) - Agreement authorising tenement holder to enter land                               | Contact the vendor for these details  |
| 24.5 | section 58A - Notice of intention to commence authorised operations or apply for lease or licence | Contact the vendor for these details  |
| 24.6 | section 61 - Agreement or order to pay compensation for authorised operations                     | Contact the vendor for these details  |
| 24.7 | section 75(1) - Consent relating to extractive minerals   | Contact the vendor for these details  |
| 24.8 | section 82(1) - Deemed consent or agreement   | Contact the vendor for these details  |

24.9 Proclamation with respect to a private mine Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

## **25. *Native Vegetation Act 1991***

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title  
also  
Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation DEW Native Vegetation has no record of any refusal or condition affecting this title

## **26. *Natural Resources Management Act 2004 (repealed)***

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

## **27. *Outback Communities (Administration and Management) Act 2009***

27.1 section 21 - Notice of levy or contribution payable Outback Communities Authority has no record affecting this title

## 28. ***Phylloxera and Grape Industry Act 1995***

- 28.1 section 23(1) - Notice of contribution payable The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

## 29. ***Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register) or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

### 31. *Public and Environmental Health Act 1987 (repealed)*

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

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

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

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

Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

### 32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply

### 33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)*

- 33.1 section 23 - Notice of contribution payable DEW has no record of any notice affecting this title

### 34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**  
also  
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title  
also  
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.  
also  
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.  
also  
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

### 35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

### 36. **Other charges**

- 36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title  
also  
Contact the vendor for these details  
also  
Contact the Local Government Authority for other details that might apply

## Other Particulars

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Other particulars as identified in Division 2 of the Schedule to Form 1 as described in the *Regulations to the Land and Business (Sale and Conveyancing) Act 1994*

- |     |   |   |
|-----|---|---|
| 1.  | Particulars of transactions in last 12 months                                   | Contact the vendor for these details  |
| 2.  | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation   |
| 3.  | Particulars relating to strata unit   | Enquire directly to the Secretary or Manager of the Strata Corporation  |
| 4.  | Particulars of building indemnity insurance                                     | Contact the vendor for these details<br>also<br>Contact the Local Government Authority  |
| 5.  | Particulars relating to asbestos at workplaces                                  | Contact the vendor for these details  |
| 6.  | Particulars relating to aluminium composite panels                              | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.                               |
| 7.  | Particulars relating to court or tribunal process                               | Contact the vendor for these details  |
| 8.  | Particulars relating to land irrigated or drained under Irrigation Acts         | SA Water will arrange for a response to this item where applicable  |
| 9.  | Particulars relating to environment protection                                  | Contact the vendor for details of item 2<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <i>Livestock Act, 1997</i>                              | Animal Health in PIRSA has no record of any notice or order affecting this title  |

## Additional Information

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The following additional information is provided for your information only.  
These items are not prescribed encumbrances or other particulars prescribed under the Act.

- |     |  |  |
|-----|--|--|
| 1.  | Pipeline Authority of S.A. Easement  | Epic Energy has no record of a Pipeline Authority Easement relating to this title  |
| 2.  | State Planning Commission refusal  | No recorded State Planning Commission refusal  |
| 3.  | SA Power Networks  | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title                      |
| 4.  | South East Australia Gas Pty Ltd   | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property  |
| 5.  | Central Irrigation Trust   | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.                         |
| 6.  | ElectraNet Transmission Services   | ElectraNet has no current record of a high voltage transmission line traversing this property  |
| 7.  | Outback Communities Authority  | Outback Communities Authority has no record affecting this title   |
| 8.  | Dog Fence ( <i>Dog Fence Act 1946</i> )                                      | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9.  | Pastoral Board ( <i>Pastoral Land Management and Conservation Act 1989</i> ) | The Pastoral Board has no current interest in this title   |
| 10. | Heritage Branch DEW ( <i>Heritage Places Act 1993</i> )                      | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title                               |
| 11. | Health Protection Programs – Department for Health and Wellbeing             | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.                               |

## Notices

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Notices are printed under arrangement with organisations having some potential interest in the subject land. You should contact the identified party for further details.

### **Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)**

#### Building restrictions

It is an offence under section 86 of the *Electricity Act 1996* to erect a building or structure within a prescribed distance of aerial or underground powerlines. In some, but not all, cases approval may be obtained from the Technical Regulator. Generally, however, land owners must not build, or alter a building or structure, with the result that any part of the resulting building or structure is within the minimum clearance distance required from certain types of powerlines. These building limitations are set out in the *Electricity (General) Regulations 2012* regulations 81 and 82. Purchasers intending to redevelop the property to be purchased should therefore be aware that the restrictions under the *Electricity Act* and *Regulations* may affect how, or if, they are able to redevelop the property.

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:

- a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
- b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
- c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

Contact the Office of the Technical Regulator in DEM on 8226 5500 for further details.

#### Statutory easements

Statutory easements for purposes such as (and without limitation) electricity, telecommunications, gas, water and sewage, may also exist, but may not be registered or defined on the title for the land.

Separate from the above building restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation.

This notice does not necessarily imply that any statutory or other easement exists.

However, where in existence, statutory easements may provide these organisations and businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment ( For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

For further clarification on these matters, please contact the relevant organisations or businesses, such as SA Power Networks' Easements Branch on telephone 8404 5897 or 8404 5894.

If you intend to excavate, develop or subdivide land, it is suggested that you first lodge a 'Dial Before you Dig' enquiry. Dial Before You Dig is a free referral service that provides information on the location of underground infrastructure. Using the Dial Before you Dig service (<https://1100.com.au>) may mitigate the risk of injury or expense resulting from inadvertent interference with, damage to, or requirement to relocate infrastructure.

#### ***Land Tax Act 1936 and Regulations thereunder***

Agents should note that the current owner will remain liable for any additional charge accruing due before the date of this certificate which may be assessed on the land and also that the purchaser is only protected in respect of the tax for the financial year for which this certificate is issued. If the change of ownership will not occur on or before the 30th June, another certificate should be sought in respect of the next financial year or requests for certificate should not be made until after 30th June.

#### ***Animal and Plant Control (Agriculture Protection and other purposes) Act 1986 and Regulations***

Agents should note that this legislation imposes a responsibility on a landholder to control and keep controlled proclaimed plants and particular classes of animals on a property.

Information should be obtained from:

- The vendor about the known presence of proclaimed plants or animals on the property including details which the vendor can obtain from records held by the local animal and plant control board
- The local animal and plant control board or the Animal and Plant Control Commission on the policies and priorities relating to the control of any serious proclaimed plants or animals in the area where the property is located.

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should visit the webpage below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the *General specification for well drilling operations affecting water in South Australia*.

Further information may be obtained by visiting <https://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>. Alternatively, you may contact the Department for Environment and Water on (08) 8735 1134 or email [DEWwaterlicensing@sa.gov.au](mailto:DEWwaterlicensing@sa.gov.au).

## MINUTES OF THE ANNUAL GENERAL MEETING CORPORATION 20560 INC.

2 Cutlass Walk/ 64 Endeavour, Seaford Rise, SA, 5169

**DATE :-** 2 July 2025 At 11:00 AM  
**LOCATION :-** In person and Microsoft Teams Video / Phone Conference,  
Seaford Library - Grand Boulevard, Seaford, SA, 5169

**PRESENT :-**

Lot 7	Mrs L Turner	Owner present
Lot 8	Coralie Johnson ASCM	Proxy present
Lot 11	Jenifer McGrath	Electronic vote

**PROXIES :-**

Lot 8	Michael & Helen Yamas	Proxy to Coralie Johnson ASCM
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Proxies received by the Secretary/Body Corporate Manager prior to the meeting are available for inspection and were conveyed by the Manager to those owners in attendance via Conference Call.

Proxies held for the meeting were tabled and available for inspection.

**IN ATTENDANCE :-** Coralie Johnson representing Adelaide Strata Management

**QUORUM :-**

A Quorum was NOT declared as there were 3 out of a possible 13 Lots represented.

As a quorum was not achieved, the members present provided voting instructions and conveyed a proxy appointment to the Manager for the adjourned meeting.

**MEETING ADJOURNED:** 11:30am

## MINUTES OF THE RECONVENED ANNUAL GENERAL MEETING CORPORATION 20560 INC.

2 Cutlass Walk/ 64 Endeavour, Seaford Rise, SA, 5169

**DATE :-** 09 July 2025 At 11:00 AM  
**LOCATION :-** In person and Microsoft Teams Video / Phone Conference,  
Seaford Library - Grand Boulevard, Seaford, SA, 5169

**PRESENT :-**

**PROXIES :-**

Lot 7	Mr C & Mrs L Turner	Proxy to ASCM
Lot 11	Jenifer McGrath	Proxy to ASCM / Electronic vote
Lot 8	Michael & Helen Yamas	Proxy to ASCM

Proxies received by the Secretary/Body Corporate Manager prior to the meeting are available for inspection and were conveyed by the Manager to those owners in attendance via Conference Call.

Proxies held for the meeting were tabled and available for inspection.

**IN ATTENDANCE :-** Adrian Roach representing Adelaide Strata & Community Management

**QUORUM :-**

A Quorum was declared.

### 1. Important Notice

#### COMMUNITY CORPORATION NO. 20560

In accordance with the Community Titles Act a vote cannot be exercised in relation to a lot unless all amounts due and payable to the corporation in respect of the lot have been paid.

### 2. Minutes of the Previous General Meeting

It was resolved that The Minutes of the General Meeting held on 18 October 2024, be accepted as a true and accurate record.

**Motion CARRIED.**

### 3. Financial Statement

To resolve that; The Financial Statement as circulated to Owners for the period 1 June 2024 to 31 May 2025 be accepted and adopted as tabled.

**Motion CARRIED.**

### 4. Appointments

#### 4.1. Appointment of Body Corporate Manager

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$2,651.00 (inclusive of GST). The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

**Motion CARRIED.**

**4.2. Appointment of Office Bearers**

To appoint the Presiding Officer, Secretary & Treasurer (Community Titles Act, Section 76):

**Presiding Officer**

Lexie Turner

**Secretary**

Lexie Turner

**Treasurer**

Lexie Turner

**4.3. Appointment of Management Committee**

The Office Bearers will form the Committee.  
Additional Committee Members - NIL

**4.4. Appointment of Auditor**

It was resolved that The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

**Motion CARRIED.**

**5. Review of Insurance Policies**

**5.1. Insurance Valuation**

The Manager noted that the last valuation was carried out 25 Nov 2017 and assessed at \$99,400.00.

To resolve that; The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation, and that the building sum insured shall be at the value set by the Valuer.

Votes for: 0

Votes against; 2

Abstained; 0

**Motion DEFEATED.**

**5.2. Current Insurance details - Common Property & Lots**

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
ST500062	CHU	15 Aug 2025	BUILDING	
			PUBLIC LIABILITY	\$20,000,000.00
			OFFICE BEARERS	\$250,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			COMMON PROPERTY	\$99,400.00
			COMMUNITY INCOME	\$14,910.00
			LOT OWNERS HOMES (Lot 3)	\$301,000.00
			LOT OWNER	
			LOT OWNER - OPT IN	Lot 3
			GOV. AUDIT COSTS	\$25,000.00
			APPEAL - WHS BREACH	\$100,000.00
			LEGAL DEFENCE EXP	\$50,000.00

The manager advises that Adelaide Strata and Community Management obtain a commission from the underwriter of up to 20% of the Base Premium for placement of insurance, when through the Manager.

### 5.3. Insurance Renewal Directions

It was resolved that The Body Corporate Manager is authorised to renew the current insurance policy, subject to any Valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

**Motion CARRIED.**

## 6. Common Property Maintenance

### 6.1. Common Property Maintenance

#### Grounds Maintenance

It was agreed to continue with the current gardener on a quarterly basis to do a general tidy up of the grounds and remove weeds.

#### Driveway Paving repairs

It was agreed that the Corporation accept the quote provided by Build Plus (Ref: 6338 - \$2,490 + GST) for relay of uneven pavers to the common driveway and repair of driveway sumps with funding from the existing Sinking Funds held.

## 7. Budget and Levies

### 7.1. Statement of Non-Recurrent Expenditure (Sinking Fund Analysis)

The Statement of Non-Recurrent Expenditure (Sinking Fund Analysis) was adopted as tabled.

### 7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$8,500.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
	Current	01 Jun 2025	31 Aug 2025	01 Jun 2025	\$2,125.00
	Current	01 Sep 2025	30 Nov 2025	01 Sep 2025	\$2,125.00
	Current	01 Dec 2025	28 Feb 2026	01 Dec 2025	\$2,125.00
	Current	01 Mar 2026	31 May 2026	01 Mar 2026	\$2,125.00
<b>Total</b>		<b>01 Jun 2025</b>	<b>31 May 2026</b>		<b>\$8,500.00</b>

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 2

Votes against: 0

Abstained; 0

**Motion CARRIED.**

### 7.3. Sinking Fund Levy Contributions

To resolve that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of \$0.00.

**Motion CARRIED.**

Some discussion ensued with a proposal put forward that the Corporation review to adopt a Sinking Fund levy and to raise \$2,000.00 p.a.

It was agreed that due to the limited Lot Owners in attendance and this not being put forward on the Agenda, that a subsequent General Meeting may be convened at instruction from the Office Bearers to put forward a proposal to adopt a Sinking Fund Levy as proposed.

**7.4. Shortfall of Funds**

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the corporation makes arrangements to raise the necessary funds. Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

**7.5. Transfer from Sinking Fund to Admin Fund**

To resolve by Special Resolution that the Corporation transfer \$4,000 from the Sinking Fund into the Admin Fund to cover a shortfall of funds.

**Motion CARRIED.**

**8. Approvals and Policies**

**8.1. Review of Previous Policies**

To review previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

**8.2. On Charge Adjourned Meeting Fee**

To resolve by unanimous resolution that Owners that do not attend meetings, pre vote online or provide a proxy be on charged the Adjourned meeting fee by equal amounts if a quorum is not reached.

**Motion CARRIED.**

**9. General Business**

**9.1. Matters Raised - NIL**

**10. Venue, Date and Time of the Next Meeting**

The next general meeting will be scheduled for a similar time, date and venue as the current meeting in approximately 12 months. Any suggested change to this arrangement should be discussed at the meeting.

**11. Meeting Closure**

The meeting closed at 11:30 AM

30 July 2025

Community Corporation 20560 Inc  
Not registered for GST

ABN: 18 894 885 363

Houtermans Horner Conveyancing  
P.O Box 95  
GREENACRES SA 5086

Ref

Re Lot 12 Community Corporation 20560 Inc

Fee 66.00 Paid

#### TAX INVOICE

We have provided this information as required under the provisions of the Strata Titles Act (Section 41) and the Community Titles Act (Section 139) and in the interests of providing full disclosure to purchasers.

The information is accurate at the time of disclosure. If any clarification is required please let us know.

For EFT payments (NOT for settlement purposes);  
Adelaide Strata Management  
BSB; 185-300  
Account No; 303261853

Kind Regards,  
Body Corporate Manager



Adelaide Strata & Community Management  
For the Secretary.

# BODY CORPORATE SEARCH STATEMENT

## Strata Titles Act 1988 and Community Titles Act 1996

(Section 41 Strata Titles Act 1988)  
(Section 139 Community Titles Act 1996)

### Community Corporation 20560 Inc

Requested by **Houtermans Horner Conveyancing**  
**P.O Box 95**  
**GREENACRES SA 5086**

Reference:

Lot No **12**  
Address **12/2 Cutlass Walk/ 64 Endeavour, Seaford Rise S A 5169**  
Owner **Kathryn Gratton**

#### 1 Financial Details

1.1 Entitlements  
Unit/Lot Entitlement **765** Total of All Entitlements **10,000**

1.2 Contributions - Administrative Fund  
Total amount last determined with respect of the lot **\$650.24**  
Number of instalments payable **4**

Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
01/08/25 to 31/10/25	18/10/24	162.56	01/08/25		0.00	01/08/25	09/07/25
01/11/25 to 31/01/26	10/07/25	162.56	01/11/25		0.00	01/11/25	
01/02/26 to 30/04/26	10/07/25	162.56	01/02/26		0.00	01/02/26	
01/05/26 to 31/07/26	10/07/25	162.56	01/05/26		0.00	01/05/26	

Amount (if any) outstanding (credit shown with -) **(\$0.47)** (Amount unpaid including billed not yet due \$162.09)  
Paid to **31/07/25**

1.3 Contributions - Sinking Fund  
Total amount last determined with respect of the lot **Nil**  
Number of instalments payable **0**

Instalment Details:-

Period	Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
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Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)  
Paid to **31/10/19**

1.4 Contributions - Special - Administrative Fund  
Amount of the levy payable **Nil** Number of instalments payable **0**

Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
--------	----------	-----------	----------	------------	-------------

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)  
Brief statement as to the purpose for which the contribution was levied

Contributions - Special - Sinking Fund  
Amount of the levy payable **Nil** Number of instalments payable **0**

Instalment Details:-

Amount	Due Date	Date Paid	Discount	If Paid By	Notice Date
--------	----------	-----------	----------	------------	-------------

Amount (if any) outstanding (credit shown with -) **Nil** (Amount unpaid including billed not yet due Nil)  
Brief statement as to the purpose for which the contribution was levied

1.5	Money Unpaid Pursuant to By-Law Amount payable under a by-law Date when amount due						<b>Nil</b>
1.6	Interest on Unpaid Contributions Rate of interest payable on contributions Amount of interest payable in relation to outstanding contributions Daily interest amount accruing						<b>15.00 %</b> <b>Nil</b> <b>Nil</b>
1.7	Other amounts owing						
	Purpose <b>Other</b>	Fund <b>Other</b>		Amount <b>24.75</b>	Due Date		Amount Due <b>24.75</b>
1.8	Water Billing Arrangements <b>Owner / SA Water</b>						
1.9	Expenditure By Corporation (a) Incurred by the Corporation to which the unit holder must or is likely to be required to contribute: <b>None known other than those recorded in the minutes supplied.</b>						
	(b) Resolved by the Corporation to incur, to which the unit holder must, or is likely to be required to contribute: <b>None known other than those recorded in the minutes supplied.</b>						
1.10	Assets and Liabilities of the Corporation (a) Bank Account Name (b) Bank Account Held At (c) Sinking Fund Balance (d) Administration Fund Balance (e) Liabilities (excluding those above and as described in 1.2 herein)						<b>Adelaide Strata Management Pty Ltd ACN 058 476 056 Trust Account 20560</b> <b>MBL 2 Cutlass Walk/ 64 Endeavour Seaford Rise S A 5169</b> <b>\$6,803.11</b> <b>\$6,610.45</b> <b>Nil</b>

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## 2 Insurance Policies

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Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
<i>BUILDING</i> CHU	ST500062		15/08/25	23/08/24	924.94
<i>PUBLIC LIABILITY</i> CHU	ST500062	20,000,000.00	15/08/25	23/08/24	
<i>OFFICE BEARERS</i> CHU	ST500062	250,000.00	15/08/25	23/08/24	
<i>VOLUNTARY WORKERS</i> CHU	ST500062	200,000.00	15/08/25	23/08/24	

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## 2 Insurance Policies

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Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
FIDELITY GUARANTEE CHU	ST500062	100,000.00	15/08/25	23/08/24	
COMMON PROPERTY CHU	ST500062	99,400.00	15/08/25	23/08/24	
COMMUNITY INCOME CHU	ST500062	14,910.00	15/08/25	23/08/24	
LOT OWNERS HOMES CHU	ST500062	301,000.00	15/08/25	23/08/24	
LOT OWNER CHU	ST500062		15/08/25	23/08/24	
LOT OWNER - OPT IN CHU	ST500062		15/08/25	23/08/24	
GOV. AUDIT COSTS CHU	ST500062	25,000.00	15/08/25	23/08/24	
APPEAL - WHS BREACH CHU	ST500062	100,000.00	15/08/25	23/08/24	
LEGAL DEFENCE EXP CHU	ST500062	50,000.00	15/08/25	23/08/24	

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## 3 Documents Supplied

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- (a) Minutes of General and Committee meetings of the Corporation for the last two (2) years.
  - (b) Details of any special or unanimous resolutions affecting the unit or common property passed in the last five (5) years (excluding those contained in (a) above).
  - (c) Statement of Accounts of the Corporation last prepared.
  - (d) The Articles/By Laws now in force.
  - (e) All current policies of insurance taken out by the Corporation.
- 

## 4 Document Inspection

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The Corporations records are available for inspection at Adelaide Strata & Community Management, 102 Greenhill Road, Unley on any working day between 10:00am and 4:00 pm. Please phone 8490 1300 to make an appointment. (NB: A fee of \$5.00 may be charged for an inspection)

Statement Date 30 July 2025

Signed for and on behalf of Community Corporation 20560 Inc

By: 

**Coralie Johnson**  
Corporation Manager

Note: Conveyancers attention is drawn to the following:

- 1 The Act requires that:
  - 1.1 A unit holder must immediately notify the Corporation of:
    - (a) any change of ownership or address of the unit/lot owner.
    - (b) any change in the occupancy of the unit (e.g. Tenants).New owners name and address should be forwarded on the attached form.
  - 1.2 The Corporation may recover an unpaid contribution (and any interest on any such contribution) as a debt from the unit holder in respect of which the contribution is payable (whether or not that person was the unit holder when the liability arose) i.e. The new owner will have to pay any outstandings if you do not adjust them at settlement.
  - 1.3 This statement is issued on the basis that the payment by the unit holder by cheque or other instrument will be honoured at the first presentation. This statement does not take into account any decisions or transactions of the Corporation at or subsequent to the issue of this statement. (Check with us at settlement for up to date information).

# Community Corporation 20560 Inc

ABN 18 894 885 363

## STATEMENT

K Gratton  
10 Cutlass Walk  
Seaford Rise SA 5169

Transfer Date:  
23/03/18

Statement Period			
01 Jun 24 to 30 Jul 25			
A/c No	12	Lot No	12
Page Number	1 of 2	Unit No	12

Last Certificate Issued: 16/01/18

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
09/07/24	Administrative Fund	01/08/24 To 31/10/24	I0002057	162.56		162.56
31/08/24	Overdue Interest Jnl	Interest To 31/08/24	J0006994	2.07		164.63
19/09/24	Other	Arrears Notice Fee	M0000149	25.00		189.63
30/09/24	Receipt	Administrative Fund	R0001191		163.83	25.80
30/09/24	Receipt	Overdue Interest	RA001191		2.07	23.73
30/09/24	Receipt	Other	RB001191		25.00	-1.27
10/10/24	Administrative Fund	01/11/24 To 31/01/25	I0002071	162.56		161.29
31/10/24	Receipt	Administrative Fund	R0001202		161.29	0.00
10/01/25	Administrative Fund	01/02/25 To 30/04/25	I0002084	162.56		162.56
28/02/25	Overdue Interest Jnl	Interest To 28/02/25	J0007108	1.87		164.43
07/03/25	Other	Arrears Notice Fee	M0000153	25.00		189.43
17/03/25	Receipt	Administrative Fund	R0001219		162.56	26.87
20/03/25	Receipt	Administrative Fund	R0001221		163.03	-136.16
20/03/25	Receipt	Overdue Interest	RA001221		1.87	-138.03
20/03/25	Receipt	Other	RB001221		25.00	-163.03
09/04/25	Administrative Fund	01/05/25 To 31/07/25	I0002097	162.56		-0.47
09/07/25	Administrative Fund	01/08/25 To 31/10/25	I0002110	162.56		162.09
<b>More details on next page...</b>				<b>\$866.74</b>	<b>\$704.65</b>	<b>\$162.09</b>
Over 90 Days	90 Days	60 Days	30 Days	Current	<b>BALANCE DUE: \$186.84</b>	
0.00	0.00	0.00	0.00	186.84	Date Paid	Amount Paid

### STRATAPAY



Tel: 1300 552 311  
Ref: 1412 2240 4  
Telephone: Call this number to pay by credit card. International +613 8648 0158



www.stratamax.com.au  
Ref: 1412 2240 4  
Internet: Visit this website to make a secure credit card payment over the internet.



www.stratapay.com/ddr  
Ref: 1412 2240 4  
Direct Debit: Make auto payments directly from your nominated bank account or credit card.



All payments made through StrataPay payment options are subject to User Terms and Conditions available at [www.stratapay.com](http://www.stratapay.com) or by calling 1300 135 610 or email [info@stratapay.com](mailto:info@stratapay.com). By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



Billers Code: 96503  
Ref: 281364497 1000 0000 126  
BPay: Contact your participating financial institution to make a payment from your cheque or savings account.  
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



In Person: Pay in-store at Australia Post by cheque or EFTPOS  
All cheques must be made payable to: Adelaide Strata Management

Pty Ltd ACN 058 476 056 Trust Account 20560

#### LOT/UNIT

Lot 12/ Unit 12

#### STRATAPAY REFERENCE NO.

1412 2240 4

#### DUE DATE

2 CUTLASS WALK / 64 ENDEAVOUR

#### MANAGED BY

ADELAIDE STRATA MANAGEMENT P/L

#### AMOUNT

**\$186.84**



\*496 281364497 10000000126

## Community Corporation 20560 Inc

### STATEMENT

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K Gratton 10 Cutlass Walk Seaford Rise SA 5169
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Statement Period			
01 Jun 24 to 30 Jul 25			
A/c No	12	Lot No	12
Page Number	2 of 2		

Date	Type	Details	Reference	Debit	Credit	Balance
11/07/25	Other	Brought forward Adjourned Meeting	M0000167	866.74 24.75	704.65	162.09 186.84
				\$891.49	\$704.65	\$186.84

## Community Corporation 20560 Inc

2 Cutlass Walk/ 64 Endeavour Seaford Rise S A 5169

### BALANCE SHEET

AS AT 30 JULY 2025

	ACTUAL 30/07/2025	ACTUAL 31/05/2025
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	6,610.45	3,043.06
Sinking Fund	6,803.11	10,803.11
<b><u>TOTAL</u></b>	<b><u>\$ 13,413.56</u></b>	<b><u>\$ 13,846.17</u></b>
<b><u>THESE FUNDS ARE REPRESENTED BY</u></b>		
<b><u>CURRENT ASSETS</u></b>		
Cash On Hand	(839.37)	(839.37)
Cash At Bank	15,669.25	14,277.23
Macquarie Term Deposit	28.62	28.62
Levies In Arrears	236.26	378.82
Other Arrears	224.00	1.82
<b><u>TOTAL ASSETS</u></b>	<b>15,318.76</b>	<b>13,847.12</b>
<b><u>LIABILITIES</u></b>		
Unpaid Owners Arrears Fees	50.00	0.00
Levies In Advance	1,855.20	0.95
<b><u>TOTAL LIABILITIES</u></b>	<b>1,905.20</b>	<b>0.95</b>
<b><u>NET ASSETS</u></b>	<b><u>\$ 13,413.56</u></b>	<b><u>\$ 13,846.17</u></b>

## Community Corporation 20560 Inc

2 Cutlass Walk/ 64 Endeavour Seaford Rise S A 5169

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 30 JULY 2025

	ACTUAL 01/06/25-30/07/25	BUDGET 01/06/25-31/05/26	VARIANCE %	ACTUAL 01/06/24-31/05/25
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	0.00	8,500.00	0.00	8,500.08
Lot Insurance	0.00	1,380.00	0.00	1,114.18
Interest On Overdue Levies	1.76	0.00		16.91
Transfer From Sinking To Admin	4,000.00	4,000.00	100.00	0.00
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>4,001.76</b>	<b>13,880.00</b>		<b>9,631.17</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
<b><u>MANAGEMENT CHARGES</u></b>				
Account Management Fee	35.54	214.00	16.61	213.24
Bank Charges	0.37	1.00	37.00	2.96
Income Tax Return Preparation	70.00	205.00	34.15	205.00
Management Fees	416.84	2,651.00	15.72	2,351.62
<b><u>INSURANCE EXPENSE</u></b>				
Insurance Premium	0.00	2,880.00	0.00	1,875.51
Insurance Stamp Duty	0.00	1,380.00	0.00	163.61
<b><u>EQUIPMENT</u></b>				
<b><u>REPAIRS &amp; MAINTENANCE</u></b>				
Building Maintenance	0.00	50.00	0.00	0.00
Consultancy Services	0.00	165.00	0.00	13.20
Grounds Maintenance	0.00	2,800.00	0.00	480.00
Plumbing Maintenance	0.00	0.00	0.00	641.60
<b><u>RECOVERABLE EXPENSE</u></b>				
Debt Recovery Expense	0.00	0.00	0.00	751.21
Debt Recovery Income	0.00	0.00	0.00	(751.21)
<b><u>SERVICES</u></b>				
Audit	0.00	379.50	0.00	0.00
Archive/Data Storage	9.10	54.60	16.67	54.60
Disbursements	150.02	877.50	17.10	849.23
Electrical Power Usage	0.00	400.00	0.00	377.20
Hire Fee	0.00	30.00	0.00	0.00
Meeting Fees	(247.50)	165.00	(150.00)	345.99
<b><u>COMPLIANCE</u></b>				
Compliance Audit Fee	0.00	0.00	0.00	159.50

## Community Corporation 20560 Inc

2 Cutlass Walk/ 64 Endeavour Seaford Rise S A 5169

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 30 JULY 2025

	ACTUAL 01/06/25-30/07/25	BUDGET 01/06/25-31/05/26	VARIANCE %	ACTUAL 01/06/24-31/05/25
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>434.37</b>	<b>12,252.60</b>		<b>7,733.26</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ 3,567.39</b>	<b>\$ 1,627.40</b>		<b>\$ 1,897.91</b>
Opening Admin. Balance	3,043.06	3,043.06	100.00	1,145.15
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ 6,610.45</b>	<b>\$ 4,670.46</b>		<b>\$ 3,043.06</b>

## Community Corporation 20560 Inc

2 Cutlass Walk/ 64 Endeavour Seaford Rise S A 5169

### STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2025 TO 30 JULY 2025

	ACTUAL 01/06/25-30/07/25	BUDGET 01/06/25-31/05/26	VARIANCE %	ACTUAL 01/06/24-31/05/25
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Transfer From Sinking To Admin	(4,000.00)	(4,000.00)	100.00	0.00
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>(4,000.00)</b>	<b>(4,000.00)</b>		<b>0.00</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
<b><u>REPAIRS &amp; MAINTENANCE</u></b>				
Paths And Driveway Maintenance	0.00	2,740.00	0.00	0.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>0.00</b>	<b>2,740.00</b>		<b>0.00</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ (4,000.00)</u></b>	<b><u>\$ (6,740.00)</u></b>		<b><u>\$ 0.00</u></b>
Opening Sinking Fund Balance	10,803.11	10,803.11	100.00	10,803.11
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 6,803.11</u></b>	<b><u>\$ 4,063.11</u></b>		<b><u>\$ 10,803.11</u></b>



**ASCM**

*Building Smarter  
Communities*

ADELAIDE STRATA & COMMUNITY MANAGEMENT

**ASCM**

t. +61 8 8490 1300

f. +61 8 8490 1399

e. [admin@ascm.com.au](mailto:admin@ascm.com.au)

ABN 73 058 476 056

1/102 Greenhill Road

Unley SA 5061

[www.ascm.com.au](http://www.ascm.com.au)

## Community Corporation 20560 Inc

2 Cutlass Walk/ 64 Endeavour  
Seaford Rise S A 5169

### LOT BALANCE REPORT

30 July 2025

<u>Lot No</u>	<u>Unit No</u>	<u>Administrative Fund</u>	<u>Sinking Fund</u>	<u>Other</u>	<u>Total</u>
1	1	0.00	0.00	24.75	24.75
2	2	-155.13	0.00	0.00	-155.13
3	3	-153.86	0.00	24.75	-129.11
4	4	-151.94	0.00	0.00	-151.94
5	5	-155.13	0.00	0.00	-155.13
6	6	-700.73	0.00	0.00	-700.73
7	7	-170.00	0.00	0.00	-170.00
8	8	-180.63	0.00	0.00	-180.63
10	10	-187.31	0.00	0.00	-187.31
12	12	-0.47	0.00	24.75	24.28
13	13	236.26	0.00	149.75	386.01
<b>Total</b>		<b>(\$1,618.94)</b>	<b>\$0.00</b>	<b>\$224.00</b>	<b>(\$1,394.94)</b>



**ASCM**

*Building Smarter  
Communities*

ADELAIDE STRATA & COMMUNITY MANAGEMENT

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# Community Corporation 20560 Inc

2 Cutlass Walk/ 64 Endeavour  
Seaford Rise S A 5169

## ACCOUNTS SUMMARY

1 June 2025 to 30 July 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>1095</b>	<b>Administrative Fund</b>	<b>INTEREST ON OVERDUE LEVIES</b>	
30/06/25	Interest to 30/06/25		-1.76
	<b>Total:</b>		<b>-1.76</b>
<b>11517</b>	<b>Administrative Fund</b>	<b>TRANSFER FROM SINKING TO ADMIN</b>	
11/07/25	Tfr to Admin	Tfr To Admin Cas-1146141-J0m1l	-4,000.00
	<b>Total:</b>		<b>-4,000.00</b>
<b>12202</b>	<b>Administrative Fund</b>	<b>ACCOUNT MANAGEMENT FEE</b>	
01/06/25	Account Management	Adelaide Strata	17.77
01/07/25	Account Management	Adelaide Strata	17.77
	<b>Total:</b>		<b>35.54</b>
<b>12204</b>	<b>Administrative Fund</b>	<b>BANK CHARGES</b>	
04/06/25	StrataPay BPay Fees		0.37
	<b>Total:</b>		<b>0.37</b>
<b>12206</b>	<b>Administrative Fund</b>	<b>INCOME TAX RETURN PREPARATION</b>	
12/07/25	Tax Preparation	Adelaide Strata	70.00
	<b>Total:</b>		<b>70.00</b>
<b>12210</b>	<b>Administrative Fund</b>	<b>MANAGEMENT FEES</b>	
01/06/25	Management Fees	Adelaide Strata	208.42
01/07/25	Management Fees	Adelaide Strata	208.42
	<b>Total:</b>		<b>416.84</b>
<b>15408</b>	<b>Administrative Fund</b>	<b>ARCHIVE/DATA STORAGE</b>	
01/06/25	Archive Storage Fee	Adelaide Strata	4.55
01/07/25	Archive Storage Fee	Adelaide Strata	4.55
	<b>Total:</b>		<b>9.10</b>
<b>15418</b>	<b>Administrative Fund</b>	<b>DISBURSEMENTS</b>	
01/06/25	Fixed Disbursements	Adelaide Strata	73.19
01/07/25	Fixed Disbursements	Adelaide Strata	76.83
	<b>Total:</b>		<b>150.02</b>
<b>15433</b>	<b>Administrative Fund</b>	<b>MEETING FEES</b>	
11/07/25	Adjourned Meeting	A Briggs	-24.75
11/07/25	Adjourned Meeting	Layton S	-24.75
11/07/25	Adjourned Meeting	Curchin P & Powell B K	-24.75
11/07/25	Adjourned Meeting	Jenkins J C	-24.75
11/07/25	Adjourned Meeting	Harvey Rt (Decd) & Lm	-24.75
11/07/25	Adjourned Meeting	Borlace M	-24.75
11/07/25	Adjourned Meeting	Wilkins Mr & Mrs	-24.75
11/07/25	Adjourned Meeting	Harrison D J	-24.75



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## Community Corporation 20560 Inc

2 Cutlass Walk/ 64 Endeavour  
Seaford Rise S A 5169

### ACCOUNTS SUMMARY

1 June 2025 to 30 July 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
<b>15433</b>	<b>Administrative Fund</b>	<b>MEETING FEES</b>	
11/07/25	Adjourned Meeting	Gratton K	-24.75
11/07/25	Adjourned Meeting	Mcdonald T-L	-24.75
	<b>Total:</b>		<b>-247.50</b>
<b>21517</b>	<b>Sinking Fund</b>	<b>TRANSFER FROM SINKING TO ADMIN</b>	
11/07/25	Tfr to Admin	Tfr To Admin Cas-1146141-J0m1l	4,000.00
	<b>Total:</b>		<b>4,000.00</b>

## Community Corporation 20560 Inc

2 Cutlass Walk/ 64 Endeavour  
Seaford Rise S A 5169

### CREDITORS BALANCE REPORT

30 July 2025

Account No

Name

Amount

No Records To Report



Level 13, 431 King William Street  
Adelaide SA 5000

## Certificate of Currency

### CHU Community Association Insurance Plan: Policy 9 - Lot owners homes

<b>Policy No</b>	<b>LOH0006592</b>
<b>Policy Wording</b>	CHU COMMUNITY ASSOCIATION INSURANCE PLAN: POLICY 9 – LOT OWNERS HOMES
<b>Period of Insurance</b>	15/08/2024 to 15/08/2025 at 4:00pm
<b>The Insured</b>	PHOENIX CURCHIN & BROOKLYN POWELL
<b>Situation</b>	UNIT 3 64 ENDEAVOUR DRIVE SEAFORD RISE SA 5169

---

### Policies Selected

#### Part A - Homes

Insured Property: \$301,000

Loss of Rent (total payable): \$45,150

#### Part B - Liability to Others

Limit of liability: \$20,000,000

#### Part C - Machinery Breakdown

Not Selected

#### Part D - Catastrophe Insurance

Not Selected

### Flood Cover is included.

#### Flood Cover Endorsement

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan – Lot Owners' Home.

Policy 1, Exclusion 1. a. "caused by Flood" is hereby removed.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date Printed

15/08/2024



This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM563 - 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

## MINUTES OF THE RE CONVENED ANNUAL GENERAL MEETING CORPORATION 20560 INC.

2 Cutlass Walk/ 64 Endeavour, Seaford Rise, SA, 5169

**DATE :-** 18 October 2024 At 11:00 AM

**LOCATION :-** In person and Microsoft Teams Video / Phone Conference, Seaford Library, Seaford Library, Grand Boulevard, Seaford SA, Australia, SA, 5169

**PRESENT :-**

Lot 5	KYM F HARVEY FOR RT (DEC) & ESTATE OF L M HARVEY	Owner present (pre-voted)
Lot 6	MS Monique BORLACE	Owner present
Lot 7	Mr C & Mrs L Turner	Owner present
Lot 8	Coralie Johnson Representing ASCM	Proxy present
Lot 11	MRS J MC GRATH	Owner present (pre-voted)

**PROXIES :-**

Lot 8	Michael & Helen Yamas	Coralie Johnson Representing ASCM
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Proxies received by the Secretary/Body Corporate Manager prior to the meeting are available for inspection, and were conveyed by the Manager to those owners in attendance via Conference Call.

Proxies held for the meeting were tabled and available for inspection.

**IN ATTENDANCE :-** Coralie Johnson Representing Adelaide Strata and Community Management

**QUORUM :-**

A Quorum was declared

**1. Important Notice**

**COMMUNITY CORPORATION NO. 20560**

In accordance with the Community Titles Act a vote cannot be exercised in relation to a lot unless all amounts due and payable to the corporation in respect of the lot have been paid.

**2. Minutes of the Previous General Meeting**

It was resolved that The Minutes of the General Meeting held on 5 July 2023, be accepted as a true and accurate record.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

**3. Financial Statement**

To resolve that; The Financial Statement as circulated to Owners for the period 1 June 2023 to 31 May 2024 be accepted and adopted as tabled.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

#### 4. Appointments

##### 4.1. Appointment of Body Corporate Manager

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$2,501.00 (inclusive of GST).The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

##### 4.2. Appointment of Office Bearers

To appoint the Presiding Officer, Secretary & Treasurer (Community Titles Act, Section 76):

**Presiding Officer**

Lexie Turner

**Secretary**

Lexie Turner

**Treasurer**

Lexie Turner

##### 4.3. Appointment of Management Committee

The Office Bearers will form the Management Committee

##### 4.4. Appointment of Auditor

It was resolved that The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

#### 5. Review of Insurance Policies

##### 5.1. Insurance Valuation

To resolve that; The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation where there has not been an insurance valuation carried out in the last 5 years, or on direction of the Management Committee or Office Bearers, and that the building sum insured shall be at the value set by the Valuer.

Votes for: 2

Votes against; 3

Abstained; 0  
**Motion DEFEATED.**

##### 5.2. Current Insurance details - Common Property & Lots

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
ST500062	CHU	15 Aug 2025	BUILDING	
			PUBLIC LIABILITY	\$20,000,000.00
			OFFICE BEARERS	\$250,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			COMMON PROPERTY	\$99,400.00
			COMMUNITY INCOME	\$14,910.00
			LOT OWNERS HOMES	\$301,000.00
			LOT OWNER	
			LOT OWNER - OPT IN	
			GOV. AUDIT COSTS	\$25,000.00
			APPEAL - WHS BREACH	\$100,000.00
			LEGAL DEFENCE EXP	\$50,000.00
<b>TOTAL PREMIUM: \$924.94</b>				

The manager advises that Adelaide Strata and Community Management obtain a commission from the underwriter of up to 20% of the Base Premium for placement of insurance, when through the Manager.

### 5.3. Insurance Renewal Directions

It was resolved that The Body Corporate Manager is authorised to renew the current insurance policy, subject to any Valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

Votes for: 5

Votes against; 0

Abstained; 0

**Motion CARRIED.**

## 6. Common Property Maintenance

### 6.1. Future Works

Grounds Maintenance.

It was agreed to continue with the current gardener on a quarterly basis to do a general tidy up of the grounds and remove weeds. Lexie Turner suggested artificial grass would be a better option than paying for the lawns to be mowed and will obtain quotes to have the lawns replaced with artificial turf. Payment will be made from the Sinking Fund if the group decides to proceed.

## 7. Budget and Levies

### 7.1. Statement of Non-Recurrent Expenditure (Sinking Fund Analysis)

To review and adjust the Statement of Non-Recurrent Expenditure (Sinking Fund Analysis) if / as required.

### 7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$8,500.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund
	01/08/2024 to 31/10/2024	01 Aug 2024	31 Oct 2024	01 Aug 2024	\$2,125.02
	01/11/2024 to 31/01/2025	01 Nov 2024	31 Jan 2025	01 Nov 2024	\$2,125.02
	01/02/2025 to 30/04/2025	01 Feb 2025	30 Apr 2025	01 Feb 2025	\$2,125.02
	01/05/2025 to 31/07/2025	01 May 2025	31 Jul 2025	01 May 2025	\$2,124.94
<b>Total</b>		<b>01 Aug 2024</b>	<b>31 Jul 2025</b>		<b>\$8,500.00</b>

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 5

Votes against: 0

Abstained: 0  
**Motion CARRIED.**

### 7.3. Sinking Fund Levy Contributions

To resolve that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of \$26.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund
	01/08/2024 to 31/10/2024	01 Aug 2024	31 Oct 2024	01 Aug 2024	\$0.00
	01/11/2024 to 31/01/2025	01 Nov 2024	31 Jan 2025	01 Nov 2024	\$0.00
	01/02/2025 to 30/04/2025	01 Feb 2025	30 Apr 2025	01 Feb 2025	\$0.00
	01/05/2025 to 31/07/2025	01 May 2025	31 Jul 2025	01 May 2025	\$0.00
<b>Total</b>		<b>01 Aug 2024</b>	<b>31 Jul 2025</b>		<b>\$0.00</b>

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 5

Votes against: 0

Abstained: 0  
**Motion CARRIED.**

### 7.4. Shortfall of Funds

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the corporation makes arrangements to raise the necessary funds. Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

## 8. Approvals and Policies

### 8.1. Review of Previous Policies

Solar Panels

### 8.2. Solar Panels

To resolve by Special Resolution that all Owners be permitted to install Solar Panels on their Roof as long as they are installed by a fully licensed and qualified contractor and that all future repairs and maintenance be the responsibility of the individual unit owner. Any damage caused to the Common Property during installation would be repaired at the cost of the unit owner having the solar panels installed.

Votes for: 5

Votes against; 0

Abstained; 0

**Motion CARRIED.**

## 9. General Business

There was a discussion around not reaching a quorum for the AGM. It was requested that the Body Corporate Manager add a motion to the 2025 Agenda to resolve that owners that don't attend the meeting, pre vote or provide a proxy will be charged the adjourned meeting fee for future meetings. The cost will be divided by the owners that don't attend or vote.

### 9.1. Matters Raised

It was discussed that the current gardener had not attended to the weeds at the rear of the property and it was requested they be attended to asap.

## 10. Venue, Date and Time of the Next Meeting

The next meeting will be held in October with a date to be confirmed at the Seaford Library at 2pm.

## 11. Meeting Closure

The meeting closed at 11:30 AM

## MINUTES OF THE RECONVENED ANNUAL GENERAL MEETING CORPORATION 20560 INC.

2 Cutlass Walk/ 64 Endeavour, Seaford Rise, SA, 5169

**DATE :-** 16 January 2024 At 12:30 PM  
**LOCATION :-** Seaford Library, 9/1 Prow Drive, 586 Grand Blvd, Seaford, SA, 5169

**PRESENT :-**

Lot 6	MS Moniuque BORLACE	Owner present by Phone
Lot 7	Mr C & Mrs L Turner	Owner present
Lot 11	Jenifer McGrath	Owner present (pre-voted)

**PROXIES :-**

Lot 5	R T (DECD) & L M HARVEY	ASCM
Lot 8	Michael & Helen Yamas	ASCM

Proxies received by the Secretary/Body Corporate Manager prior to the meeting are available for inspection, and were conveyed by the Manager to those owners in attendance via Conference Call.

Proxies held for the meeting were tabled and available for inspection.

**IN ATTENDANCE :-** Coralie Johnson Representing Adelaide Strata and Community Management

**QUORUM :-**

A Quorum was declared

**1. Important Notice**

**COMMUNITY CORPORATION NO. 20560**

In accordance with the Community Titles Act a vote cannot be exercised in relation to a lot unless all amounts due and payable to the corporation in respect of the lot have been paid.

**2. Minutes of the Previous General Meeting**

It was resolved that The Minutes of the General Meeting held on 5 July 2023, be accepted as a true and accurate record.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

**3. Financial Statement**

To resolve that; The Financial Statement as circulated to Owners for the period 1 June 2022 to 31 May 2023 be accepted and adopted as tabled.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

**4. Appointments**

**4.1. Appointment of Body Corporate Manager**

To resolve that; Adelaide Strata & Community Management be appointed as Body Corporate Managers of the Corporation for the next twelve months for a fee of \$2,359.00 (inclusive of GST).The Body Corporate Management and Corporation responsibilities are in accordance with the Management Agreement. The Presiding Officer (Or another Office Bearer) is authorised to sign the Management Agreement on behalf of the Corporation.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

**4.2. Appointment of Office Bearers**

To appoint the Presiding Officer, Secretary & Treasurer (Community Titles Act, Section 76):

**Presiding Officer**

Lexie Turner

**Secretary**

Lexie Turner

**Treasurer**

Lexie Turner

**4.3. Appointment of Management Committee**

The Office Bearers will form the Management Committee

**4.4. Appointment of Auditor**

It was resolved that The Corporation appoint Kelly+Partners Chartered Accountants, as the Auditors of the Corporation.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

**5. Review of Insurance Policies**

**5.1. Insurance Valuation**

To resolve that; The Body Corporate Manager will arrange for an Insurance Valuation for the Corporation where there has not been an insurance valuation carried out in the last 5 years, or on direction of the Management Committee or Office Bearers, and that the building sum insured shall be at the value set by the Valuer.

Votes for: 0

Votes against; 5

Abstained; 0  
**Motion CARRIED.**

**5.2. Current Insurance details - Common Property & Lots**

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
ST500062	CHU	15 Aug 2024	BUILDING	
			PUBLIC LIABILITY	\$20,000,000.00
			OFFICE BEARERS	\$250,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			COMMON PROPERTY	\$99,400.00
			COMMUNITY INCOME	\$14,910.00
			LOT OWNERS HOMES	\$301,000.00
			LOT OWNER	
			LOT OWNER - OPT IN	
<b>TOTAL PREMIUM: \$914.06</b>				

The manager advises that Adelaide Strata and Community Management obtain a commission from the underwriter of up to 20% of the Base Premium for placement of insurance, when through the Manager.

**5.3. Insurance Renewal Directions**

It was resolved that The Body Corporate Manager is authorised to renew the current insurance policy, subject to any Valuation resolved for limits of cover, and any directions from the Office Bearers for Quotes for insurance cover presented.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

**6. Common Property Maintenance**

## 6.1. Common Property Maintenance

### Grounds Maintenance

It was requested that the Body Corporate Manger obtain 2 quotes for gardening based on the current scope of works. Once in hand to be forwarded to the Management Committee for instruction.

### Common Drains

It was mentioned that there are ongoing issues with the drains blocking and that the drains between units 1 and 2 and 6 and 7 are currently blocked. It was requested that the Body Corporate Manager arrange for the drains to be hydro jetted and that CCTV inspection be done to determine the condition of the pipes.

### Common Lighting

It was raised that the common lighting is currently not working. It was requested that the Body Corporate Manager issue a work order for repairs, if over \$500 the contractor will contact the Committee for approval / Instruction.

### Common Paving

The pavers between units 4 and 5 are uneven and pose a tripping hazard. It was requested that the Body Corporate Manager issue a work order for repairs, if over \$500 the contractor will contact the Committee for approval / Instruction.

## 7. Budget and Levies

### 7.1. Statement of Non-Recurrent Expenditure (Sinking Fund Analysis)

To review and adjust the Statement of Non-Recurrent Expenditure (Sinking Fund Analysis) if / as required.

### 7.2. Administrative Fund Levy Contributions

It was resolved that The Corporation Administrative Fund Levy be set in accordance with the proposed budget, raising a total of \$8,500.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Entitlement
	01/08/2023 to 31/10/2023	01 Aug 2023	31 Oct 2023	01 Aug 2023	\$1,500.00	\$0.15000
	01/11/2023 to 31/01/2024	01 Nov 2023	31 Jan 2024	01 Nov 2023	\$1,500.00	\$0.15000
	01/02/2024 to 30/04/2024	01 Feb 2024	30 Apr 2024	01 Feb 2024	\$2,750.00	\$0.27500
	01/05/2024 to 31/07/2024	01 May 2024	31 Jul 2024	01 May 2024	\$2,750.00	\$0.27500
<b>Total</b>		<b>01 Aug 2023</b>	<b>31 Jul 2024</b>		<b>\$8,500.00</b>	<b>\$0.85000</b>

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

### 7.3. Sinking Fund Levy Contributions

To resolve that; The Corporation Sinking Fund Levy be set in accordance with the proposed budget, raising a total of \$26.00. Levies are to be paid in 4 instalments as follows:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund	Per Lot Entitlement
	01/08/2023 to 31/10/2023	01 Aug 2023	31 Oct 2023	01 Aug 2023	\$0.00	\$0.00000
	01/11/2023 to 31/01/2024	01 Nov 2023	31 Jan 2024	01 Nov 2023	\$0.00	\$0.00000
	01/02/2024 to 30/04/2024	01 Feb 2024	30 Apr 2024	01 Feb 2024	\$0.00	\$0.00000
	01/05/2024 to 31/07/2024	01 May 2024	31 Jul 2024	01 May 2024	\$0.00	\$0.00000
<b>Total</b>		<b>01 Aug 2023</b>	<b>31 Jul 2024</b>		<b>\$0.00</b>	<b>\$0.00000</b>

The levy rates are to apply until changed by resolution at a future general meeting.

Votes for: 5

Votes against; 0

Abstained; 0  
**Motion CARRIED.**

### 7.4. Shortfall of Funds

Where the Corporation has insufficient funds to meet its recurrent expenditure the Body Corporate Manager is authorised to convene an Extraordinary General Meeting to determine that the corporation makes arrangements to raise the necessary funds. Only a general meeting can authorise the collection of funds additional to the fees resolved at this meeting.

## 8. Approvals and Policies

### 8.1. Review of Previous Policies

No change, Policies will remain the same

## 9. General Business

There was discussion around unit 13 being in arrears and the Body Corporate Manager was requested to start the debt recovery process with Mellor Olson.

### 9.1. Matters Raised

No other matters were raised.

**10. Venue, Date and Time of the Next Meeting**

The next general meeting will be scheduled for a similar time, date and venue as the current meeting in approximately 12 months. Any suggested change to this arrangement should be discussed at the meeting.

**11. Meeting Closure**

The meeting closed at 1:30PM

## ***Approvals and Policies***

### ***COMMUNITY CORPORATION 20560 INC.***

#### ***2 Cutlass Walk/64 Endeavour Drive Seaford Rise***

It was resolved by Special Resolution that the following installations and additions upon the Common Property and/or within unit subsidiaries be granted approval.

All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

#### **2009 Annual General Meeting**

##### **Levy Arrears (Revised 2011 Annual General Meeting)**

##### **Community Directory**

Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

##### **Failure To Notify Change Of Contact Details**

Following an overview of the procedure it was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that in accordance with the Management agreement owners are to be charged a fee(s) as set by the Body Corporate Manager.

##### **Financial Charges**

It was resolved that in the event that an owners payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner.

#### **2011 Annual General Meeting**

##### **Disbursements/Correspondence To Owners**

After discussion, it was resolved that the Corporation wished to have as much correspondence as possible, emailed to owners to reduce disbursement costs.

It was further resolved that all owners are to provide confirmation to the Body Corporate Manager (by way of email preferred) of their preferred method of receiving all meeting notices, minutes and Notices of Contributions sent by email.

Owners are reminded that they are responsible for notification to the Body Corporate Manager of any changes to the preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

##### **NBN; National Broadband Network**

It was resolved by Special Resolution that the Corporation approve a connection to the NBN being installed when available to the building for each Lot to connect to at their own expense.

##### **Levy Arrears**

Following an overview of the procedures followed to collect overdue levies it was resolved to adopt the following policies and procedures.

1. Interest on Overdue Levies

The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.

2. Accounting Fees

In accordance with the Management Agreement owners are to be charged an accounting fee set by the Body Corporate Manager if a reminder notice and / or debt collection notice is sent to an owner or their agent.

3. Debt Collection

That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, including legal action, to recover all outstanding monies.

4. Costs

All related costs associated with the recovery of any outstanding monies will be the responsibility of the relevant unit owner and as such will be recovered from that unit owner.

5. Any arrears exceeding 75 days; the Body Corporate Manager will contact the Presiding Officer or failing them another Office Bearer, and confirm further directions as per 3.)

6.

### 2012 Extraordinary General Meeting

#### Lot 12 Fencing Extensions

The Body Corporate Manager referred the members to the tabled Form 2 fencing notice from Lot 12 owner, noting no cost recovery from the Corporation for this installation. It was resolved by Special Resolution that the Corporation approve the installation of 'Stratco Good Neighbour Screen-Top Fencing' to 7.2 meters of rear fence to Lot 12.

Votes for; 9      Votes against; 0      **Motion Carried**

### 2012 Annual General Meeting

#### Disbursements/Correspondence To Owners

The Body Corporate Manager reminded owners in regards to the option to reduce disbursement charges and if wishing to have levy notices, and/or correspondence issued via email.

#### Levy Arrears

#### Community Directory

#### Failure To Notify Change Of Contact Details

#### Financial Charges

### 2013 Annual General Meeting

#### Adjourned Meeting Fees

It was resolved that the cost involved in calling an adjourned meeting will be charged to the Lot owners who fail to attend the meeting or forward a proxy form.

*Votes for; 6      Abstained; 1      Votes against; 0      **Motion Carried***

It was resolved that the following installations and additions upon the Common Property and/or within the lot be granted approval.



**Roller Shutters**

It was resolved by Special Resolution that all Lot owners are approved to install security roller shutters to the facade of their respective unit, in a cream or similar colour, with all future maintenance and repairs at owner expense.

**Votes for; 6**

**Abstained; 1**

**Votes against; 0**

**Motion Carried**

All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

**Disbursements/Correspondence To Owners**

**Levy Arrears**

**Community Directory**

**Failure To Notify Change Of Contact Details**

**Financial Charges**

**2014 Annual General Meeting**

**Disbursements/Correspondence To Owners**

**Levy Arrears**

**Notices From The Corporation To Owners**

To resolve that the corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

**Motion Carried**

**Community Directory**

**Failure To Notify Change Of Contact Details**

**Financial Charges**

**2015 Annual General Meeting**

**Disbursements/Correspondence To Owners**

**Community Directory**

**Failure To Notify Change Of Contact Details**

**Financial Charges**

**Levy Arrears**

**Notices From The Corporation To Owners**



## 2016 Annual General Meeting

### **ADOPTION OF POLICIES Affirmation of previous policies;**

#### Motion tabled;

The policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners' and 'Adjourned Meeting Fees' are to continue without change.

**Motion Carried**

## 2017 Annual General Meeting

### **APPROVAL REQUESTS FOR PRESCRIBED WORKS**

**Nil requested**

### **ADOPTION OF POLICIES**

#### **a. Affirmation of previous policies;**

#### Motion tabled;

The policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

**Motion Carried**

## 2018 Annual General Meeting

### **APPROVAL REQUESTS FOR PRESCRIBED WORKS**

It was resolved by Special Resolution that the following installations and additions upon the Common Property or within unit subsidiaries be granted approval.

#### **Installation of Artificial Grass.**

To resolve that; The Corporation remove the natural grass at the front of the Corporation and install artificial grass

*Votes for; 3      Votes against; 0      Abstained; 4      **Motion Carried***

All approved work must comply with any Local Government requirements, use quality materials and be installed in a professional manner. All future maintenance costs and any damage or injury which may occur as a result of the approved installation or addition is the responsibility of the relevant unit owner.

### **ADOPTION OF POLICIES**

#### **b. Affirmation of previous policies;**

#### Motion tabled;

The policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

**Motion Carried**

## **2019 Annual General Meeting**

### **ADOPTION OF POLICIES**

#### **Disbursement Directions (Correspondence To Owners)**

The Body Corporate Manager advised the meeting that disbursement charges could be reduced if Owners elected to have notices distributed by email.

The Corporation resolved that Owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary.

Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

#### **Community Directory**

Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

#### **Failure To Notify Change Of Contact Details**

It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owner(s).

#### **Financial Charges**

It was resolved that in the event that an owner's payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner

#### **Levy Arrears**

Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted:

1. Interest on Overdue Levies  
The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.
2. Accounting Fees  
Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.
3. Any arrears exceeding 75 days  
The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.
4. Debt Collection  
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.
5. Costs  
All related costs associated with the recovery of any outstanding monies will be recovered from the relevant Unit/Lot owner as a debt against the Unit/Lot.

#### **Notices From The Corporation To Owners**

It was resolved that the Corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

#### **Proposed Maintenance Policy**

##### Motion tabled:

The Corporation adopt the following maintenance procedures to assist in expediting repairs;

- a) The Corporation authorise general repairs to proceed where costs are less than \$500 to \$600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.

- b) Unless alternate instructions are resolved at a general meeting of the Corporation;
- The Corporation preference is for two quotes for general repairs of \$500.00 to \$2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
  - The Corporation preference is for three quotes for any general repairs exceeding \$2,000.00
- c) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;
- The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

Votes for; 7      Votes against; 0      Abstained; 0      **Motion Carried**

## 2020 Annual General Meeting

### APPROVALS FOR PRESCRIBED WORKS

Nil requested

### ADOPTION OF POLICIES

#### a. Affirmation of previous policies;

Motion tabled;

The policies of the Corporation for 'Disbursement Directions', 'Strata Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' are to continue without change.

**Motion Carried**

## 2021 Annual General Meeting

### APPROVAL REQUESTS FOR PRESCRIBED WORKS

Nil requested

### ADOPTION OF POLICIES

#### a. Review of Previous Policies;

The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', and 'Notices to Owners' and advised that these will continue without change.

### Disbursement Directions ( Correspondence To Owners )

The Corporation resolved that Owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary.

Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

### Community Directory

Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

### Failure To Notify Change Of Contact Details

It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owner(s).

### Financial Charges

It was resolved that in the event that an owner's payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner

### Levy Arrears

Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted:

6. **Interest on Overdue Levies**  
The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.
7. **Accounting Fees**  
Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.
8. **Any arrears exceeding 75 days**  
The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.
9. **Debt Collection**  
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.
10. **Costs**  
All related costs associated with the recovery of any outstanding monies will be recovered from the relevant Unit/Lot owner as a debt against the Unit/Lot.

### **Notices From The Corporation To Owners**

It was resolved that the Corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

## **2022 Annual General Meeting**

### **APPROVAL REQUESTS FOR PRESCRIBED WORKS**

**Nil requested**

### **ADOPTION OF POLICIES**

#### **a. Review of Previous Policies;**

The Body Corporate Manager reviewed the previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory', 'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners' and 'Maintenance Policy', and advised that these will continue without change.

### **Disbursement Directions ( Correspondence To Owners )**

The Corporation resolved that Owners wherever possible and practical are to elect to have their correspondence and notices delivered by email. Election is required to be in writing to the Manager/Secretary.

Owners were advised that they are responsible for notification to the Body Corporate Manager of any changes to their contact details including their preferred email address, as failure to notify may result in overdue levies and initiate the arrears process.

### **Community Directory**

Owners authorized the Body Corporate Manager to provide the information concerning their personal particulars as contained in the Corporation Directory with other owners and Corporation Contractors.

### **Failure To Notify Change Of Contact Details**

It was resolved to authorise the Body Corporate Manager to conduct a search for owners who have failed to notify the Corporation of their change of contact details. It was further resolved that any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant owner(s).

### **Financial Charges**

It was resolved that in the event that an owner's payment to the Body Corporate is reversed, that any bank fees and/or Body Corporate Managers fees be recovered from the relevant unit owner

### **Levy Arrears**

Following an overview of the procedures followed to collect overdue levies it was resolved that the following policies and procedures be adopted:

11. Interest on Overdue Levies  
The Corporation will charge owners interest on all levies outstanding for in excess of 30 days. The rate is set at 15% per annum calculated daily.
12. Accounting Fees  
Any cost incurred by the Corporation including but not limited to Management Agreement charges are to be recovered from the relevant Unit/Lot owner.
13. Any arrears exceeding 75 days  
The Body Corporate Manager will contact the Presiding Officer, or another Office Bearer, and confirm directions regarding further action for debt recovery, including legal action.
14. Debt Collection  
That the Body Corporate Manager is authorised to proceed on behalf of the Corporation with any necessary action, subject to item 3, including legal action, to recover all outstanding monies.
15. Costs  
All related costs associated with the recovery of any outstanding monies will be recovered from the relevant Unit/Lot owner as a debt against the Unit/Lot.

### **Notices From The Corporation To Owners**

It was resolved that the Corporation agree to provide notices, as directed by a unit holder, to a nominated person or organisation in addition to the notice provided to the unit holders.

### **Maintenance Policy**

The Corporation adopt the following maintenance procedures to assist in expediting repairs;

- d) The Corporation authorise general repairs to proceed where costs are less than \$500 to \$600 or; repairs are of an emergency and/or essential nature, and for an Office Bearer to be informed of any required actions.
- e) Unless alternate instructions are resolved at a general meeting of the Corporation;
  - The Corporation's preference is for 2 quotes for general repairs of \$500.00 to \$2,000.00, noting Office Bearers are authorised to engage a contractor when the first quote is presented.
  - The Corporation's preference is for 3 quotes for any general repairs exceeding \$2,000.00
- f) All quotes are to be made available to Office Bearers at the earliest opportunity for a decision, and where a General Meeting has approved for maintenance works to proceed;
  - The Manager is authorised to select the most suitable quote & arrange repairs, should instructions have not been received from an Office Bearer within a determined period of the General Meeting, or 30 days of quotes presented.

## **2024 Annual General Meeting**

### **Approvals and Policies**

#### **Review of Previous Policies**

#### **Solar Panels**

##### 8.2. Solar Panels

To resolve by Special Resolution that all Owners be permitted to install Solar Panels on their Roof as long as they are installed by a fully licensed and qualified contractor and that all future repairs and maintenance be the responsibility of the individual unit owner. Any damage caused to the Common Property during installation would be repaired at the cost of the unit owner having the solar panels installed.

Votes for: 5 Votes against; 0 Abstained; 0

**Motion CARRIED.**



## **2025 Annual General Meeting**

### **Approvals and Policies**

#### **Review of Previous Policies**

To review previously adopted policies of the Corporation for 'Disbursement Directions', 'Community Directory',

'Contact Details', 'Financial Charges', 'Levy Arrears', 'Notices to Owners', and 'Maintenance Policy'.

#### **On Charge Adjourned Meeting Fee**

To resolve by unanimous resolution that Owners that do not attend meetings, pre vote online or provide a proxy be on charged the Adjourned meeting fee by equal amounts if a quorum is not reached.

**Motion CARRIED.**

Terms of Instrument not  
checked by Lands Titles Office

SCHEME DESCRIPTION

COMMUNITY PLAN NO. 20360

47 PITCAIRN CIRCUIT SEAFORD RISE



8876995

LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO.	PREFIX
22	LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 20 APR 2000	Time: 12.05
FEES	
R.G.O.	POSTAGE
82	

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: JAMA AGENT CODE

Correction to: JAMA

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

08'73 0'1"725991091 88876995

CP20560

CORRECTION E-52 P.S. 2000	PASSED 2
------------------------------	-------------

FILED 26-5-2000

*M. J. G. M. J. G. M.*

REGISTRAR-GENERAL

DELIVERY INSTRUCTIONS (Agent to complete) PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

Terms of Instrument Not  
Checked by Lands Titles Office

Scheme Description  
Development No. 145/C014/99

INDEX

<u>ITEM</u>	<u>PAGE NO.</u>
Description of land to be developed	3
Nature of Proposed Development	3
Purpose for which Lots and Common Property may be used	3
Standard of building and improvements	3
Staging of Development	3 & 4
Estimated date for completion of Scheme	4
Conditions of Approval	4 & 5-26
Plans	27-33

X

*Plan*

Scheme Description  
Development No. 145/C014/99

COMMUNITY TITLES ACT, 1996

SCHEME DESCRIPTION

DESCRIPTION OF LAND TO BE DEVELOPED UNDER THE SCHEME

The whole of the land comprised in Certificate of Title Register Book Volume 5058 Folio 389 being Allotment 394 in Deposited Plan 33232 and being the property at 47 Pitcairn Circuit Seaford Rise S.A.

NATURE OF PROPOSED DEVELOPMENT

The development is comprised of thirteen (13) community lots with a mix of 8 single story and five two storey dwellings and one common lot (the Common Property). The Common Property is for access to lots 1-7 and to visitor car parks for Lots 1-7 (see copy of plan attached pages 27-33 ).

PURPOSE FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

The lots created are to be used for residential purposes.

The Common Property is to be used by the proprietors and occupiers of community lots 1-7 and persons authorised by them from time to time in accordance with the By-Laws of the Community Scheme.

STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

The dwellings have a brick-timber cladding finish with cement tile roofs. Each dwelling has a garage under the main roof with room for a visitor car park behind the garage entrance (see copy of plan attached pages 27-33 ).

The Common Property lot will be paved and landscaped.

STAGING OF DEVELOPMENT

The scheme is a staged development.

Stage One will comprise community lots 1-7 and development lot 20 and Common property C1. Stage one of the development will be undertaken and completed by the developer with progressive completion of all the proposed improvements.

Stage Two of the Development will comprise community lots 8-13. Stage Two of the development will be undertaken and completed by the developer with progressive completion of all

Terms of Instrument  
not checked by Lands Titles  
Office

Scheme Description  
Development No. 145/C014/99

the proposed improvements.

The order of completion of work on each allotment of each stage will be arranged as required by the developer and may not be in any specific order.

**ESTIMATED DATE FOR THE COMPLETION OF THE SCHEME**

Stage One (including the paving and landscaping of the common property) is scheduled for completion by the 30th day of April 2000.

Stage Two (including the paving and landscaping of the common property) is scheduled for completion by the 30th day of November 2000.

**CONDITIONS OF APPROVAL**

The scheme has been approved by the City of Onkaparinga Council with various conditions to be met by the developer.

The conditions will continue to apply after completion of the development and will be the responsibility of the community corporations and the owners of the community lots.

Copies of the Conditions of Approval are attached to this Scheme Description and are shown on page...

Further particulars about the details of this Scheme may be available from the City of Onkaparinga Council Development Nos. 145/01021/99DA, 145/01369/99/DA, 145/01370/99/DA, 145/01371/99/DA, 145/01372/99/DA, 145/02328/99/1A.

Dated this 1<sup>ST</sup> day of April 2000.

CERTIFICATE OF THE COUNCIL

It is certified:

All the consents or approvals required under the Development Act 1993 in relation to the division of land (and a change in the use of the land (if any) in accordance with the Scheme Description and Plan of Community Division have been granted.

*[Signature]*  
COUNCIL MANAGER  
ENVIRONMENTAL SERVICES

Dated 19 April 2000.

# CITY OF ONKAPARINGA

*South Australia - Regulations Under the Development Act, 1993 - Regulation 42*

**DEVELOPMENT  
NUMBER**  
145/01021/99/DA

**FOR DEVELOPMENT APPLICATION**      **DATED:** 15/04/1999  
**REGISTERED ON:** 15/04/1999

**TO:**  
 Bobby Ray Investments Pty Ltd  
 3/29 Wood Street  
 KURRALTA PARK SA 5037

LOCATION OF PROPOSED DEVELOPMENT		
PROPERTY DESCRIPTION	Alt 394 Sec 348 DP 33232	HUNDRED
PROPERTY ADDRESS	47 Pitcairn Circuit, SEAFORD RISE 5169	
CERTIFICATE(S) OF TITLE	CT 5058 389	

**NATURE OF PROPOSED DEVELOPMENT**  
 4 attached 2 storey dwellings in the form of semi-detached without exclusive curtilage

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

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	14
PROVISIONAL BUILDING RULES CONSENT		
DEVELOPMENT AGREEMENT		

*Five Representation(s) from third parties concerning your category 2 proposal were received.  
 If there were third party representations, any consent/approval with conditions does not operate until the periods specified in the Act have expired. Any conditions imposed on this approval are set out on the attached sheet.  
 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.*

**Date of Decision:** 29 July 1999

**Signed:**   Council Chief Executive Officer or Delegate

Development Assessment Commission or Delegate

Private Certifier

**Date:** 2 August 1999  Sheets Attached

DEVELOPMENT APPLICATION NUMBER : 145/01021/99/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Piccalin Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : 4 attached 2 storey dwellings in the form of semi-detached  
without exclusive curtilage  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 29 July 1999

*PROVISIONAL DEVELOPMENT PLAN CONSENT  
Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. The western side of the shared/common driveway between units 1 & 13 shall have a minimum 2 metre radius at the point where it meets the kerb line of Piccalin Circuit.
3. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
4. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval
5. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 4, shall be completed prior to occupation of the premises.
6. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
7. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by a suitable kerb to prevent vehicle movement thereon.
8. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council create unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road user.
9. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
10. Each dwelling shall be connected to SA Water Corporation mains sewer.
11. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table and/or an approved Council drain by means of an effective underground drainage system.

DNF05

Date Printed: 2 August, 1999

Page 2

12. The driveway and car parking areas shall be paved or surfaced, drained and marked to Engineering standards prior to occupation of the development

Page 7 of 26

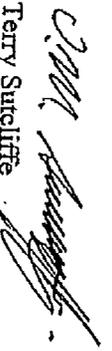
13 All driveways and car parking areas shall comply with Australian Standard 2890.1-1993, Off Street Parking Code particularly in regard to bay width and length, aisle width, grades, turn around facilities and lighting.

14. That effective measures be implemented during the period of construction of the development to:

- prevent silt run-off to adjoining properties, roads and drains;
- control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
- ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
- ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.

Note(s):

1. You are advised that Building Rules consent for building work is required pursuant to the provisions of the Development Act 1993.
2. No landscaping shall be planted on any portion of Council road reserve within 2 metres of the back of the kerb, so as to allow appropriate space for pedestrian access.

  
Terry Sutcliffe  
AUTHORISED OFFICER

Dated: 2 / 8 / 99



City of

# Onkaparinga

3 August, 1999

Bobby Ray Investments Pty Ltd  
3/29 Wood Street  
KURRALTA PARK SA 5037

Dear Sir/Madam

Development Application No. : 145/01369/99/DA  
Proposed Development : 6 semi detached dwellings (Units 8 to 13)  
Location of Proposed Development : 47 Piccalm Circuit, SEAFORD RISE 5169  
Property Identification : Alt 394 Sec 348 DP 33232  
Provisional Development Plan Consent

Please find enclosed a Decision Notification Form in respect to the abovementioned application.

You will note that only Provisional Development Plan Consent has been issued and that conditions have been attached to this consent.

Pursuant to Section 86(1) (a) of the Development Act 1993 you have the right of appeal to the Environment, Resource and Development Court against any conditions which have been imposed on this consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resource and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide 5001).

I also confirm that as only Provisional Development Plan Consent has been granted, no work can commence on this development until Provisional Building Rules Consent and Development Approval has been obtained.

Please be advised that this consent will lapse twelve months after the operative date of the decision if the applicant has not commenced the approved development by way of substantial work on the site. If for good reason such work cannot commence within this twelve month period, Council may prior to the end of the period, grant an extension of time to the consent.

Should you require any further information or assistance, do not hesitate to contact me.

Yours faithfully

David Melhuish  
AUTHORISED OFFICER

attach

DN02

Postal address  
PO Box 1  
Neerlunga Centre  
South Australia 5168

Neerlunga office  
Ramsay Place  
Neerlunga Centre  
Ph 8384 0666  
Fax 8382 8744

Happy Valley office  
The Hub  
Aberfoyle Park  
Ph 8384 0666  
Fax 8270 1155

Willunga office  
St Peters Terrace  
Willunga  
Ph 8384 0666  
Fax 08 8556 2441

Date Printed August 3, 1999

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

DEVELOPMENT NUMBER  
145/01369/99/DA

FOR DEVELOPMENT APPLICATION DATED: 13/05/1999  
REGISTERED ON: 14/05/1999

TO: Bobby Ray Investments Pty Ltd  
3/29 Wood Street  
KURRALTA PARK SA 5037

LOCATION OF PROPOSED DEVELOPMENT		
PROPERTY DESCRIPTION	Alt 394 Sec 348 DP 53232	HUNDRED WILLUNGA
PROPERTY ADDRESS	47 Pitealm Circuit, SEAFORD RISE 5169	
CERTIFICATE(S) OF TITLE	CT 5058 389	

NATURE OF PROPOSED DEVELOPMENT  
6 semi detached dwellings (Units 8 to 13)

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	13
PROVISIONAL BUILDING RULES CONSENT		
DEVELOPMENT APPROVAL		

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.

Date of Decision: 03/08/99

Signed: 

Date: 4/8/99

Development Assessment Commission or Delegate  
 Council Chief Executive Officer or Delegate  
 Private Certifier  
 Sheets Attached

DEVELOPMENT APPLICATION NUMBER : 145/01369/99/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Piccaim Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : 6 semi detached dwellings (Units 8 to 13)  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 03/08/99

*PROVISIONAL DEVELOPMENT PLAN CONSENT  
Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
3. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval.
4. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 3, shall be completed prior to occupation of the premises.
5. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
6. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by a suitable kerb to prevent vehicle movement thereon.
7. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council create unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road users.
8. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
9. Each dwelling shall be connected to SA Water Corporation mains sewer.

10. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table and/or an approved Council drain by means of an effective underground drainage system.
11. The driveway and car parking areas shall be paved or surfaced, drained and marked to Engineering standards prior to occupation of the development.
12. All driveways and car parking areas shall comply with Australian Standard 2890.1-1993, Off Street Parking Code particularly in regard to bay width and length, aisle width, grades, turn around facilities and lighting.
13. That effective measures be implemented during the period of construction of the development to:
  - prevent silt run-off to adjoining properties, roads and drains;
  - control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.

Note(s):

1. You are advised that Building Rules consent for building work is required pursuant to the provisions of the Development Act 1993.
2. No landscaping shall be planted on any portion of Council road reserve within 2 metres of the back of the kerb, so as to allow appropriate space for pedestrian access.



David Melhuish  
AUTHORISED OFFICER

Dated: 4 / 8 / 99

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

DEVELOPMENT  
NUMBER

145/01370/99/DA

FOR DEVELOPMENT APPLICATION      DATED: 13/05/1999  
REGISTERED ON: 14/05/1999

TO:

Bobby Ray Investments Pty Ltd  
3/29 Wood Street  
KURRALTA PARK SA 5037

## LOCATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION	ALL 394 Sec 348 DP 33232	HUNDRED	WILLUNGA
PROPERTY ADDRESS	47 Pitcairn Circuit, SEAFORD RISE 5169		
CERTIFICATE(S) OF TITLE	CT 5058 389		

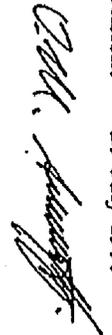
## NATURE OF PROPOSED DEVELOPMENT

An attached 2 storey dwelling (Unit 6)

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

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	13
PROVISIONAL BUILDING RULES CONSENT		
ENVIRONMENTAL IMPACT STATEMENT		

*Five Representation(s) from third parties concerning your category 2 proposal were received.**If there were third party representations, any consent/approval with conditions does not operate until the periods specified in the Act have expired. Any conditions imposed on this approval are set out on the attached sheet.**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.*

Date of Decision: 29 July 1999	<input type="checkbox"/> Development Assessment Commission or Delegate
Signed: 	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date: 2 AUGUST 1999	<input type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached

DNF05

Date Printed 2 August, 1999

- Page 1

DEVELOPMENT APPLICATION NUMBER : 145/01370/99/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Pitcairn Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : An attached 2 storey dwelling (Unit 6)  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 29 July 1999

*PROVISIONAL DEVELOPMENT PLAN CONSENT  
Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
3. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval.
4. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 3, shall be completed prior to occupation of the premises.
5. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
6. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by a suitable kerb to prevent vehicle movement thereon.
7. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council create unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road user.
8. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
9. Each dwelling shall be connected to SA Water Corporation mains sewer.
10. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table and/or an approved Council drain by means of an effective underground drainage system.
11. The driveway and car parking areas shall be paved or surfaced, drained and marked to Engineering standards prior to occupation of the development.

DNF05

Date Printed: 2 August, 1999

Page 2

Page 14 of 25  
All driveways and car parking areas shall comply with Australian Standard 2890.1-1993, OF Street Parking Code particularly in regard to bay width and length, aisle width, grades, turn around facilities and lighting.

13. That effective measures be implemented during the period of construction of the development to:
- prevent silt run-off to adjoining properties, roads and drains;
  - control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.

Note(s):

1. You are advised that Building Rules consent for building work is required pursuant to the provisions of the Development Act 1993.
2. No landscaping shall be planted on any portion of Council road reserve within 2 metres of the back of the kerb, so as to allow appropriate space for pedestrian access.

  
Terry Surcliffe  
AUTHORISED OFFICER

Dated: 2 / 8 / 99



City of  
**Onkaparinga**

3 August, 1999

Bobby Ray Investments Pty Ltd  
3/29 Wood Street  
KURRALTA PARK SA 5037

Dear Sir/Madam

Development Application No. : 145/01371/99/DA  
Proposed Development : Dwelling in the form of detached dwelling without  
exclusive curtilage (Unit 1)  
Location of Proposed Development : 47 Piccainn Circuit, SEAFORD RISE 5169  
Property Identification : Alt 394 Sec-348 DP 33232  
Provisional Development Plan Consent

Please find enclosed a Decision Notification Form in respect to the abovementioned application.

You will note that only Provisional Development Plan Consent has been issued and that conditions have been attached to this consent.

Pursuant to Section 86(1) (a) of the Development Act 1993 you have the right of appeal to the Environment, Resource and Development Court against any conditions which have been imposed on this consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resource and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide 5001).

I also confirm that as only Provisional Development Plan Consent has been granted, no work can commence on this development until Provisional Building Rules Consent and Development Approval has been obtained.

Please be advised that this consent will lapse twelve months after the operative date of the decision if the applicant has not commenced the approved development by way of substantial work on the site. If for good reason such work cannot commence within this twelve month period, Council may prior to the end of the period, grant an extension of time to the consent.

Should you require any further information or assistance, do not hesitate to contact me.

Yours faithfully

David Melhuish  
AUTHORISED OFFICER

attach

DN02  
Postal address  
PO Box 1  
Noarlunga Centre  
South Australia 5168

Noarlunga office  
Ramsay Place  
Noarlunga Centre  
Ph 8384 0666  
Fax 8382 8744

Happy Valley office  
The Hub  
Aberfoyle Park  
Ph 8384 0666  
Fax 8270 1155

Date Printed August 3, 1999  
Willunga office  
St Peter's Terrace  
Willunga  
Ph 8384 0666  
Fax 08 8556 2641

OF ONKAPARINGA

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

DEVELOPMENT  
NUMBER  
145/01371/99/DA

FOR DEVELOPMENT APPLICATION DATED: 13/05/1999  
REGISTERED ON: 14/05/1999

TO: Bobby Ray Investments Pty Ltd  
3/29 Wood Street  
KURRALTA PARK SA 5037

LOCATION OF PROPOSED DEVELOPMENT		
PROPERTY DESCRIPTION	Alt 394 Sec 348 DP 33232	HUNDRED
PROPERTY ADDRESS	47 Pitcairn Circuit, SEAFORD RISE 5169.	
CERTIFICATE(S) OF TITLE	CT 5058 389	

NATURE OF PROPOSED DEVELOPMENT  
Dwelling in the form of detached dwelling without exclusive curtilage (Unit 1)

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	14
PROVISIONAL BUILDING RULES CONSENT		
DEVELOPMENT APPROVAL		

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.

Date of Decision: 03/03/99

Signed: 

Date: 4/8/99

Development Assessment Commission or Delegate  
 Council Chief Executive Officer or Delegate  
 Private Certifier  
 Sheets Attached

DEVELOPMENT APPLICATION NUMBER : 145/0137/199/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Pitcairn Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : Dwelling in the form of detached dwelling without  
exclusive curtilage (Unit 1)  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 03/08/99

**PROVISIONAL DEVELOPMENT PLAN CONSENT**

*Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. The western side of the shared/common driveway between units 1 and 13 shall have a minimum 2 metre radius at the point where it meets the kerb line of Pitcairn Circuit.
3. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
4. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval.
5. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 4, shall be completed prior to occupation of the premises.
6. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
7. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by a suitable kerb to prevent vehicle movement thereon.
8. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council create unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road user.
9. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
10. Each dwelling shall be connected to SA Water Corporation mains sewer.

DNF01

Page 2)

Date Printed: 3 August, 1999

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

DEVELOPMENT  
NUMBER  
145/01372/99/DA

FOR DEVELOPMENT APPLICATION DATED: 13/05/1999  
REGISTERED ON: 14/05/1999

TO: Bobby Ray Investments Pty Ltd  
3/29 Wood Street  
KURRALTA PARK SA 5037

LOCATION OF PROPOSED DEVELOPMENT		
PROPERTY DESCRIPTION	Alt 394 Sec 348 DP 33232	HUNDRED WILLUNGA
PROPERTY ADDRESS	47 Pitcairn Circuit, SEAFORD RISE 5169	
CERTIFICATE(S) OF TITLE	CT 5058 389	

NATURE OF PROPOSED DEVELOPMENT  
Single storey attached dwelling (without exclusive curtilage) Unit 7

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	13
PROVISIONAL BUILDING RULES CONSENT		
DEVELOPMENT APPROVAL		

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.

Date of Decision: 03/08/99

Signed: 

Date: 4/8/99

Development Assessment Commission or Delegate  
 Council Chief Executive Officer or Delegate  
 Private Certifier  
 Sheets Attached

DEVELOPMENT APPLICATION NUMBER : 145/01372/99/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Pircainn Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : Single storey attached dwelling (without exclusive  
curtilage) Unit 7  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 03/08/99

*PROVISIONAL DEVELOPMENT PLAN CONSENT  
Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
3. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval.
4. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 3, shall be completed prior to occupation of the premises.
5. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
6. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by suitable kerb to prevent vehicle movement thereon.
7. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council create unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road user.
8. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
9. Each dwelling shall be connected to SA Water Corporation mains sewer.
10. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table and/or an approved Council drain by means of an effective underground drainage system.

DNF01

Page 21

Date Printed: 3 August, 1999

FAX 0336 9744

FAX 0210 1133

FAX 08 8338 4041

If: The driveway and car parking areas shall be paved or surfaced, drained and marked to Engineering standards prior to occupation of the development.

12. All driveways and car parking areas shall comply with Australian Standard 2890.1-1993, Off Street Parking Code particularly in regard to bay width and length, aisle width, grades, turn around facilities and lighting.
13. That effective measures be implemented during the period of construction of the development to:
  - prevent silt run-off to adjoining properties, roads and drains;
  - control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.

Note(s):

1. You are advised that Building Rules consent for building work is required pursuant to the provisions of the Development Act 1993.
2. No landscaping shall be planted on any portion of Council road reserve within 2 metres of the back of the kerb, so as to allow appropriate space for pedestrian access.



David Melhuish  
AUTHORISED OFFICER

Dated: 4/8/99

DNF01

Page 31

Date Printed: 3 August, 1999

FAX 0304 0777

FAX 0470 1133

FAX 07 5556 2641



City of  
**Onkaparinga**

21 September, 1999

Great Southern Homes  
3/29 Wood Street  
KURRALTA PARK 5037

Dear Sir/Madam

Development Application No.	: 145/02328/99/1A
Proposed Development	: 7 Dwellings
Location of Proposed Development	: 47 Pitcairn Circuit, SEAFORD RISE 5169
Property Identification	: Alt 394 Sec 348 DP 33232
Development Approval	

Please find enclosed a Decision Notification Form in respect to the above mentioned application.

You will note that Development Approval has been issued and that conditions have been attached to this consent.

Pursuant to Section 86(1)(a) of the Development Act 1993 you have the right of appeal to the Environment, Resource and Development Court against any conditions which have been imposed on this consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resource and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide 5001).

Please be advised that this approval will lapse twelve months after the operative date of the decision if the applicant has not commenced the approved development by way of substantial work on the site. If for good reason such work cannot commence within this twelve month period, Council may prior to the end of the period, grant an extension of time to the approval. In addition, the development must be substantially or fully completed within 3 years of the date of the approval.

Further, I wish to bring to your attention that a statement must be submitted to Council verifying that the building work has been completed in accordance with the relevant approval. This statement must be signed by the licensed builder engaged to construct the building or the owner of the land, in the situation where no license builder is engaged.

*Pursuant to regulation 83AB of the Development Act Regulations 1993, this statement is to be supplied to Council within ten (10) business days of occupation of the building.*

Should you require any further information or assistance, do not hesitate to contact me.

Yours faithfully  


Graeme Bowley  
**AUTHORISED OFFICER**

cc Sead Park Pty Ltd 32 Leewood Road, PARADISE SA 5075

- Postal address**  
PO Box 1  
Neathunga Centre  
South Australia 5168
- Neathunga office**  
Ramsay Place  
Neathunga Centre  
Ph 8384 0666  
Fax 8382 8744
- Aberfoyle Park office**  
The Hub  
Aberfoyle Park  
Ph 8384 0666  
Fax 8270 1155
- Wilmington office** September 21, 1999  
St Peters Terrace  
Wilmington  
Ph 8384 0666  
Fax 08 8556 2641

**DECISION NOTIFICATION FORM**

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

DEVELOPMENT NUMBER  
145/02328/99/1A

FOR DEVELOPMENT APPLICATION DATED: 10/08/1999  
REGISTERED ON: 11/08/1999

TO: Great Southern Homes  
3/29 Wood Street  
KURRALTA PARK 5057

LOCATION OF PROPOSED DEVELOPMENT		
PROPERTY DESCRIPTION	Alt 394 Sec 348 DP 33232	HUNDRED WILLUNGA
PROPERTY ADDRESS	47 Piccadin Circuit, SEAFORD RISE 5169	
CERTIFICATE(S) OF TITLE	CT5058389	

NATURE OF PROPOSED DEVELOPMENT  
7 Dwellings

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	NH
PROVISIONAL BUILDING RULES CONSENT	Granted	11
DEVELOPMENT APPROVAL	Granted	11

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.

Date of Decision: 21/09/1999

Signed: *G. Bony*

Date: 21-9-99

Development Assessment Commission or Delegate  
 Council Chief Executive Officer or Delegate  
 Private Certifier  
 Sheets Attached

DEVELOPMENT APPLICATION NUMBER : 145/02328/99/1A  
 APPLICANT : Great Southern Homes  
 LOCATION : 47 Piteain Circuit, SEAFORD RISE 5169  
 PROPOSED DEVELOPMENT : 7 Dwellings  
 DECISION : Development Approval Granted  
 DATE OF DECISION : 21/09/1999  
 APPROVED CLASSIFICATION : 1A 10A

*PROVISIONAL DEVELOPMENT PLAN CONSENT  
 Conditions of Consent*

Nil

Note(s):

1. The conditions imposed in the Provisional Development Plan consents 145/1021/99/DA, 145/1370/99/DA, 145/1371/99/DA and 145/1372/99/DA shall apply to this development approval.

*PROVISIONAL BUILDING RULES CONSENT  
 Conditions of Consent*

1. All exposed timber shall be adequately protected from the weather by painting or other approved method of weather protection.
2. Ventilation to sanitary compartments, laundries and bathrooms shall be in accordance with clause 3.8.5 of the Building Code of Australia.
3. The eaves cavity extending beyond the fire rated wall shall be infilled with a fire rated material equal to the required fire rating of the wall.
4. An approved fire rated sealant shall be applied to all control joints in fire rated walls. The sealant shall have a fire rating equal to the fire rating of the wall and applied strictly in accordance with the manufacturer's recommendation.
5. The notes on sheet 1 of 19 shall apply to all units.
6. The building shall be constructed in compliance in all respects with the approved plans, the Development Act and Regulations.
1. Where an allotment is served by deep drainage (sewers) or is within the drainage area, the owner is required to give notice to SA Water. A block plan is required with measurements of the proposed structure. The SA Water's approval should be obtained before any work is commenced.
2. This approval is granted pursuant to the Development Act, 1993 and approves the proposal only for the purpose of that Act. You are advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to the proposed building.

- time after installing the self-contained smoke alarms, provide to the council  
a certificate that the alarms have been installed in accordance with ASS785. The  
owner is required to test the smoke alarms for audible alarm on a three monthly basis  
and replace batteries as necessary.

4. It is requested that a copy of the Engineer's Footing Inspection Certificate be  
forwarded to Council.

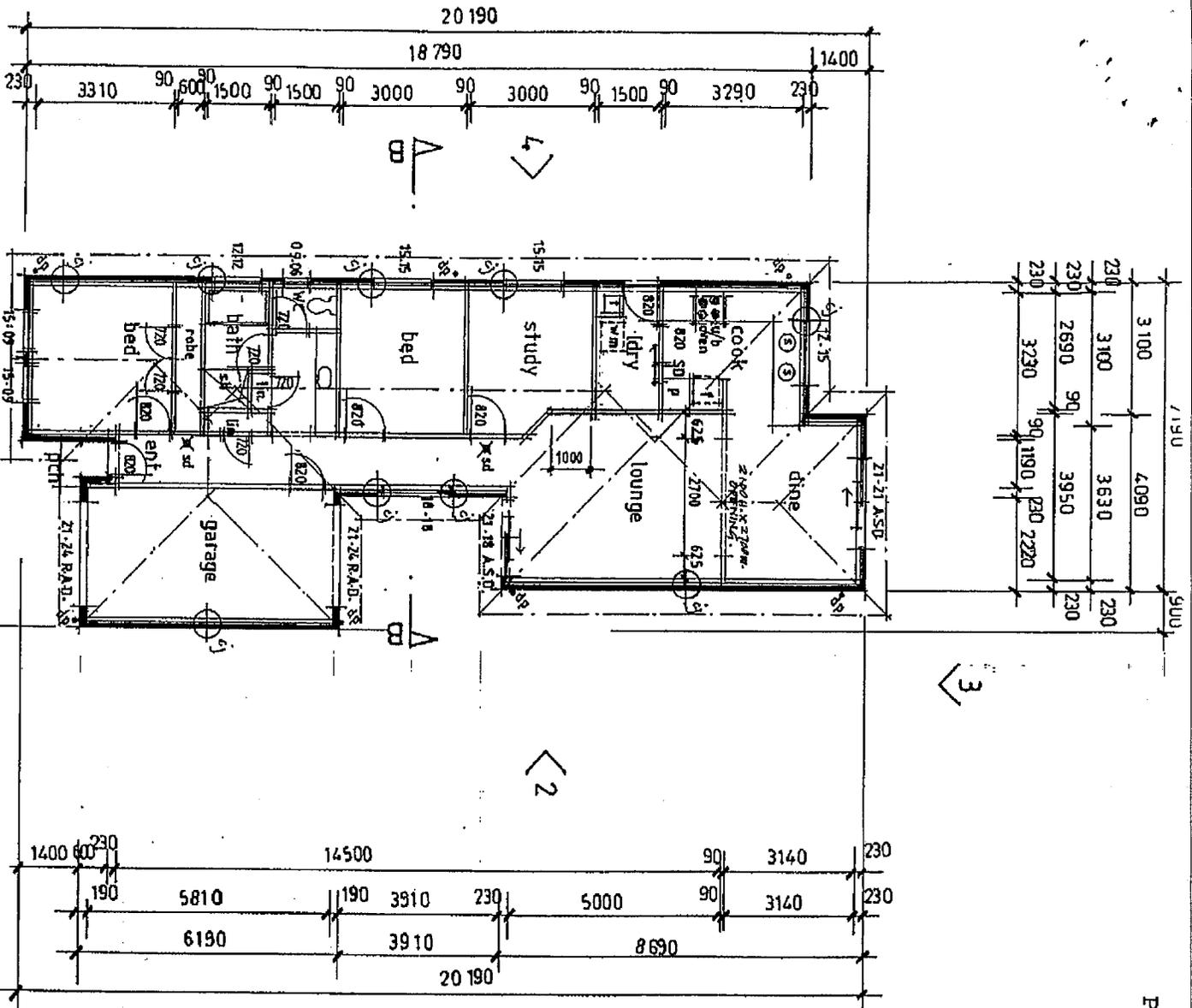
5. Pursuant to Regulation 74 of the Development Regulations, 1993 Council shall be  
given at least one business day's notice at the following stage/s of the building work:  
(a) prior to the placement of concrete in any footing;

Note(s):

1. Under the Development Act 1993, and Development Regulations 1993, a person  
must not occupy a Class 1a building (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 completion for Class 1a buildings to be provided by the builder to the  
relevant authority. The statement declares that the completed building work was  
carried out in accordance with the approved documents (disregarding any approved  
variations or variations of a minor nature).
2. This approval of development becomes void if the development is not commenced  
within 12 months of the date of approval.
3. Encumbrances, although not administered by Council, may have been placed upon  
your allotment. You are therefore advised to check for encumbrances on your  
Certificate of Title prior to commencing work.
4. Your driveway should be constructed to ensure that its level at your front boundary  
is at least 75mm above the level of the kerb where your driveway abuts the kerb.
5. A refuse collector shall be provided on the site at the commencement of building  
work for temporary storage of building waste matter.

  
Graeme Bowhey  
DEVELOPMENT OFFICER

Dated: 21/9/99



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230	1830	90	1850	90	1190	90	3030	230
230	3230	90	1190	90	3030	230		
230	3230	230	910	230	3030	230		
	3690		910		3490			
								8090

FLOOR PLAN

UNIT 1

6 OF 19



A. B'ANDREA & ASSOCIATES  
BUILDING DESIGNERS

Suite 11,  
487 Federation Road,  
Hilltopgate, S.A. 5063

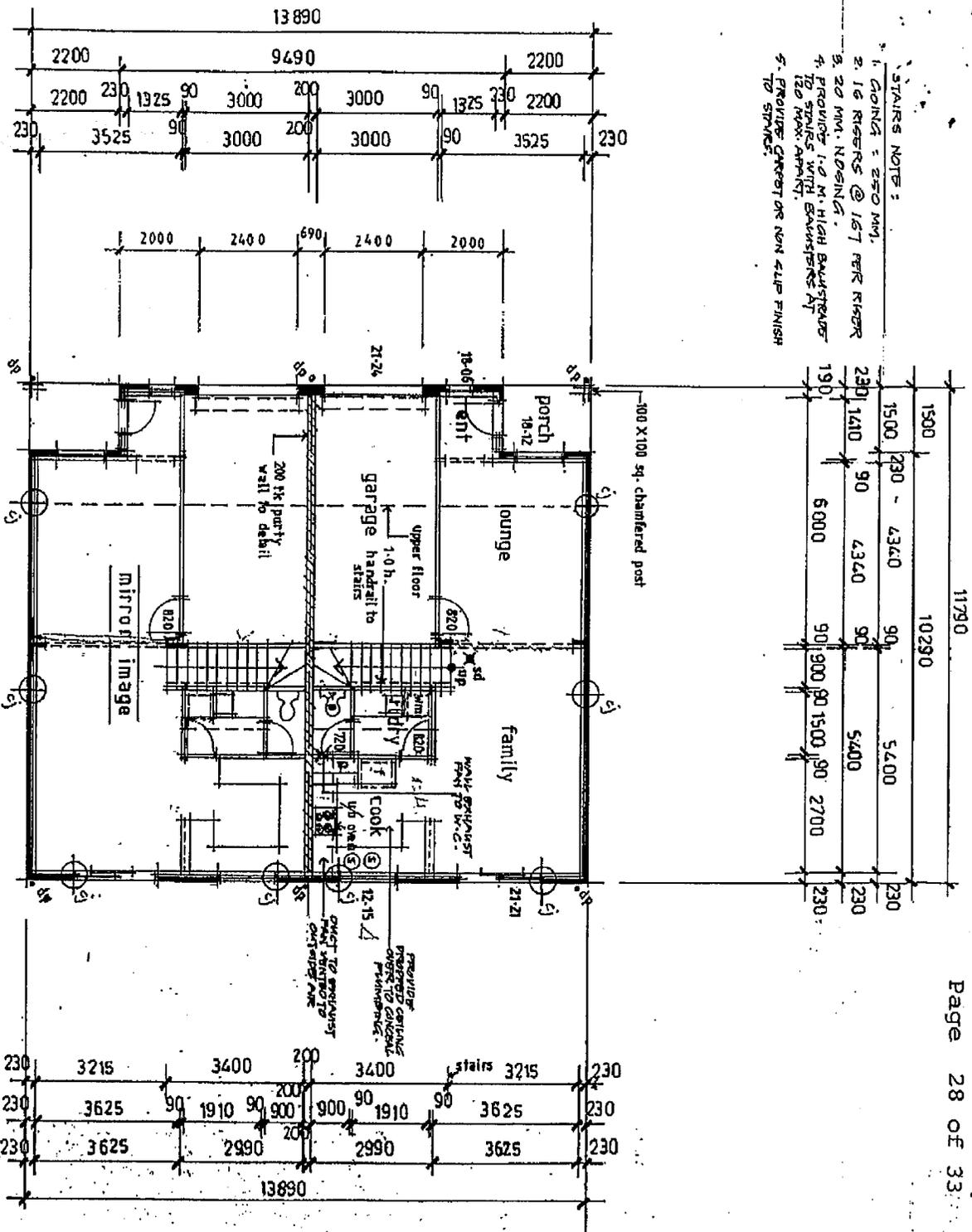
Phone: 8272 8632  
Fax: 8272 4465

PROPOSED UNIT DEVELOPMENT AT  
CNR OF GRAND BOULEVARD &  
ENDEAVOUR DR., SEAFORD RISE  
FOR MR. M. BALL

DATE:

SCALE:

- STAIRS NOTE:
1. GOING = 250 MM.
  2. 16 RISERS @ 167 PER RISER
  3. 20 MM. NOSING.
  4. PROVIDE 1.0 M. HIGH BALUSTRADES TO STAIRS WITH BALUSTERS AT 120 MM. APART.
  5. PROVIDE CHEST OR NON SLIP FINISH TO STAIRS.



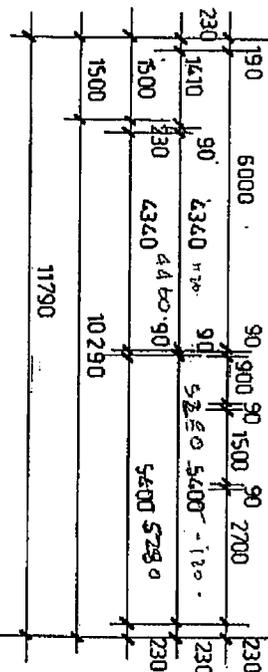
NOTE  
 X sd  
 PROVIDES MORE DETAILS HANDWRITTEN TO CONSULTING MAINS WITH BATTERY BACK UP  
 CONVEYING WITH A.S. 3706.

ALL W.C. DOORS TO HAVE SPECIALLY DESIGNED HANDLES FOR EASY REFINISH ALTERNATIVELY, DOOR TO OPEN OUTWARDS.

USE MODULAR SIZE BRICKS FOR WALLS.

GROUND FLOOR PLAN

UNITS 2, 3, 4, 5 & 6



SHEET 1 OF 19



A. D'AIDONE & ASSOCIATES  
 BUILDING DESIGNERS

Suite 11,  
 487 Robinson Street,  
 Highgate, S.A. 5063

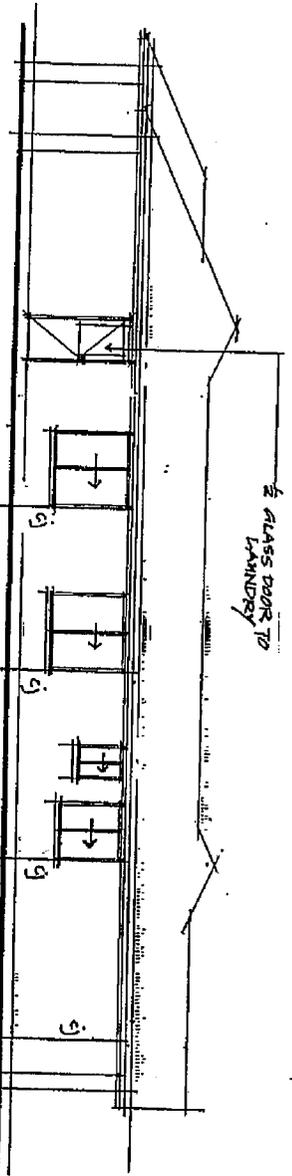
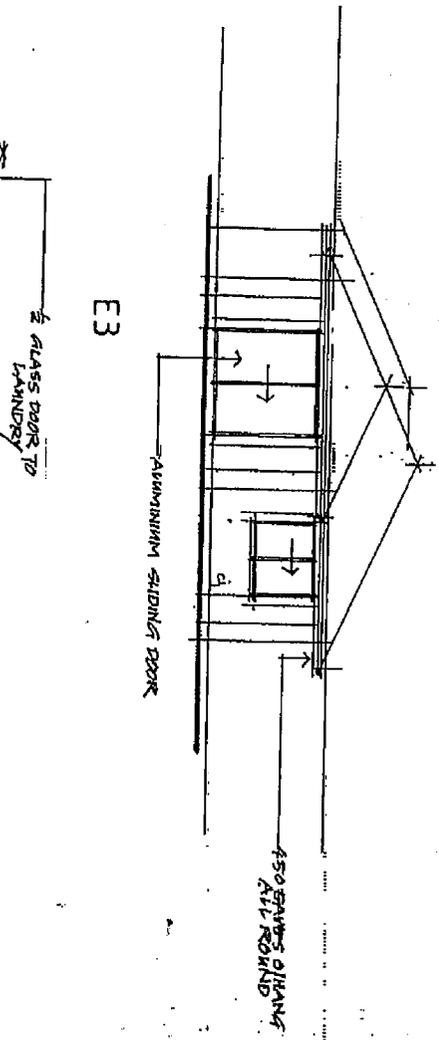
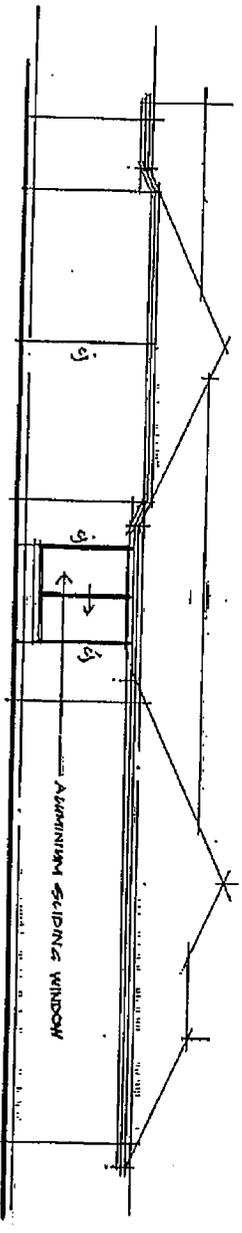
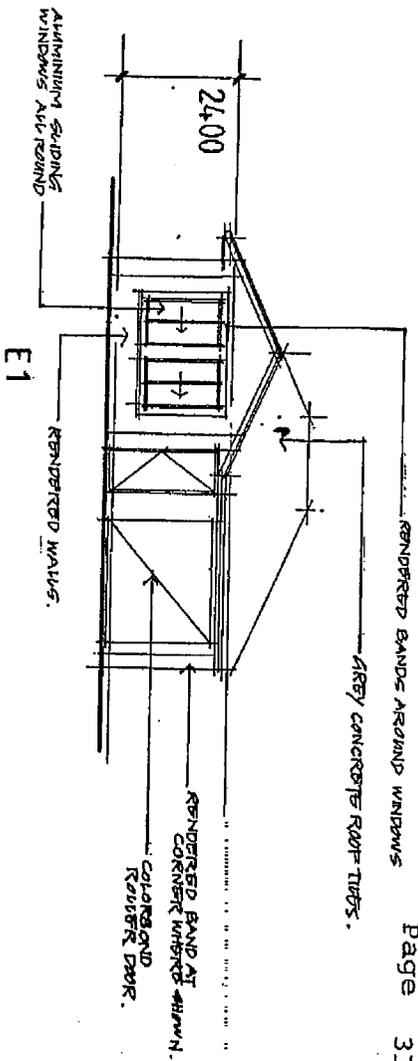
Phone: 8272 8822  
 Fax: 8272 8883

PROPOSED UNIT DEVELOPMENT AT  
 CNR. OF GRAND BOULEVARD &  
 ENDEAVOUR DR., SEAFORD RISE  
 FOR MR. M. BALL

DATE: SCALE:







UNIT 1

7 OF 19



A. D'ANDREA & ASSOCIATES  
BUILDING DESIGNERS

Suite 11,  
1472 Rubicon Road,  
Highgate, S.A. 5063

Phone: 4972 8632  
Fax: 8724493

PROPOSED UNIT DEVELOPMENT AT  
CNR. OF GRAND BOULEVARD &  
ENDEAVOUR DR., SEAFORD RISE  
FOR MR. M. BALL

DATE

SCALE:

8876995



LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

SERIES NO.	PREFIX
2	LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 20 APR 2000	Time: 12.05
FEES	
R.G.O.	POSTAGE
82	

AGENT CODE

Lodged by: JAMA

Correction to: JAMA

293

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

82.00 20APR17PM 160106532L T.G.

CP20360

CORRECTION EVD 13.5.2000	PASSED 
-----------------------------	------------

DELIVERY INSTRUCTIONS (Agent to complete) PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

FILED 26-5-2000

REGISTRAR-GENERAL

Terms of Instrument not  
checked by Lands Titles Office

SCHEME DESCRIPTION

COMMUNITY PLAN NO. 20360

47 PITCAIRN CIRCUIT SEAFORD RISE

Terms of Instrument Not  
Checked by Lands Titles Office

Scheme Description  
Development No. 145/C014/99

INDEX

<u>ITEM</u>	<u>PAGE NO.</u>
Description of land to be developed =	3
Nature of Proposed Development	3
Purpose for which Lots and Common Property may be used	3
Standard of building and improvements	3
Staging of Development	3 & 4
Estimated date for completion of Scheme	4
Conditions of Approval	4 & 5-26
Plans	27-33

x

Rain.

Scheme Description  
Development No. 145/C014/99

COMMUNITY TITLES ACT, 1996

SCHEME DESCRIPTION

DESCRIPTION OF LAND TO BE DEVELOPED UNDER THE SCHEME

The whole of the land comprised in Certificate of Title Register Book Volume 5058 Folio 389 being Allotment 394 in Deposited Plan 33232 and being the property at 47 Pitcairn Circuit Seaford Rise S.A.

NATURE OF PROPOSED DEVELOPMENT

The development is comprised of thirteen (13) community lots with a mix of 8 single story and five two storey dwellings and one common lot (the Common Property). The Common Property is for access to lots 1-7 and to visitor car parks for Lots 1-7 (see copy of plan attached pages 27-33).

PURPOSE FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE USED

The lots created are to be used for residential purposes.

The Common Property is to be used by the proprietors and occupiers of community lots 1-7 and persons authorised by them from time to time in accordance with the By-Laws of the Community Scheme.

STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

The dwellings have a brick-timber cladding finish with cement tile roofs. Each dwelling has a garage under the main roof with room for a visitor car park behind the garage entrance (see copy of plan attached pages 27-33).

The Common Property Lot will be paved and landscaped.

STAGING OF DEVELOPMENT

The scheme is a staged development.

Stage One will comprise community lots 1-7 and development lot 20 and Common property C1. Stage one of the development will be undertaken and completed by the developer with progressive completion of all the proposed improvements.

Stage Two of the Development will comprise community lots 8-13. Stage Two of the development will be undertaken and completed by the developer with progressive completion of all

Terms of Instrument  
not checked by Lands Titles  
Office

Scheme Description  
Development No. 145/C014/99

the proposed improvements.

The order of completion of work on each allotment of each stage will be arranged as required by the developer and may not be in any specific order.

ESTIMATED DATE FOR THE COMPLETION OF THE SCHEME

Stage One (including the paving and landscaping of the common property) is scheduled for completion by the 30th day of April 2000.

Stage Two (including the paving and landscaping of the common property) is scheduled for completion by the 30th day of November 2000.

CONDITIONS OF APPROVAL

The scheme has been approved by the City of Onkaparinga Council with various conditions to be met by the developer.

The conditions will continue to apply after completion of the development and will be the responsibility of the community corporations and the owners of the community lots.

Copies of the Conditions of Approval are attached to this Scheme Description and are shown on page...

Further particulars about the details of this Scheme may be available from the City of Onkaparinga Council Development Nos. 145/01021/99DA, 145/01369/99/DA, 145/01370/99/DA, 145/01371/99/DA, 145/01372/99/DA, 145/02328/99/1A.

Dated this 18th day of April 2000.

CERTIFICATE OF THE COUNCIL

It is certified:

All the consents or approvals required under the Development Act 1993 in relation to the division of land (and a change in the use of the land (if any) in accordance with the Scheme Description and Plan of Community Division have been granted.

...*[Signature]*...  
GENERAL MANAGER  
ENVIRONMENTAL SERVICES

Dated 18 APRIL 2000.



DEVELOPMENT APPLICATION NUMBER : 145/01021/99/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Pitcairn Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : 4 attached 2 storey dwellings in the form of semi-detached without exclusive curtilage  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 29 July 1999

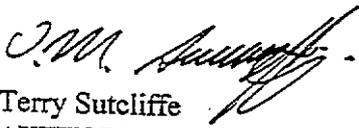
*PROVISIONAL DEVELOPMENT PLAN CONSENT*  
*Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. The western side of the shared/common driveway between units 1 & 13 shall have a minimum 2 metre radius at the point where it meets the kerb line of Pitcairn Circuit.
3. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
4. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval
5. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 4, shall be completed prior to occupation of the premises.
6. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
7. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by a suitable kerb to prevent vehicle movement thereon.
8. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council create unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road user.
9. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
10. Each dwelling shall be connected to SA Water Corporation mains sewer.
11. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table and/or an approved Council drain by means of an effective underground drainage system.

12. The driveway and car parking areas shall be paved or surfaced, drained and marked to Engineering standards prior to occupation of the development.
- 13 All driveways and car parking areas shall comply with Australian Standard 2890.1-1993, Off Street Parking Code particularly in regard to bay width and length, aisle width, grades, turn around facilities and lighting.
14. That effective measures be implemented during the period of construction of the development to:
  - prevent silt run-off to adjoining properties, roads and drains;
  - control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.

Note(s):

1. You are advised that Building Rules consent for building work is required pursuant to the provisions of the Development Act 1993.
2. No landscaping shall be planted on any portion of Council road reserve within 2 metres of the back of the kerb, so as to allow appropriate space for pedestrian access.

  
Terry Sutcliffe  
AUTHORISED OFFICER

Dated: 218199



City of  
**Onkaparinga**

3 August, 1999

Bobby Ray Investments Pty Ltd  
3/29 Wood Street  
KURRALTA PARK SA 5037

Dear Sir/Madam

**Development Application No.** : 145/01369/99/DA  
**Proposed Development** : 6 semi detached dwellings (Units 8 to 13)  
**Location of Proposed Development** : 47 Pitcairn Circuit, SEAFORD RISE 5169  
**Property Identification** : Alt 394 Sec 348 DP 33232  
**Provisional Development Plan Consent**

Please find enclosed a Decision Notification Form in respect to the abovementioned application.

You will note that only Provisional Development Plan Consent has been issued and that conditions have been attached to this consent.

Pursuant to Section 86(1) (a) of the Development Act 1993 you have the right of appeal to the Environment, Resource and Development Court against any conditions which have been imposed on this consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resource and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide 5001).

I also confirm that as only Provisional Development Plan Consent has been granted, no work can commence on this development until Provisional Building Rules Consent and Development Approval has been obtained.

Please be advised that this consent will lapse twelve months after the operative date of the decision if the applicant has not commenced the approved development by way of substantial work on the site. If for good reason such work cannot commence within this twelve month period, Council may prior to the end of the period, grant an extension of time to the consent.

Should you require any further information or assistance, do not hesitate to contact me.

Yours faithfully

David Melhuish  
**AUTHORISED OFFICER**

attach

DN02  
Postal address  
PO Box 1  
Noarlunga Centre  
South Australia 5168

Noarlunga office  
Ramsay Place  
Noarlunga Centre  
Ph 8384 0666  
Fax 8382 8744

Happy Valley office  
The Hub  
Aberfoyle Park  
Ph 8384 0666  
Fax 8270 1155

Willunga office  
St Peters Terrace  
Willunga  
Ph 8384 0666  
Fax 08 8556 2641

Date Printed August 3, 1999

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

DEVELOPMENT  
NUMBER  
145/01369/99/DA

FOR DEVELOPMENT APPLICATION DATED: 13/05/1999  
REGISTERED ON: 14/05/1999

TO:	Bobby Ray Investments Pty Ltd 3/29 Wood Street KURRALTA PARK SA 5037
-----	--

LOCATION OF PROPOSED DEVELOPMENT			
PROPERTY DESCRIPTION	Alt 394 Sec 348 DP 33232	HUNDRED	WILLUNGA
PROPERTY ADDRESS	47 Pitcairn Circuit, SEAFORD RISE 5169		
CERTIFICATE(S) OF TITLE	CT 5058 389		

NATURE OF PROPOSED DEVELOPMENT
6 semi detached dwellings (Units 8 to 13)

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	13
PROVISIONAL BUILDING RULES CONSENT		
DEVELOPMENT APPROVAL		

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.

Date of Decision: 03/08/99	<input type="checkbox"/> Development Assessment Commission or Delegate
Signed: 	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date: 4/8/99	<input type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached

DEVELOPMENT APPLICATION NUMBER : 145/01369/99/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Pitcairn Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : 6 semi detached dwellings (Units 8 to 13)  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 03/08/99

**PROVISIONAL DEVELOPMENT PLAN CONSENT**  
*Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
3. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval.
4. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 3, shall be completed prior to occupation of the premises.
5. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
6. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by a suitable kerb to prevent vehicle movement thereon.
7. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council create unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road users.
8. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
9. Each dwelling shall be connected to SA Water Corporation mains sewer.

10. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table and/or an approved Council drain by means of an effective underground drainage system.
11. The driveway and car parking areas shall be paved or surfaced, drained and marked to Engineering standards prior to occupation of the development.
12. All driveways and car parking areas shall comply with Australian Standard 2890.1-1993, Off Street Parking Code particularly in regard to bay width and length, aisle width, grades, turn around facilities and lighting.
13. That effective measures be implemented during the period of construction of the development to:
  - prevent silt run-off to adjoining properties, roads and drains;
  - control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.

Note(s):

1. You are advised that Building Rules consent for building work is required pursuant to the provisions of the Development Act 1993.
2. No landscaping shall be planted on any portion of Council road reserve within 2 metres of the back of the kerb, so as to allow appropriate space for pedestrian access.



David Melhuish  
AUTHORISED OFFICER

Dated: 4, 8, 99

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

**DEVELOPMENT  
NUMBER**  
145/01370/99/DA

FOR DEVELOPMENT APPLICATION DATED: 13/05/1999  
REGISTERED ON: 14/05/1999

TO:	Bobby Ray Investments Pty Ltd 3/29 Wood Street KURRALTA PARK SA 5037
-----	--

**LOCATION OF PROPOSED DEVELOPMENT**

PROPERTY DESCRIPTION	Alt 394 Sec 348 DP 33232	HUNDRED	WILLUNGA
PROPERTY ADDRESS	47 Pitcairn Circuit, SEAFORD RISE 5169		
CERTIFICATE(S) OF TITLE	CT 5058 389		

**NATURE OF PROPOSED DEVELOPMENT**

An attached 2 storey dwelling (Unit 6)
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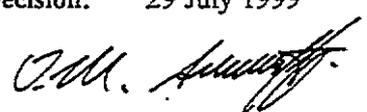
In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	13
PROVISIONAL BUILDING RULES CONSENT		
<del>PROVISIONAL BUILDING RULES CONSENT</del>		

Five Representation(s) from third parties concerning your category 2 proposal were received.

If there were third party representations, any consent/approval with conditions does not operate until the periods specified in the Act have expired. Any conditions imposed on this approval are set out on the attached sheet.

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.

Date of Decision: 29 July 1999	<input type="checkbox"/> Development Assessment Commission or Delegate
Signed: 	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date: 2 AUGUST 1999	<input type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached

DEVELOPMENT APPLICATION NUMBER : 145/01370/99/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Pitcairn Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : An attached 2 storey dwelling (Unit 6)  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 29 July 1999

*PROVISIONAL DEVELOPMENT PLAN CONSENT*  
*Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
3. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval.
4. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 3, shall be completed prior to occupation of the premises.
5. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
6. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by a suitable kerb to prevent vehicle movement thereon.
7. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council create unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road user.
8. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
9. Each dwelling shall be connected to SA Water Corporation mains sewer.
10. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table and/or an approved Council drain by means of an effective underground drainage system.
11. The driveway and car parking areas shall be paved or surfaced, drained and marked to Engineering standards prior to occupation of the development.

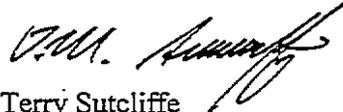
12. All driveways and car parking areas shall comply with Australian Standard 2890.1-1993, Off Street Parking Code particularly in regard to bay width and length, aisle width, grades, turn around facilities and lighting.

13. That effective measures be implemented during the period of construction of the development to:

- prevent silt run-off to adjoining properties, roads and drains;
- control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
- ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
- ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.

Note(s):

1. You are advised that Building Rules consent for building work is required pursuant to the provisions of the Development Act 1993.
2. No landscaping shall be planted on any portion of Council road reserve within 2 metres of the back of the kerb, so as to allow appropriate space for pedestrian access.



Terry Sutcliffe  
AUTHORISED OFFICER

Dated: 2 / 8 / 99



City of  
**Onkaparinga**

3 August, 1999

Bobby Ray Investments Pty Ltd  
3/29 Wood Street  
KURRALTA PARK SA 5037

Dear Sir/Madam

**Development Application No.** : 145/01371/99/DA  
**Proposed Development** : Dwelling in the form of detached dwelling without exclusive curtilage (Unit 1)  
**Location of Proposed Development** : 47 Pitcairn Circuit, SEAFORD RISE 5169  
**Property Identification** : Alt 394 Sec 348 DP 33232  
**Provisional Development Plan Consent**

Please find enclosed a Decision Notification Form in respect to the abovementioned application.

You will note that only Provisional Development Plan Consent has been issued and that conditions have been attached to this consent.

Pursuant to Section 86(1) (a) of the Development Act 1993 you have the right of appeal to the Environment, Resource and Development Court against any conditions which have been imposed on this consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resource and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide 5001).

I also confirm that as only Provisional Development Plan Consent has been granted, no work can commence on this development until Provisional Building Rules Consent and Development Approval has been obtained.

Please be advised that this consent will lapse twelve months after the operative date of the decision if the applicant has not commenced the approved development by way of substantial work on the site. If for good reason such work cannot commence within this twelve month period, Council may prior to the end of the period, grant an extension of time to the consent.

Should you require any further information or assistance, do not hesitate to contact me.

Yours faithfully

David Melhuish  
**AUTHORISED OFFICER**

attach

DN02  
Postal address  
PO Box 1  
Noarlunga Centre  
South Australia 5168

Noarlunga office  
Ramsay Place  
Noarlunga Centre  
Ph 8384 0666  
Fax 8382 8744

Happy Valley office  
The Hub  
Aberfoyle Park  
Ph 8384 0666  
Fax 8270 1155

Date Printed August 3, 1999  
Willunga office  
St Peters Terrace  
Willunga  
Ph 8384 0666  
Fax 08 8556 2641

South Australia – Regulations Under the Development Act, 1993 – Regulation 42

DEVELOPMENT  
NUMBER  
145/01371/99/DA

FOR DEVELOPMENT APPLICATION DATED: 13/05/1999  
REGISTERED ON: 14/05/1999

TO:	Bobby Ray Investments Pty Ltd 3/29 Wood Street KURRALTA PARK SA 5037
-----	--

LOCATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION	Alt 394 Sec 348 DP 33232	HUNDRED	WILLUNGA
PROPERTY ADDRESS	47 Pitcairn Circuit, SEAFORD RISE 5169		
CERTIFICATE(S) OF TITLE	CT 5058 389		

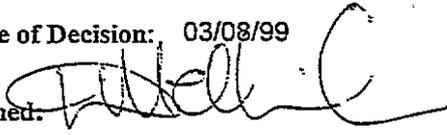
NATURE OF PROPOSED DEVELOPMENT

Dwelling in the form of detached dwelling without exclusive curtilage (Unit 1)

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	14
PROVISIONAL BUILDING RULES CONSENT		
<b>DEVELOPMENT APPROVAL</b>		

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.

Date of Decision: 03/08/99	<input type="checkbox"/> Development Assessment Commission or Delegate <input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate <input type="checkbox"/> Private Certifier <input checked="" type="checkbox"/> Sheets Attached
Signed: 	
Date: 4/8/99	

DEVELOPMENT APPLICATION NUMBER : 145/01371/99/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Pitcairn Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : Dwelling in the form of detached dwelling without exclusive curtilage (Unit 1)  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 03/08/99

**PROVISIONAL DEVELOPMENT PLAN CONSENT**  
*Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. The western side of the shared/common driveway between units 1 and 13 shall have a minimum 2 metre radius at the point where it meets the kerb line of Pitcairn Circuit.
3. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
4. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval.
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10. Each dwelling shall be connected to SA Water Corporation mains sewer.

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14. That effective measures be implemented during the period of construction of the development to:
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  - control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.

## Note(s):

1. You are advised that Building Rules consent for building work is required pursuant to the provisions of the Development Act 1993.
2. No landscaping shall be planted on any portion of Council road reserve within 2 metres of the back of kerb, so as to allow appropriate space for pedestrian access.



David Melhuish  
AUTHORISED OFFICER

Dated: 18/99



City of  
**Onkaparinga**

3 August, 1999

Bobby Ray Investments Pty Ltd  
3/29 Wood Street  
KURRALTA PARK SA 5037

Dear Sir/Madam

<b>Development Application No.</b>	: 145/01372/99/DA
<b>Proposed Development</b>	: Single storey attached dwelling (without exclusive curtilage) Unit 7
<b>Location of Proposed Development</b>	: 47 Pitcairn Circuit, SEAFORD RISE 5169
<b>Property Identification</b>	: Alt 394 Sec 348 DP 33232
<b>Provisional Development Plan Consent</b>	

Please find enclosed a Decision Notification Form in respect to the abovementioned application.

You will note that only Provisional Development Plan Consent has been issued and that conditions have been attached to this consent.

Pursuant to Section 86(1) (a) of the Development Act 1993 you have the right of appeal to the Environment, Resource and Development Court against any conditions which have been imposed on this consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resource and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide 5001).

I also confirm that as only Provisional Development Plan Consent has been granted, no work can commence on this development until Provisional Building Rules Consent and Development Approval has been obtained.

Please be advised that this consent will lapse twelve months after the operative date of the decision if the applicant has not commenced the approved development by way of substantial work on the site. If for good reason such work cannot commence within this twelve month period, Council may prior to the end of the period, grant an extension of time to the consent.

Should you require any further information or assistance, do not hesitate to contact me.

Yours faithfully

David Melhuish  
**AUTHORISED OFFICER**

DN02  
Postal address  
PO Box 1  
Noarlunga Centre  
South Australia 5168

Noarlunga office  
Ramsay Place  
Noarlunga Centre  
Ph 8384 0666  
Fax 8382 8744

fax 8382 8744

Happy Valley office  
The Hub  
Aberfoyle Park  
Ph 8384 0666  
Fax 8270 1155

Fax 8270 1155

Date Printed August 3, 1999  
Willunga office  
St Peters Terrace  
Willunga  
Ph 8384 0666  
Fax 08 8556 2641

Fax 08 8556 2641

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

**DEVELOPMENT  
NUMBER**  
145/01372/99/DA

**FOR DEVELOPMENT APPLICATION**      **DATED:** 13/05/1999  
**REGISTERED ON:** 14/05/1999

<b>TO:</b>	Bobby Ray Investments Pty Ltd 3/29 Wood Street KURRALTA PARK SA 5037
------------	--

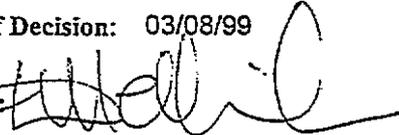
LOCATION OF PROPOSED DEVELOPMENT			
<b>PROPERTY DESCRIPTION</b>	Alt 394 Sec 348 DP 33232	<b>HUNDRED</b>	WILLUNGA
<b>PROPERTY ADDRESS</b>	47 Pitcairn Circuit, SEAFORD RISE 5169		
<b>CERTIFICATE(S) OF TITLE</b>	CT 5058 389		

NATURE OF PROPOSED DEVELOPMENT
Single storey attached dwelling (without exclusive curtilage) Unit 7

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

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	13
PROVISIONAL BUILDING RULES CONSENT		
<b>DEVELOPMENT APPROVAL</b>		

*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.*

Date of Decision: 03/08/99	<input type="checkbox"/> Development Assessment Commission or Delegate <input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate <input type="checkbox"/> Private Certifier <input checked="" type="checkbox"/> Sheets Attached
Signed: 	
Date: 4/8/99	

DEVELOPMENT APPLICATION NUMBER : 145/01372/99/DA  
APPLICANT : Bobby Ray Investments Pty Ltd  
LOCATION : 47 Pitcairn Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : Single storey attached dwelling (without exclusive curtilage) Unit 7  
DECISION : Provisional Development Plan Consent Granted  
DATE OF DECISION : 03/08/99

**PROVISIONAL DEVELOPMENT PLAN CONSENT**  
*Conditions of Consent*

1. All development shall be completed in accordance with the amended plans received by Council 29 June 1999, and other documentation submitted with and forming part of the Development Application, except where varied by the following conditions.
2. All works associated with the development as detailed in the approved plans shall be completed prior to the occupation of the premises.
3. A detailed landscaping plan specifying the species and location of planting on the site shall be provided for the approval of Council prior to final development approval.
4. The establishment of the landscaping on the land with trees, shrubs and lawns as required in condition 3, shall be completed prior to occupation of the premises.
5. All plants, shrubs, trees and lawns shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawns and/or ground cover shall be replaced whenever necessary.
6. All landscaped and grassed areas shall be separated from adjacent driveways and car parking areas by suitable kerb to prevent vehicle movement thereon.
7. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council create unreasonable overspill onto any adjoining property or roadway which thereby may create a nuisance to any neighbour or road user.
8. The premises including all buildings and car parking areas shall be maintained and kept in a tidy condition at all times.
9. Each dwelling shall be connected to SA Water Corporation mains sewer.
10. Stormwater from all roofs, gutters, downpipes and paved areas shall be drained to the street water table and/or an approved Council drain by means of an effective underground drainage system.

11. The driveway and car parking areas shall be paved or surfaced, drained and marked to Engineering standards prior to occupation of the development.
12. All driveways and car parking areas shall comply with Australian Standard 2890.1-1993, Off Street Parking Code particularly in regard to bay width and length, aisle width, grades, turn around facilities and lighting.
13. That effective measures be implemented during the period of construction of the development to:
- prevent silt run-off to adjoining properties, roads and drains;
  - control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.

## Note(s):

1. You are advised that Building Rules consent for building work is required pursuant to the provisions of the Development Act 1993.
2. No landscaping shall be planted on any portion of Council road reserve within 2 metres of the back of the kerb, so as to allow appropriate space for pedestrian access.



David Melhuish  
AUTHORISED OFFICER

Dated: 4, 8, 99



City of  
**Onkaparinga**

21 September, 1999

Great Southern Homes  
3/29 Wood Street  
KURRALTA PARK 5037

Dear Sir/Madam

**Development Application No.** : 145/02328/99/1A  
**Proposed Development** : 7 Dwellings  
**Location of Proposed Development** : 47 Pitcairn Circuit, SEAFORD RISE 5169  
**Property Identification** : Alt 394 Sec 348 DP 33232  
**Development Approval**

Please find enclosed a Decision Notification Form in respect to the above mentioned application.

You will note that Development Approval has been issued and that conditions have been attached to this consent.

Pursuant to Section 86(1)(a) of the Development Act 1993 you have the right of appeal to the Environment, Resource and Development Court against any conditions which have been imposed on this consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period as may be allowed by the Court.

The Environment, Resource and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 ( Postal Address, GPO Box 2465, Adelaide 5001).

Please be advised that this approval will lapse twelve months after the operative date of the decision if the applicant has not commenced the approved development by way of substantial work on the site. If for good reason such work cannot commence within this twelve month period, Council may prior to the end of the period, grant an extension of time to the approval. In addition, the development must be substantially or fully completed within 3 years of the date of the approval.

Further, I wish to bring to your attention that a statement must be submitted to Council verifying that the building work has been completed in accordance with the relevant approval. This statement must be signed by the licensed builder engaged to construct the building or the owner of the land, in the situation where no license builder is engaged.

*Pursuant to regulation 83AB of the Development Act Regulations 1993, this statement is to be supplied to Council within ten (10) business days of occupation of the building.*

Should you require any further information or assistance, do not hesitate to contact me.

Yours faithfully

Graeme Bowhey  
**AUTHORISED OFFICER**

cc Scad Park Pty Ltd 32 Leewood Road, PARADISE SA 5075

**Postal address**  
PO Box 1  
Noarlunga Centre  
South Australia 5168

**Noarlunga office**  
Ramsay Place  
Noarlunga Centre  
Ph 8384 0666  
Fax 8382 8744

**Aberfoyle Park office**  
The Hub  
Aberfoyle Park  
Ph 8384 0666  
Fax 8270 1155

**Willunga office**  
St Peters Terrace  
Willunga  
Ph 8384 0666  
Fax 08 8556 2641

September 21, 1999

**DECISION NOTIFICATION FORM**

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

**DEVELOPMENT NUMBER**  
145/02328/99/1A

**FOR DEVELOPMENT APPLICATION**      **DATED:** 10/08/1999  
**REGISTERED ON:** 11/08/1999

<b>TO:</b>	Great Southern Homes 3/29 Wood Street KURRALTA PARK 5037
------------	--

LOCATION OF PROPOSED DEVELOPMENT			
PROPERTY DESCRIPTION	Alt 394 Sec 348 DP 33232	HUNDRED	WILLUNGA
PROPERTY ADDRESS	47 Pitcairn Circuit, SEAFORD RISE 5169		
CERTIFICATE(S) OF TITLE	CT5058389		

NATURE OF PROPOSED DEVELOPMENT
7 Dwellings

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

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	Nil
PROVISIONAL BUILDING RULES CONSENT	Granted	11
<b>DEVELOPMENT APPROVAL</b>	<b>Granted</b>	<b>11</b>

*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.*

Date of Decision: 21/09/1999	<input type="checkbox"/> Development Assessment Commission or Delegate
Signed: <i>G. Bowly</i>	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date: 21-9-99	<input type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached

DEVELOPMENT APPLICATION NUMBER : 145/02328/99/1A  
APPLICANT : Great Southern Homes  
LOCATION : 47 Pitcairn Circuit, SEAFORD RISE 5169  
PROPOSED DEVELOPMENT : 7 Dwellings  
DECISION : Development Approval Granted  
DATE OF DECISION : 21/09/1999  
APPROVED CLASSIFICATION : 1A 10A

**PROVISIONAL DEVELOPMENT PLAN CONSENT**  
*Conditions of Consent*

Nil

Note(s):

1. The conditions imposed in the Provisional Development Plan consents 145/1021/99/DA, 145/1370/99/DA, 145/1371/99/DA and 145/1372/99/DA shall apply to this development approval.

**PROVISIONAL BUILDING RULES CONSENT**  
*Conditions of Consent*

1. All exposed timber shall be adequately protected from the weather by painting or other approved method of weather protection.
  2. Ventilation to sanitary compartments, laundries and bathrooms shall be in accordance with clause 3.8.5 of the Building Code of Australia.
  3. The eaves cavity extending beyond the fire rated wall shall be infilled with a fire rated material equal to the required fire rating of the wall.
  4. An approved fire rated sealant shall be applied to all control joints in fire rated walls. The sealant shall have a fire rating equal to the fire rating of the wall and applied strictly in accordance with the manufacturer's recommendation.
  5. The notes on sheet 1 of 19 shall apply to all units.
  6. The building shall be constructed in compliance in all respects with the approved plans, the Development Act and Regulations.
1. Where an allotment is served by deep drainage (sewers) or is within the drainage area, the owner is required to give notice to SA Water. A block plan is required with measurements of the proposed structure. The SA Water's approval should be obtained before any work is commenced.
  2. This approval is granted pursuant to the Development Act, 1993 and approves the proposal only for the purpose of that Act. You are advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to the proposed building.

Pursuant to Regulation 76 Development Regulations 1993, the owner must, within a reasonable time after installing the self-contained smoke alarms, provide to the council

- 3. a certificate that the alarms have been installed in accordance with AS3786. The owner is required to test the smoke alarms for audible alarm on a three monthly basis and replace batteries as necessary.
- 4. It is requested that a copy of the Engineer's Footing Inspection Certificate be forwarded to Council.
- 5. Pursuant to Regulation 74 of the Development Regulations, 1993 Council shall be given at least one business day's notice at the following stage/s of the building work:
  - (a) prior to the placement of concrete in any footing;

Note(s):

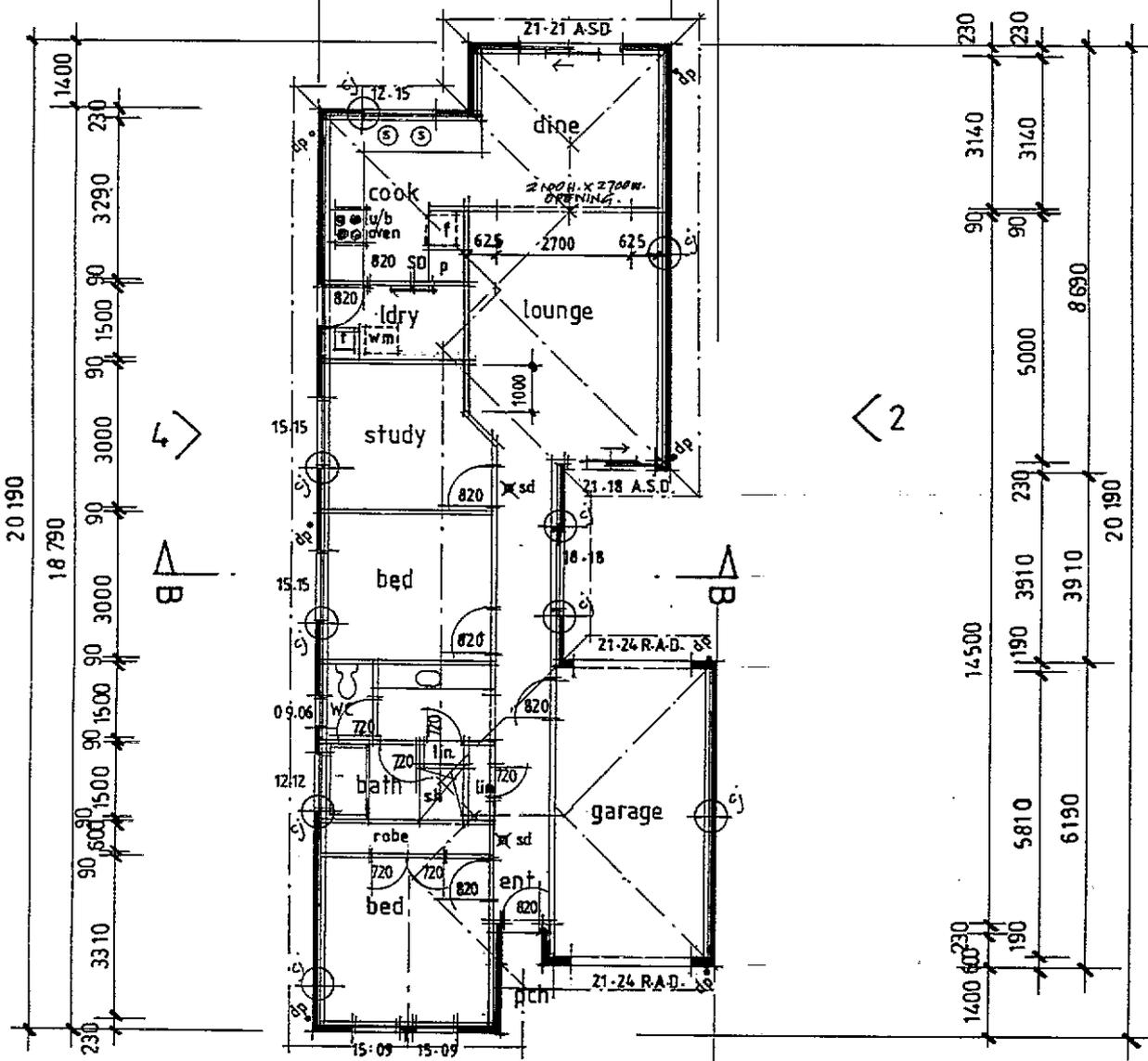
- 1. Under the Development Act 1993, and Development Regulations 1993, a person must not occupy a Class 1a building (or an addition to a Class 1a building) that has not been completed in accordance with the development authorisation insofar as it relates to the performance of building work, unless it complies with the requirements prescribed in Regulation 83A. Regulation 83AB requires a written statement of completion for Class 1a buildings to be provided by the builder to the relevant authority. The statement declares that the completed building work was carried out in accordance with the approved documents (disregarding any approved variations or variations of a minor nature).
- 2. This approval of development becomes void if the development is not commenced within 12 months of the date of approval.
- 3. Encumbrances, although not administered by Council, may have been placed upon your allotment. You are therefore advised to check for encumbrances on your Certificate of Title prior to commencing work.
- 4. Your driveway should be constructed to ensure that its level at your front boundary is at least 75mm above the level of the kerb where your driveway abuts the kerb.
- 5. A refuse collector shall be provided on the site at the commencement of building work for temporary storage of building waste matter.



Graeme Bowhey  
DEVELOPMENT OFFICER

Dated: 21/9/99

	3100	4090	900
230	3100	3630	230
230	2690	90	3950
230	3230	90	1190
		230	2220



230	900	90	2240	90	1190	90	3030	230
230	1830	90	860	90	240	1190	90	3030
230	3230	90	1190	90	3030	230		
230	3230	230	910	230	3030	230		
	3690		310		3490			
					8090			

FLOOR PLAN  
UNIT 1



Suite 11,  
467 Fullarton Road,  
Ilighgate, S.A. 5063

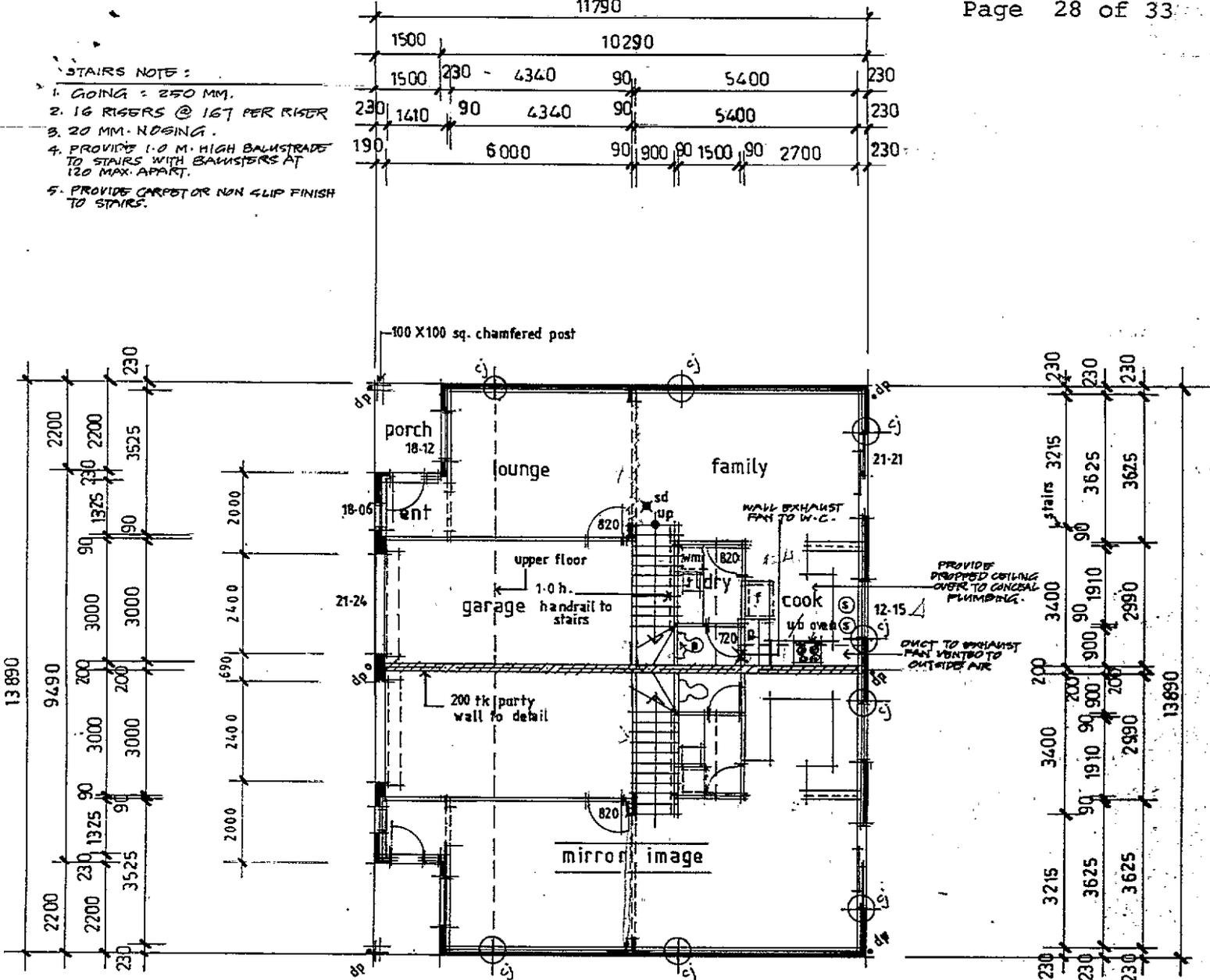
A. D'ANDREA & ASSOCIATES  
BUILDING DESIGNERS

Phone: 8272 8632  
Fax: 82724465

PROPOSED UNIT DEVELOPMENT AT  
CNR OF GRAND BOULEVARD &  
ENDEAVOUR DR., SEAFORD RISE  
FOR MR. M. BALL

DATE: SCALE:

- STAIRS NOTE:**
1. GOING : 250 MM.
  2. 16 RISSERS @ 167 PER RISER
  3. 20 MM. nosing.
  4. PROVIDE 1.0 M. HIGH BALUSTRADE TO STAIRS WITH BALUSTERS AT 120 MAX APART.
  5. PROVIDE CARPET OR NON SLIP FINISH TO STAIRS.

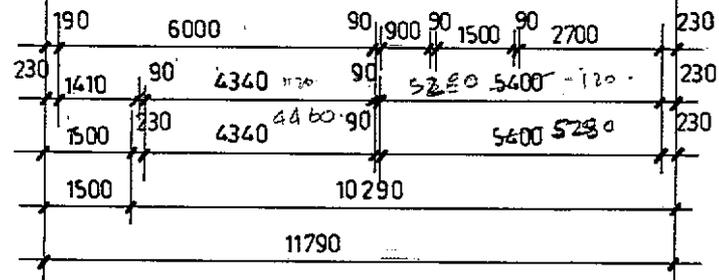


**NOTE**  
 X sd DENOTES SMOKE DETECTORS HARDWIRED TO CONSUMER MAINS WITH BATTERY BACK UP COMPLYING WITH A.S. 3106.

ALL W.C. DOORS TO HAVE SPECIALLY DESIGNED HINGES FOR EASY REMOVAL ALTERNATIVELY, DOOR TO OPEN OUTWARDS.

USE MODULAR SIZE BRICKS FOR WALLS.

**GROUND FLOOR PLAN**  
**UNITS 2, 3, 4, 5 & 6**



SHEET 1 OF 19

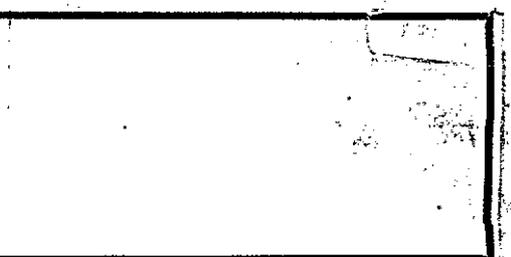
Suite 11,  
 467 Fullarton Road,  
 Highgate, S.A. 5063

**A. D'ANDREA & ASSOCIATES**  
 BUILDING DESIGNERS

Phone: 8212 8832  
 Fax: 82724485

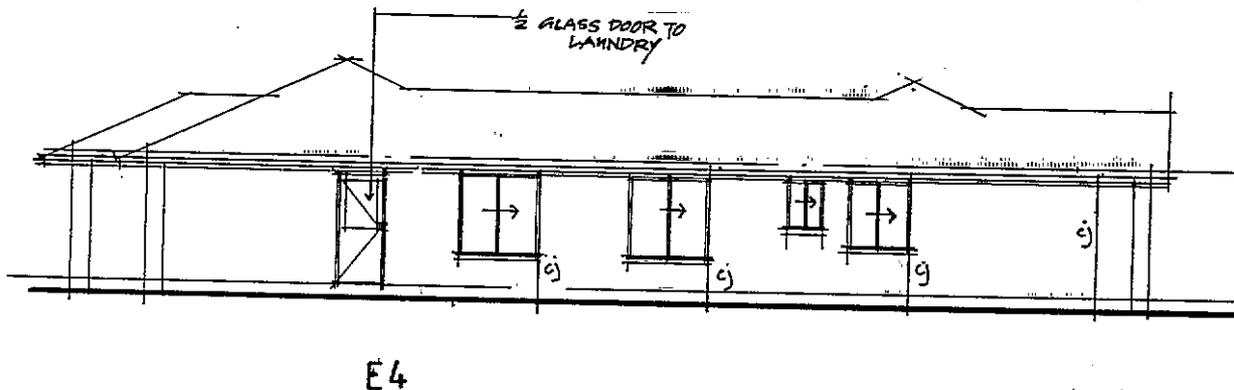
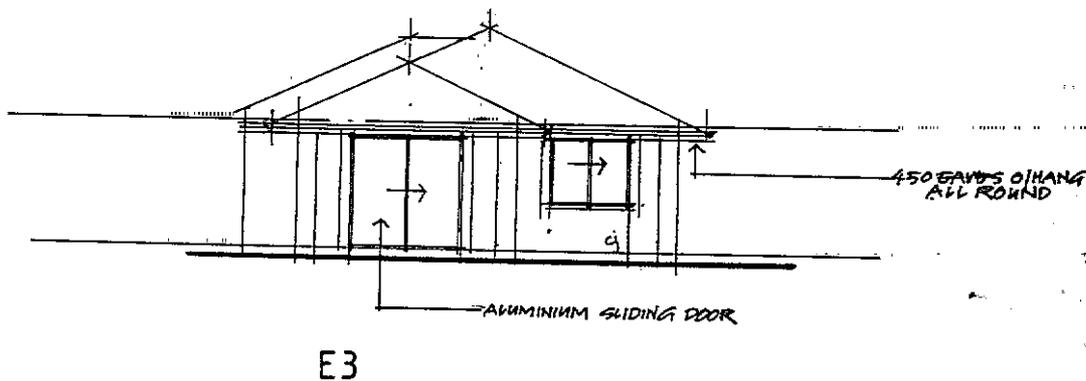
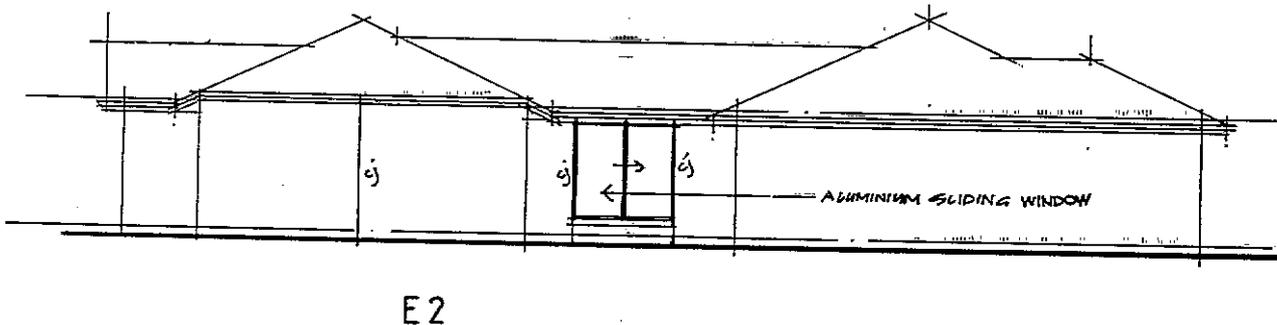
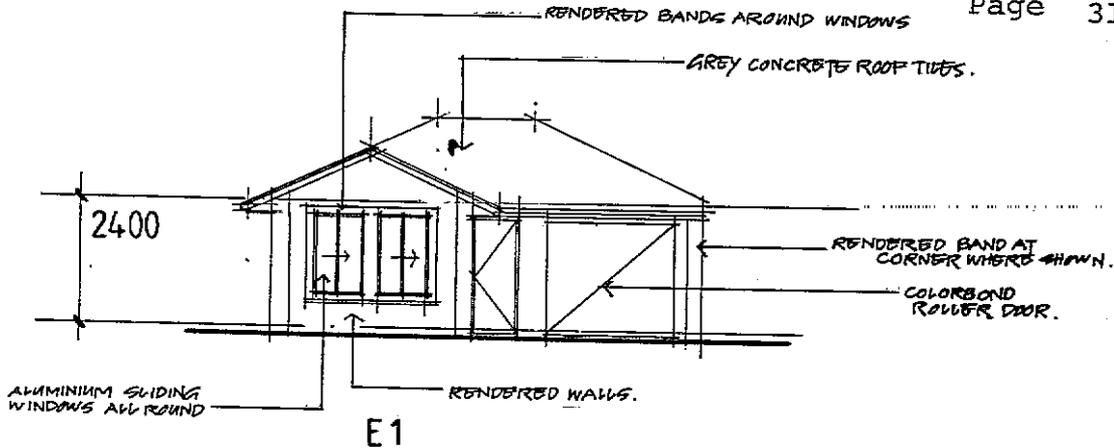
PROPOSED UNIT DEVELOPMENT AT  
 CNR. OF GRAND BOULEVARD &  
 ENDEAVOUR DR., SEAFORD RISE  
 FOR MR. M. BALL

DATE: \_\_\_\_\_ SCALE: \_\_\_\_\_









UNIT 1

7 OF 19



Suite 11,  
467 Fullarton Road,  
Morningside, S.A. 5063

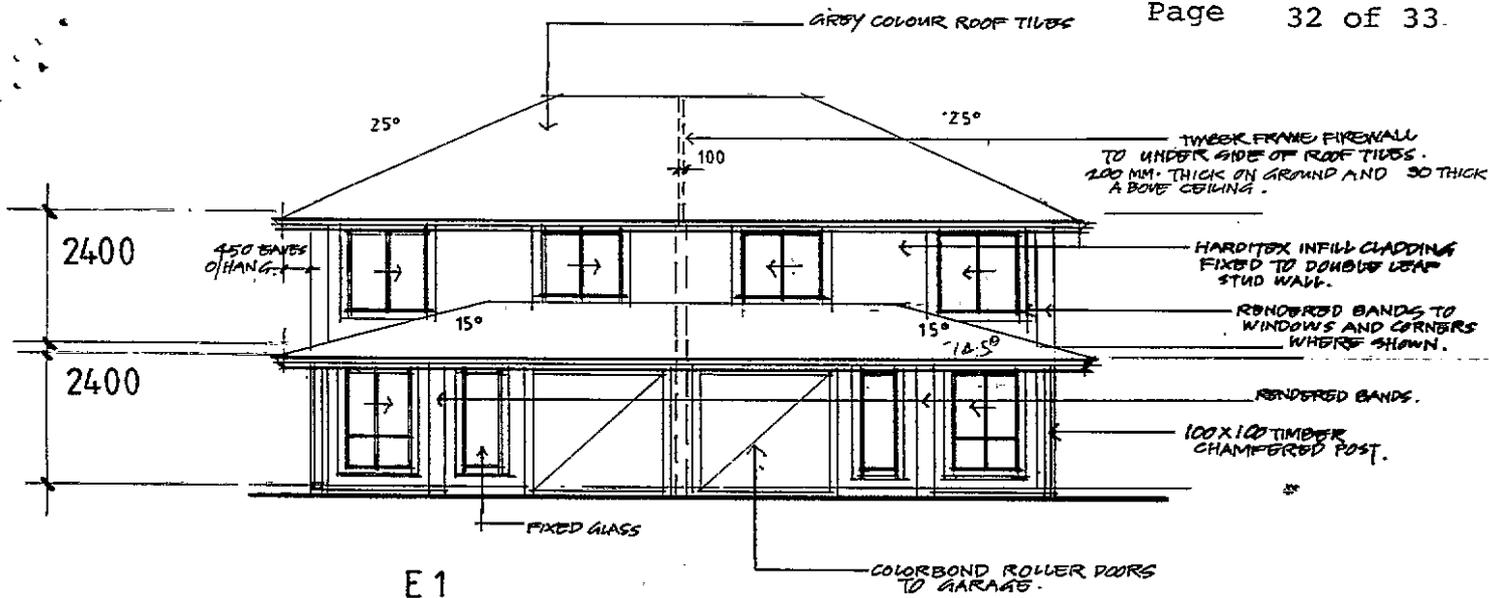
A. D'ANDREA & ASSOCIATES  
BUILDING DESIGNERS

Phone: 8272 8632  
Fax: 82724465

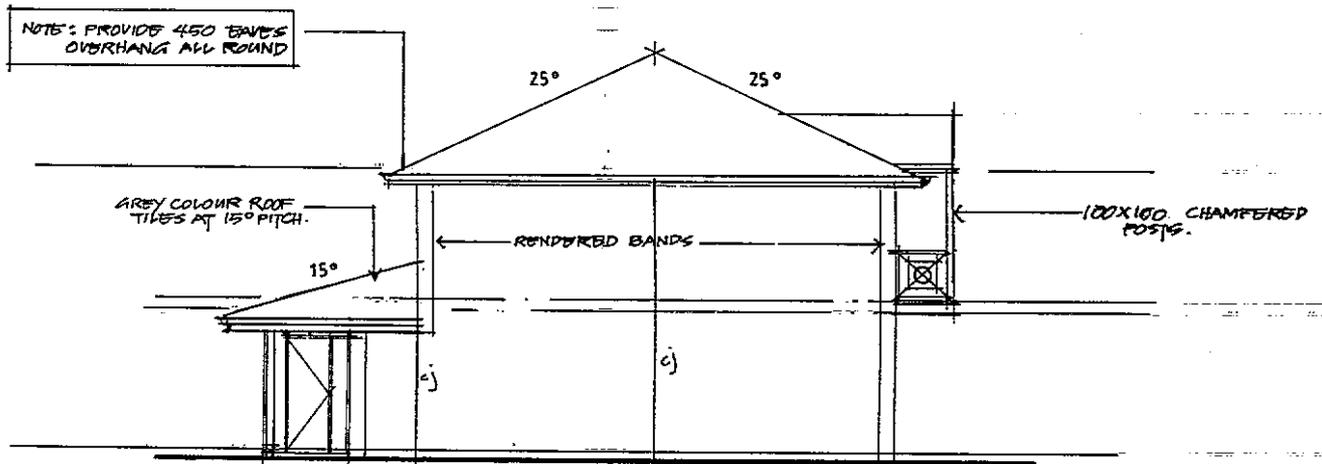
PROPOSED UNIT DEVELOPMENT AT  
CNR. OF GRAND BOULEVARD &  
ENDEAVOUR DR., SEAFORD RISE  
FOR MR. M. BALL

DATE

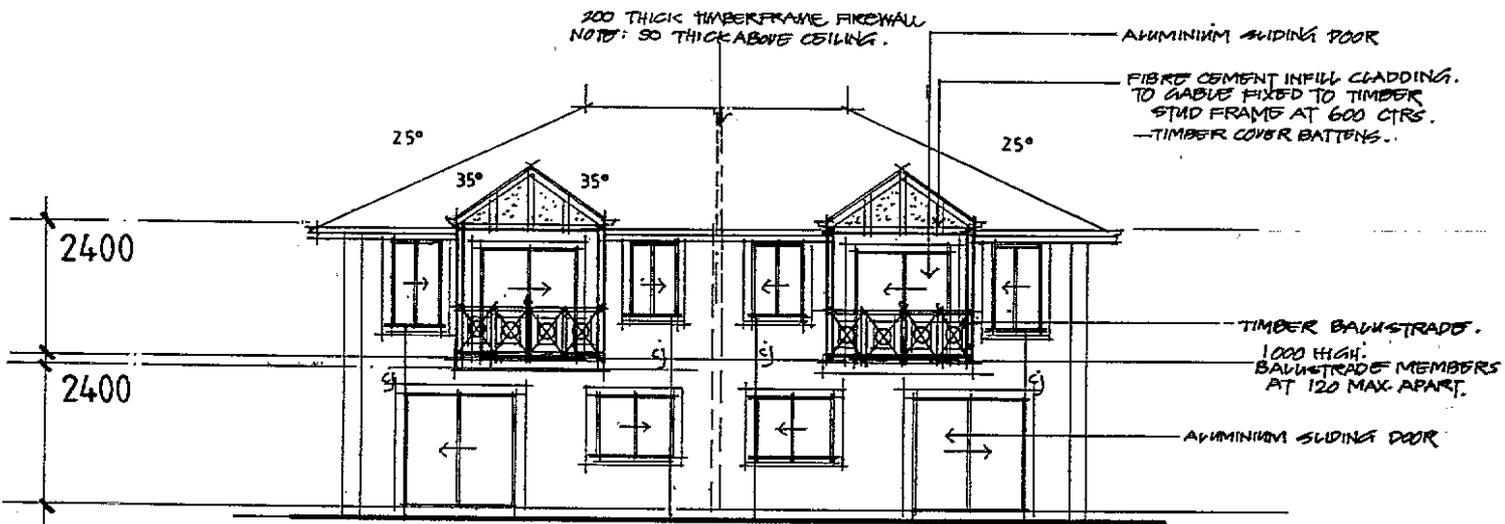
SCALE



E 1



E 2 — NOTE: ELEVATION 4 IN MIRROR IMAGE



E 3

UNITS 2, 3, 4, 5, & 6



Suite 11,  
467 Fullarton Road,  
Highgate, S.A. 5063

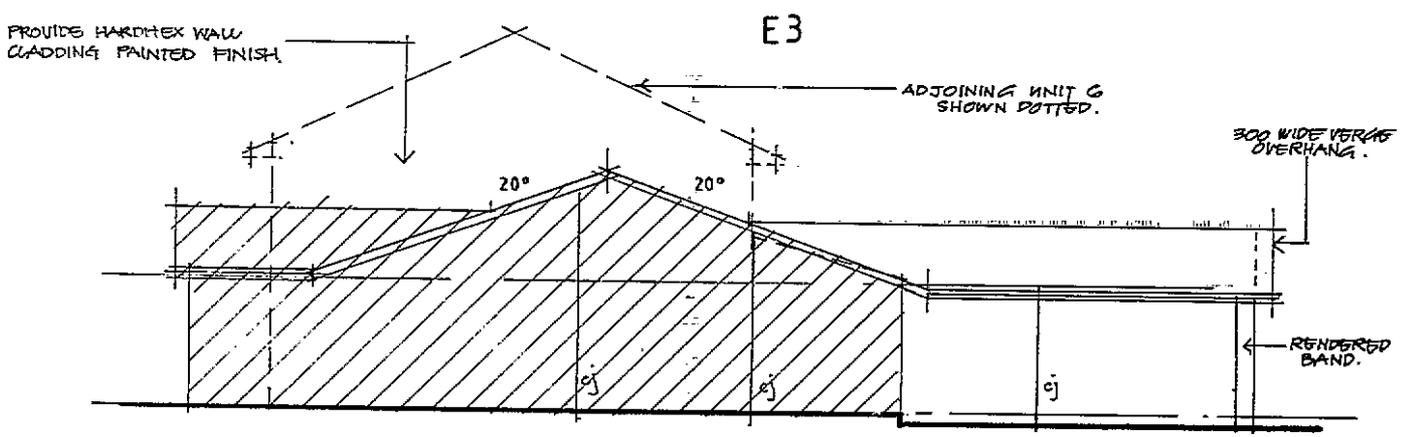
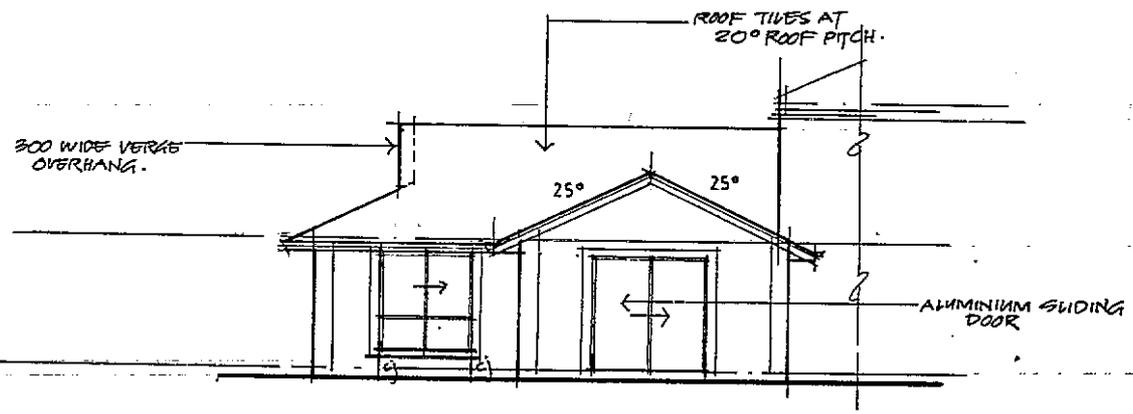
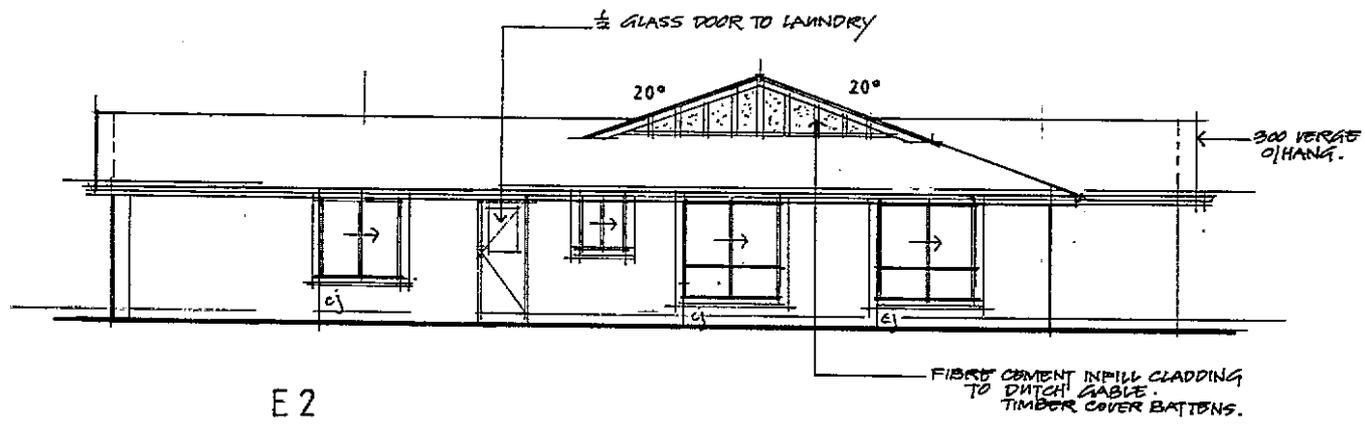
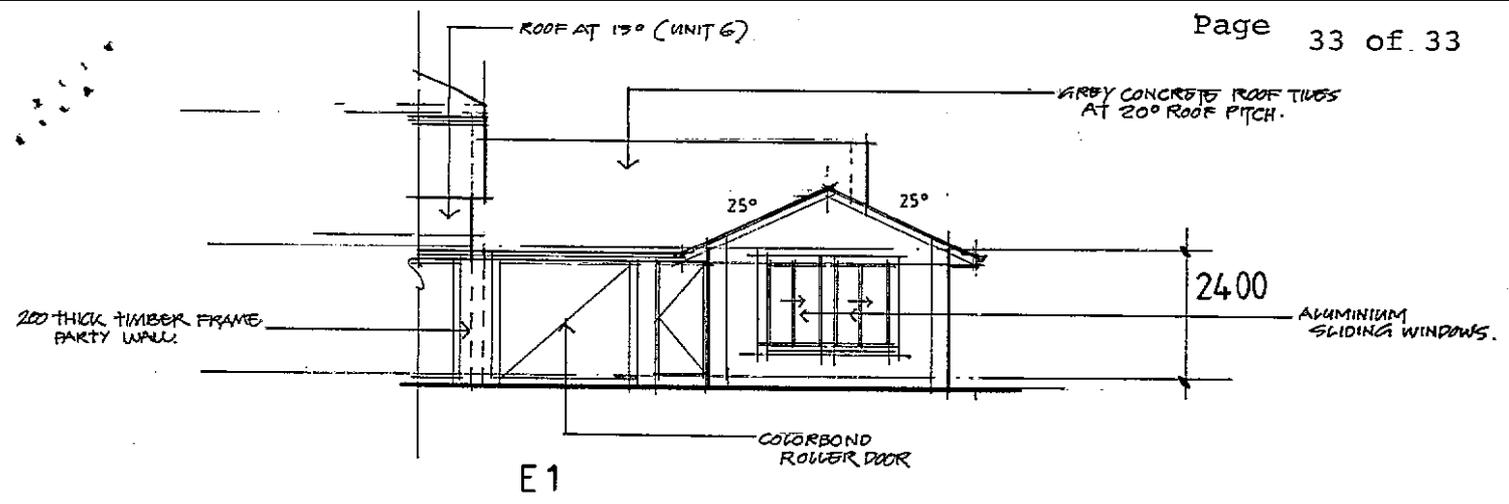
A. D'ANDREA & ASSOCIATES  
BUILDING DESIGNERS

Phone: 0272 6802  
Fax: 0272 4485

PROPOSED UNIT DEVELOPMENT AT  
CNR OF GRAND BOULEVARD &  
ENDEAVOUR DR., SEAFORD RISE  
FOR MR. M. BALL

DATE

SCALE



UNIT 7



Suite 11,  
467 Fullarton Road,  
Highgate, S.A. 5063

A. D'ANDREA & ASSOCIATES  
BUILDING DESIGNERS

Phone: 8272 8632  
Fax: 8272 4465

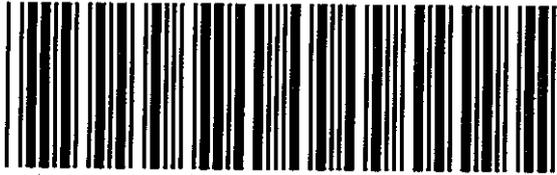
PROPOSED UNIT DEVELOPMENT AT  
CNR. OF GRAND BOULEVARD &  
ENDEAVOUR DR., SEAFORD RISE  
FOR MR. M. BALL

DATE \_\_\_\_\_ SCALE: \_\_\_\_\_

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

8876994

LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996



FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

SERIES NO.	PREFIX
<i>EJ</i>	LF

AGENT CODE

Lodged by: *JAMA*

Correction to: *JAMA*

*299*

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

Assessor

BELOW THIS LINE FOR OFFICE USE ONLY

Date: <i>20 APR 2000</i>	Time: <i>12:05</i>
FEES	
R.G.O.	POSTAGE
<i>82</i>	

PICK-UP NO.	
CP	
DEV. NO.	

82.00 20 APR 2000 1601065311.1.0.

**DELIVERY INSTRUCTIONS** (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

*CP 20560*

CORRECTION <i>R2050</i> <i>15.5.2000</i>	PASSED <i>8</i>
---	--------------------

FILED *26-5-2000*

*Signatures*

*for*  REGISTRAR-GENERAL

Terms of Instrument not  
checked by Lands Titles  
Office

By-Laws  
Development No. 145/6014/99

BY-LAWS FOR

COMMUNITY CORPORATION NO. 3550 INCORPORATED

INDEX

ITEM	PAGE NO.
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Terms of Instrument not  
checked by Lands Titles  
Office

By-Laws  
Development No. 145/C014/99 ✓

**COMMUNITY TITLES ACT 1996**

**COMMUNITY SCHEME BY-LAWS**

**COMMUNITY PLAN NO. 20560** X

**1. INTERPRETATION**

In these By-Laws unless the contrary intention appears-

- 1.1 "the Act means the Community Titles Act 1996 as amended
- 1.2 "the Community Corporation" means Community Corporation No. ~~2050~~ Incorporated
- 1.3 "a person" includes an owner, occupier, lessee, licensee, visitor and guest of a community lot
- 1.4 A term defined in the Act has the same meaning when used in these by-laws unless the contrary intention appears.

**2. ADMINISTRATION, MANAGEMENT AND CONTROL OF THE COMMON PROPERTY**

- 2.1 The Community Corporation is responsible for the administration, management and control of the common property.
- 2.2 The Community Corporation will properly maintain and keep in good repair the roadway, lighting, landscaping and gardens comprising the common property.

**3. USE AND ENJOYMENT OF THE COMMON PROPERTY**

- 3.1 The common property is subject to the Act and these by-laws, for the common use and enjoyment of community lot owners their invitees visitors and employees and for access to Lots 1-7 by owners their invitees visitors and employees in this community scheme.

**ROADS**

- 3.2 The following provisions apply in relation to roads that comprise part of the common property
  - 3.2a a person must not obstruct the carriageway of a road unless authorised to do so by the Community Corporation

Terms of Instrument not  
checked by Lands Titles  
Office

By-Laws  
Development No. 145/C014/99

- 3.2b a person must not park a vehicle on a road unless authorised to do so by the Community Corporation.
- 3.2c a person driving or moving a vehicle on a road must comply with the rules that would apply under the Road Traffic Act 1961 to the driving of a vehicle on a public road
- 3.2d a person must not deposit any rubbish on a road or deposit any material that is likely to be hazardous or offensive to other persons using the road
- 3.2e a person driving a vehicle on a road must not exceed a speed of 5 kilometres per hour

#### **PATHS, WALKWAYS AND THOROUGHFARES**

- 3.3 The following provisions apply in relation to paths, walkways and thoroughfares:
  - 3.3a a person must not obstruct a path, walkway or thoroughfare unless authorised to do so by the Community Corporation
  - 3.3b a person must not drive a motor bike or scooter or ride a bicycle or small wheeled vehicle including any skate board, roller skates or roller blades along a path, walkway or thoroughfare unless authorised to do so by the Community Corporation
  - 3.3c a person must not deposit any rubbish on a path, walkway or thoroughfare or deposit any material that is likely to be hazardous or offensive to other persons using the path, walkway or thoroughfare

#### **GENERAL OBLIGATIONS IN RELATION TO THE COMMON PROPERTY**

- 3.4 A person must not-
  - 3.4a leave any object on the common property (including a road, path, walkway or thoroughfare)
  - 3.4b deposit any rubbish on the common property
  - 3.4c deposit any material that is likely to be hazardous or offensive to other persons using or adjacent to the common

Terms of Instrument not  
checked by Lands Titles  
Office

By-Laws  
Development No. 145/C014/99

property unless that person shall have  
the authorisation to do so by the  
Community Corporation

- 3.4d park a motor vehicle on the common  
property except on a part of the common  
property set aside for parking of motor  
vehicles
- 3.4e damage or interfere with any lawn, garden,  
tree, shrub, plant, flower, building  
structure or ancillary service on the  
common property unless that person shall  
have the authorisation to do so by the  
Community Corporation
- 3.4f display an advertisement, sign placard,  
banner or other thing on any part of the  
common property without the authorisation  
of the Community Corporation.

#### 4. USE OF COMMUNITY LOTS

- 4.1 No building erected on a community lot shall be  
used or occupied otherwise than for residential  
use unless such other use has been approved by  
the Community Corporation.

#### 5. MAINTENANCE AND REPAIR

- 5.1 The owner of a community lot must properly maintain  
and keep in good repair all buildings and structural  
improvements and fences to the community lot.
- 5.2 The paint work or other finishes on fences and the  
external parts of buildings on community lots  
must be properly maintained.
- 5.3 the owner and/or occupier of a community lot must  
keep the lot in a clean and tidy condition.
- 5.4 The owner and/or occupier of a community lot must  
properly maintain lawns and gardens on the  
community lot.
- 5.5 The area between any building or improvement on  
the community lot and the common property shall be  
landscaped and maintained in a neat and tidy  
condition.
- 5.6 The owner and/or occupier of a community lot must-

Term of Instrument not  
checked by Lands Titles  
Office

By-Laws  
Development No. 145/C014/99

5.6a store garbage in an appropriate container that prevents the escape of unpleasant odours; and

5.6b comply with any requirements of the Council for the disposal of garbage.

## 6. DISTURBANCE

6.1 The owner and/or occupier of a community lot must not engage in conduct that unreasonably disturbs the occupier of another community lot or others who are lawfully on a community lot or the common property.

6.2 The owner and/or occupier of a community lot must ensure, as far as practicable, that persons who are brought or allowed onto the community lot or the common property by the owner and/or occupier do not engage in conduct that unreasonably disturbs the occupier of another community lot or others who are lawfully on a community lot or the common property.

## 7. NOISE

7.1 A person must not cause noise on a community lot or the common property at a level that unreasonably interferes with the use and enjoyment of other community lots or the common property by the occupiers of other community lots and their guests.

## 8. ANIMALS

8.1 An owner of a community lot is entitled to-

8.1a keep a cat and/or small dog on the community lot and the owner shall ensure that such pets do not create unreasonable nuisance to the other community lot owners or occupiers

8.1b if the occupier of the community lot is a person who suffers from a disability then that occupier may keep a dog trained to assist that occupier in respect of that disability

8.2 An owner and/or occupier of a community lot must not keep an animal except as authorised by this section or by the Community Corporation.

## 9. INSURANCE

9.1 The Community Corporation shall effect such insurance as is required by Sections 103 and 104 of the Act but shall not be responsible for

Terms of Instrument not checked by Lands Titles Office

By-Laws Development No. 145/C014/99

insuring buildings and other improvements on individual lots.

9.2 The owner of each community lot shall insure and at all times keep insured all buildings and other improvements on the community lot for all risks that a normally prudent person would insure against and must be insured for the full cost of replacing the buildings and other improvements with new materials and must cover incidental costs such as demolition, site clearance and architect's fees and the Community Corporation shall have no responsibility in respect thereof.

10. INTERNAL FENCING

The Fences Act (1991) as amended shall apply as between owners of adjoining community lots.

11. STATUTORY SERVICES

The Community Corporation shall be responsible for the maintenance repair and replacement of services within the Common Property.

12. DISPLAY OF ADVERTISEMENTS

12.1 A person must not display an advertisement on a community lot without the approval of the Community Corporation.

12.2 However, this section does not prevent the display of an advertisement associated with the sale of a community lot and any small sign on a letter box restricting mail to the letter box to be Australia Post mail only.

13. COMMUNITY CORPORATION'S RIGHT TO RECOVER MONEY

13.1 The Community Corporation shall have the right to recover any money owing to it under the by-laws as a debt.

13.2 An owner of a community lot must pay or reimburse the Community Corporation on demand for the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement or preservation of any rights under the by-laws in relation to the community lot owner or occupier.

13.3 The costs charges and expenses recoverable by the

Terms of Instrument not checked by Lands Titles Office

By-Laws Development No. 145/C014/99

Community Corporation shall include without limitation, those expenses incurred in retaining any independent administration costs in connection with those events.

ED

13  
16.4 The Community Corporation may charge interest on any overdue moneys owed by a community lot owner or occupier to the Community Corporation at the rate of TWO PER CENT (2%) per annum above the rate charged by the Community Corporation's bankers on overdrafts less than \$10,000.00 calculated on daily balances commencing from the day that the money becomes due and payable.

Dated this 12TH day of APRIL 2000.

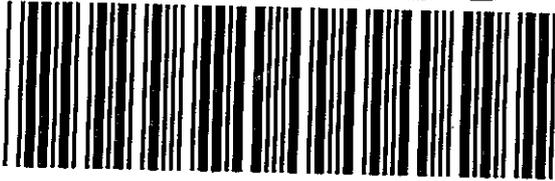
SIGNED BY THE REGISTERED PROPRIETOR

  
.....  
Director - Robert Taylor 6 Rosy\_Court Reynella 5161

  
.....  
Secretary - Murray Ball 8 Cross Terrace Kurralta Park 5037

The Company does not have a Common Seal and the above Parties are permitted by the Concsitution to sign on behalf of the Company.

8876996



LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

SERIES NO.	PREFIX
A3	LF

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 20 APR 2000	Time: 12.05
FEES	
R.G.O.	POSTAGE
82	

AGENT CODE

Lodged by:

Correction to:

298

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

Assessor

PICK-UP NO.	
CP	
DEV. NO.	

OP20560

CORRECTION <del>EXD</del> (S 5200)	PASSED 
---------------------------------------	------------

**DELIVERY INSTRUCTIONS** (Agent to complete) \$2.00  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

FILED 26-5-2000

*Submissions*



090

Development Contract  
Development No. 145/CC14/99

Terms of Instrument not  
checked by the Lands Titles  
Office

DEVELOPMENT CONTRACT

COMMUNITY PLAN NO. 20560

47 PITCAIRN CIRCUIT SEAFORD RISE

Terms of Instrument not  
checked by the Lands  
Titles Office

Development Contract  
Development No. 145/C014/99

## COMMUNITY TITLES ACT 1996

### COMMUNITY DEVELOPMENT CONTRACT

This Contract contains details of a community scheme which is proposed to be developed on the land described herein.

This Contract should not be considered alone but in conjunction with the results of searches and enquiries normally made in respect of lots of this type. The Scheme Description and By-laws lodged at the Lands Titles Office set out further details of the scheme the management rules government the scheme and provide details of the rights and obligations of lot owners under the Scheme.

Further particulars about the details of the scheme are available from the City of Onkparinga Council Development Nos. 145/01021/99DA, 145/01369/99DA, 145/01370/99/DA. 145/01371/99/DA, 145/01372/99DA, 145/02328/99/1A as approved modified or amended by the consent authorities from time to time.

#### DESCRIPTION OF LAND TO BE DEVELOPED UNDER THE SCHEME AND NATURE OF PROPOSED DEVELOPMENT

##### THE LAND:

The whole of the land comprised in Certificate of Title Register Book Volume 5058 Folio 389 being the property known as 47 Pitcairn Circuit Seaford Rise S.A.

##### THE DEVELOPMENT:

The development will comprise thirteen (13) community lots with a mix of 8 single storey and five two storey dwellings and one common lot (the Common Property). The Common Property will be for access to lots 1-7 and to visitor car parks for Lots 1-7.

The dwelling will have a brick-timber cladding finish with cement tile roofs. Each dwelling will have a garage under the main roof with room for a visitor car park behind the garage entrance.

The Common Property will be paved and landscaped.

##### STAGING OF DEVELOPMENT:

The scheme is a staged development.

Stage One will comprise community lots 1-7 and community lot 20. Stage one of the development will be undertaken

916

Terms of Instrument not  
checked by the Lands Titles  
Office

Development Contract  
Development No. 145/C014/99

and completed by the developer with progressive completion of all the proposed improvements.

Stage Two of the development will comprise community lots 8-13. Stage Two of the development will be undertaken and completed by the developer with progressive completion of all the proposed improvements.

The order of completion of work on each allotment of each stage will be arranged as required by the developer and may not be in any specific order.

#### DEVELOPMENT AUTHORISATION:

Development Approval has been received for the scheme.

#### DEVELOPER TO USE CARE AND CONSIDERATION DURING DEVELOPMENT:

The developer undertakes to exercise care and consideration to ensure other proprietors of lots within the scheme do not suffer unreasonable interference or lack of enjoyment of the lots and Common Property during the completion of the developer's obligations under this contract.

#### DEVELOPER TO REPAIR:

The developer undertakes to repair or to pay the costs of repairing as soon as is reasonably possible any damage caused by the developer himself, his agents, contractors and employees to the common property or to a lot or building or other improvement on the common property or lot.

#### PLAN OF PROPOSED LOTS AND COMMON PROPERTY:

The developer has obtained approval of the division of land. A plan is attached and is identified as Annexure "A", which delineates the approximate boundaries of each lot and common property.

#### DETAILS OF ACCESS REQUIRED BY DEVELOPER:

Access to the scheme will be required by the developer to carry out preparation of the site, construction repair and maintenance. The developer reserves the right for himself his agents contractors and employees to pass over the common property by any means including vehicles to gain access during construction and to carry out construction repair or maintenance.

#### OBLIGATIONS OF COMMUNITY CORPORATION AND OTHER OWNERS:

The Community Corporation and other owners shall allow the developer the developer's agents contractors and employees access as required during the course of construction repair or maintenants to enable the obligations of the developer

Terms of Instrument not  
checked by the Lands Titles  
Office

Development Contract  
Development No.145/C014/99

to be completed as required.

WORKING HOURS:

The hours during which work will be undertaken on the scheme will be between 7:00 am and 7:00 pm Monday to Saturday. In the event tha urgent or essential work is required to be carried out at times other than set out in this clause the developer shall seek the approval of other owners in the scheme. Such approval to continue or complete the necessary work is not to be capriciously withheld.

ESTIMATED DATE FOR THE COMPLETION OF THE SCHEME:

The developer is to use its best endeavours to complete all works on the scheme by 30th day of November 2000.

LOCATION, DIMENSIONS, DESIGN, MATERIALS OF CONSTRUCTION ETC.:

Indicative plans showing how the buildings will be located on each communitH Lot and proposed elevations for each type of dwelling are attached to this contract.

The dwellings will have a brick-timber cladding finish with cement tile roofs.

The approximate dimensions of the buildings on each allotment are shown on the plans forming part of this Development Contract.

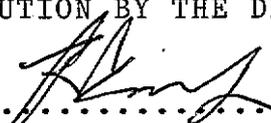
LANDSCAPING OF COMMON PROPERTY:

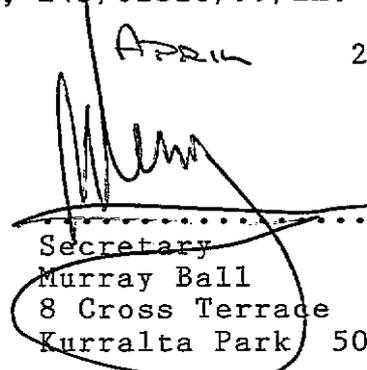
The developer is to pave and landscape the Common Property using shrubs ground cover etc. identified by the developer as being suitable for planting within the scheme.

Further particulars about the details of this Scheme may be available from the City fo Onkaparinga Council Development Nos. 145/01021/99DA, 145/01369/99/DA, 145/01370/99/DA, 145/01371/99/DA, 145/01372/99/DA, 145/02328/99/1A.

Dated this 18TH day of April 2000.

EXECUTION BY THE DEVELOPER:

  
.....  
Director  
Robert Taylor  
6 Rosy Court  
Reynella 5161

  
.....  
Secretary  
Murray Ball  
8 Cross Terrace  
Kurralta Park 5037

The Company does not have a Common Seal and the above parties are permitted by the Constitution to sign on behalf of the Company.



PREFIX **E** NO.

**7450145**



**SINGLE COPY ONLY**

**REGISTRAR-GENERAL'S OFFICE**

**SOUTH AUSTRALIA**

**MEMORANDUM OF ENCUMBRANCE**

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886

(SIGNED)

*[Signature]*  
Solicitor/Licensed Land Broker/Encumbrancee

**2** SERIES NO.  
TO BE COMPLETED BY AGENT

**NOTES**

- All panels to be completed. If insufficient space use Annexure Form B1. The panel should then only contain the words "See Annexure A" (or as the case may be) attached.
- State whether the whole or portion only of the land comprised in the Certificate of Title. (If portion only, describe precisely).
- Insert "estate in fee simple".
- List encumbrances which effect the estate being mortgaged only.
- If address and/or occupation has changed, identify as "formerly ....."
- If tenants in common in unequal shares, then specify.
- If an executing party is a natural person, execution should read "SIGNED by the Owner in the presence of ..... The witness must be a disinterested person. If an executing party is a body corporate, execution must conform to any prescribed formalities relating to the affixing of the common seal.
- The short form of proof is applicable where the witness is not an authorised functionary. The address and occupation of the witness must be stated.
- The long form proof is applicable where the witness is not an authorised functionary. The address and occupation of the witness must be stated.

MICROFILM

23 MAR 1993

15 FEB 1993	TIME	11.45
<b>FEEES</b>		\$
<b>R.G.O.</b>		60-
<b>POSTAGE</b>		
<b>ADVERTISING</b>		
<b>NEW C.T. TO ISSUE</b>		

**OFFICE NOTES:**

**BELOW THIS LINE FOR OFFICE USE ONLY**

**EXAMINATION**

CORRECTION		PASSED
O.D.R. No.		EXAMINER TO INITIAL
REFERRED	RETURNED	<i>[Signature]</i>

**BELOW THIS LINE FOR AGENT USE ONLY**

Lodged by: } **NORMAN WATERHOUSE** **NWAM**  
 Address: } **SOLICITORS**  
 } **185 VICTORIA SQUARE**  
 } **ADELAIDE 5000**

Correction to

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH THIS INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1.....	}	Received items No. Assessor
2.....		
3.....		
4.....		
5.....		

REGISTERED ON **12 MAR 1993** AT  
 BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK. VOL. **5058** FOLIO **389**

*[Signature]* PRO



**PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS**

- .....
- .....
- .....
- .....
- .....

**ITEM(S) DELIVERED—POSTED**  
IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

**DELIVERY INSTRUCTIONS:** PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT/RGO BOX No.	DELIVERY DATE	*POSTAGE DATE	INITIALS	ITEM: CT/CL REF.	AGENT'S NAME	AGENT/RGO BOX No.	POSTAL ADDRESS*
1								
2								
3								
4								
5								

A3426 \*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

\*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENT'S INITIALS

DATED the 16<sup>th</sup> day of December 19 92 .

EXECUTION AND ATTESTATION (See Note 7)

SIGNED by the said Owner in the presence of:

*[Handwritten signature]*

OR

THE COMMON SEAL of SCAD PARK PTY. LTD.

was hereunto affixed in the presence of:

*[Handwritten signature]*

Director

*[Handwritten signature]*

Director/Secretary



SHORT FORM OF PROOF (See Note 8)

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, the Owner within described the party executing the within instrument being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

LONG FORM OF PROOF (See Note 9)

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, (hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same; and did further declare that the Owner, the party executing the same, was personally known to the witness, that the signature to be the said instrument is in the handwriting of the Owner, and the Owner did freely and voluntarily sign the same in the presence of the witness and was at the time of sound mind.

(SIGNED)

## COVENANTS cont.

PROVIDED THAT the Trusts will not unreasonably or capriciously refuse or withhold any such approval but a refusal shall not be or be deemed unreasonable or capricious if a registered architect in private practice shall have certified that the proposed works do not conform with the general standards of design and planning of the development of other lands within the Development Zone or that the proposed works are undesirable by reason of the effect they would have upon the development, appearance, health or amenity of the neighbourhood or any part of it.

3. That no undue delay will be permitted by the Owner to occur in the commencement or in the completion of any work approved by the Trusts and no variation to such work as approved will be permitted other than in accordance with the terms of any subsequent written approval of the Trusts given before such variation was commenced.

4. That the Owner will not obstruct or do anything which would prevent or hinder the Trusts its servants agents or contractors from entering the said land for the purpose of remedying any breach by the Owner of its obligations under this Encumbrance of which breach at least 14 days' notice in writing has been given to the Owner and which breach has not then been remedied.

5. That the Owner will pay to the Trusts on demand all costs (including legal costs) and expenses incurred by the Trusts its servants agents or contractors in respect of any breach by the Owner of its obligations under this Encumbrance and any action taken to remedy the same. All such costs and expenses may be recovered in any court of competent jurisdiction in addition to all other powers and rights available to the Trusts hereunder.

6. That the said land will not be divided.

7. That the Owner will not permit the said land to remain vacant for more than *twelve (12)* months from the date hereof or such further date as the Trusts may advise the Owner by which date the Owner will have commenced to construct a residence on the said land in accordance with plans and specifications approved by the Trusts, in default of which the Trusts shall have the option to repurchase the said land by notice in writing to the Owner at the price paid by the Owner to the Trusts, such option to be exercised by notice posted to the Owner within 3 calendar months of the expiry of the period mentioned at the beginning of this clause.

8. That the Owner will not cause or permit the said land to be resold or advertised for sale unless a residence has been constructed thereon or unless the Trusts have consented in writing to such resale and/or advertising.

AND the Owner acknowledges for himself and his successors in title that the foregoing covenants are entered into and undertaken for the purposes of the Trusts' scheme of development for the lands comprised in the Development Zone and that the Trusts have declared and undertaken that they have required and will require from each purchaser of the lands comprised in the Development Zone as a condition of its sale of those lands a Memorandum of Encumbrance in substantially similar form to this instrument and containing the same or substantially similar covenants and other stipulations.

## PROVIDED ALWAYS THAT

1. The Trusts may from time to time in their absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied.

2. The Trusts may from time to time in their absolute discretion modify waive or release any of the covenants and other stipulations expressed or implied in any Memorandum of Encumbrance or other instrument whatsoever relating to any other land in the Development Zone and whether the same were entered into or imposed before or at the same time as or after the date hereof and no such modification or waiver or release shall release the Owner or his successors in title from the covenants and other stipulations herein contained and implied.

3. The Trusts may at any time in their absolute discretion discharge all the Memoranda of Encumbrance over all the land in the Development Zone or transfer such Memoranda to such body as they in their absolute discretion deem fit.

In this instrument:—

- (1) Unless repugnant to the context words importing any particular gender shall include all other genders and words importing the singular number shall include the plural and vice versa;
- (2) The expression "the Owner" includes the registered proprietor for the time being of the said land;
- (3) If there shall be more than one person responsible hereunder as the Owner or as a successor in title to the Owner, the liability of all such persons shall be both joint and several.

AND subject as aforesaid the Trusts shall be entitled to all the powers rights and remedies given to encumbrancees by the Real Property Act 1886.

## MEMORANDUM OF ENCUMBRANCE

The whole of the land comprised in Certificate of Title Register Book Volume 5058 Folio 389

01384098

DESCRIPTION OF  
LAND  
(see Note 2)

COMMISSIONER OF STAMPS  
S.A. STAMP DUTY  
ADJUDGED  
NOT CHARGEABLE  
17/12/92 11:18

ESTATE AND INTEREST  
(see Note 3)

Estate in fee simple

ENCUMBRANCES  
(see Note 4)

Nil.

ENCUMBRANCER  
(Full name, address  
and occupation)  
(see Note 5)

SCAD PARK PTY, LTD. (ACN 006 530 221) of 89 Penong Avenue Camden Park 5038

(hereinafter called "the Owner")

ENCUMBRANCEE  
(Full name, address  
and occupation)  
(see Note 6)

SOUTH AUSTRALIAN URBAN LAND TRUST of 55 Gawler Place, Adelaide, 5000 and SOUTH AUSTRALIAN HOUSING TRUST of Riverside Centre, North Terrace, Adelaide 5000 as tenants in common (hereinafter called "the Trusts" which expression includes their respective successors and assigns).

IN CONSIDERATION of the transfer of the said land to the Owner by the Trusts FOR VALUABLE CONSIDERATION hereby acknowledged to have been received by the Owner from the Trusts AND DESIRING TO render the said land available for the purposes of securing to the Trusts the rent charge hereinafter mentioned and the performance and observance of the covenants on the part of the Owner hereinafter contained the Owner DOES HEREBY ENCUMBER the said land with the payment to the Trusts of the annual sum or yearly rent charge of TEN CENTS (10¢) payable (if demanded by the Trusts) on the 1st day of July in each and every year commencing on the 1st day of July next after the execution hereof to the intent that the Trusts shall hold the said rent charge in perpetuity for an estate in fee simple AND with the performance and observance of the covenants on the part of the Owner hereinafter contained PROVIDED THAT the Trusts shall not demand payment of the said rent charge if and so long as the Owner and his successors in title shall duly perform and observe all the covenants and other stipulations hereinafter contained (and the burden of proving such performance and observance shall lie upon the Owner), but none of the previous provisions for or in respect of payment of the said annuity or rent charge shall in any way affect or prejudice the rights of the Trusts or any other person claiming under the Trusts as purchaser of any part or parts of the Development Zone to an injunction to prevent or restrain any breach of the covenants and other stipulations hereinafter contained or to damages for any such breach.

The Owner for itself and its successors in title HEREBY COVENANTS with the Trusts as proprietor of and with all other persons claiming under the Trusts as purchasers of any part or parts of the Development Zone being all the land and allotments delineated in the plan deposited in the Lands Titles Registration Office numbered 33232 (to the intent that the benefit of such covenants shall be annexed to and devolve with each and every part of the said Development Zone other than the land hereby encumbered) as follows:—

1. That the said land or any part thereof will not be used for any purpose other than for residential purposes.
2. (a) That no building or structure (including a fence or wall of any nature whatsoever) will be erected or made in or over the said land or any part thereof except in accordance with plans and a schedule of materials sufficient to outline the building or structure which have received the prior written approval of the Trusts.
- (b) That no site works (including fencing, any excavation, any levelling or filling or any retaining wall or any driveway) will be erected made or carried out on or about the said land or any part thereof except in accordance with plans sufficient to outline the works which have received the prior written approval of the Trusts.

## Certificate of Title

**Title Reference:** CT 5837/877  
**Status:** CURRENT  
**Parent Title(s):** CT 5778/564  
**Dealing(s) Creating Title:** AP 8995921  
**Title Issued:** 10/02/2001  
**Edition:** 7

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
09/04/2024	12/04/2024	14252523	MORTGAGE	REGISTERED	MYSTATE BANK LTD. (ACN: 067 729 195)
09/04/2024	12/04/2024	14252522	DISCHARGE OF MORTGAGE	REGISTERED	12898327
27/03/2018	09/04/2018	12898327	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
27/03/2018	09/04/2018	12898324	TRANSFER	REGISTERED	KATHRYN GRATTON
27/03/2018	09/04/2018	12898323	DISCHARGE OF MORTGAGE	REGISTERED	11728999
09/03/2012	28/03/2012	11728999	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD.
09/03/2012	28/03/2012	11728998	TRANSFER	REGISTERED	STEVEN CRAIG WALKER
09/03/2012	28/03/2012	11728997	DISCHARGE OF MORTGAGE	REGISTERED	10353242
30/11/2005	14/12/2005	10353242	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD.
30/11/2005	14/12/2005	10353241	TRANSFER	REGISTERED	STEVEN CRAIG WALKER, JUDITH ELLEN DILLON
30/11/2005	14/12/2005	10353240	DISCHARGE OF MORTGAGE	REGISTERED	9756226
23/12/2003	20/01/2004	9756226	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
23/12/2003	20/01/2004	9756225	TRANSFER	REGISTERED	LESLEY ANN ROTHWELL, GEOFFREY GRAHAM ROTHWELL
23/12/2003	20/01/2004	9756224	DISCHARGE OF MORTGAGE	REGISTERED	9044703

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/02/2001	09/03/2001	9044703	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
15/02/2001	09/03/2001	9044702	TRANSFER	REGISTERED	JACQUELINE JEAN ROTHWELL
15/02/2001	09/03/2001	9044701	DISCHARGE OF MORTGAGE	REGISTERED	8778098
02/11/1999	17/11/1999	8778098	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
15/02/1993	15/03/1993	7450145	ENCUMBRANCE	REGISTERED	SOUTH AUSTRALIAN URBAN PROJECTS AUTHORITY, SOUTH AUSTRALIAN HOUSING TRUST

LOCATION, COMMON PROPERTY AND SERVICE INFRASTRUCTURE PLAN

SUBSTITUTE SHEET

CP 20560 COMMUNITY PLAN NUMBER

PLAN TYPE	PRIMARY
THIS IS SHEET	1 OF 2 SHEETS
DEPOSITED	26/5/2000 <i>Moore</i> PRO REGISTRAR-GENERAL
CLOSURE CHECKED	JVO
PLAN EXAMINED	JLM
PLAN APPROVED	<i>Moore</i> 7/12/00
P.M.S. APPROVED	

TITLE REFERENCE  
CsT 5778/557 TO 565 incl.

LAND DESCRIPTION  
ALLOTMENT 394 IN DP 33232 OF PART SECTION 352

IRRIGATION AREA	WILLUNGA	DIVISION	
HUNDRED	SEAFORD RISE	AREA	
COUNCIL	CITY OF ONKAPARINGA	MAP REFERENCE	6527-16n
O.B.	DP 33232	TOTAL AREA	4064m <sup>2</sup>
DEV. No.	145:C014:99 /002	SCALE	0 5 10 15 20 METRES

ANNOTATIONS

THE COMMON PROPERTY IS DESIGNATED (C1) & (C2) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY.

THE SERVICE INFRASTRUCTURE SHOWN HEREON HAS BEEN PLOTTED FROM PLANS SUPPLIED BY THE DEVELOPER.

THE POSITION OF ANY REMAINING SERVICE INFRASTRUCTURE IS UNKNOWN.

SERVICE INFRASTRUCTURE SHOWN THUS -----

- D.....DRAINAGE
- E.....ELECTRICITY
- S.....SEWER
- W.....WATER
- /.....SERVICES IN SAME TRENCH
- ~.....WHERE ONE SERVICE CROSSES ANOTHER

ALL DISTANCES ARE GROUND DISTANCES

COMBINED SCALE FACTOR \_\_\_\_\_ ZONE \_\_\_\_\_ AMG \_\_\_\_\_

BEARING DATUM: ① - ② 61°06'40" DISTANCE \_\_\_\_\_

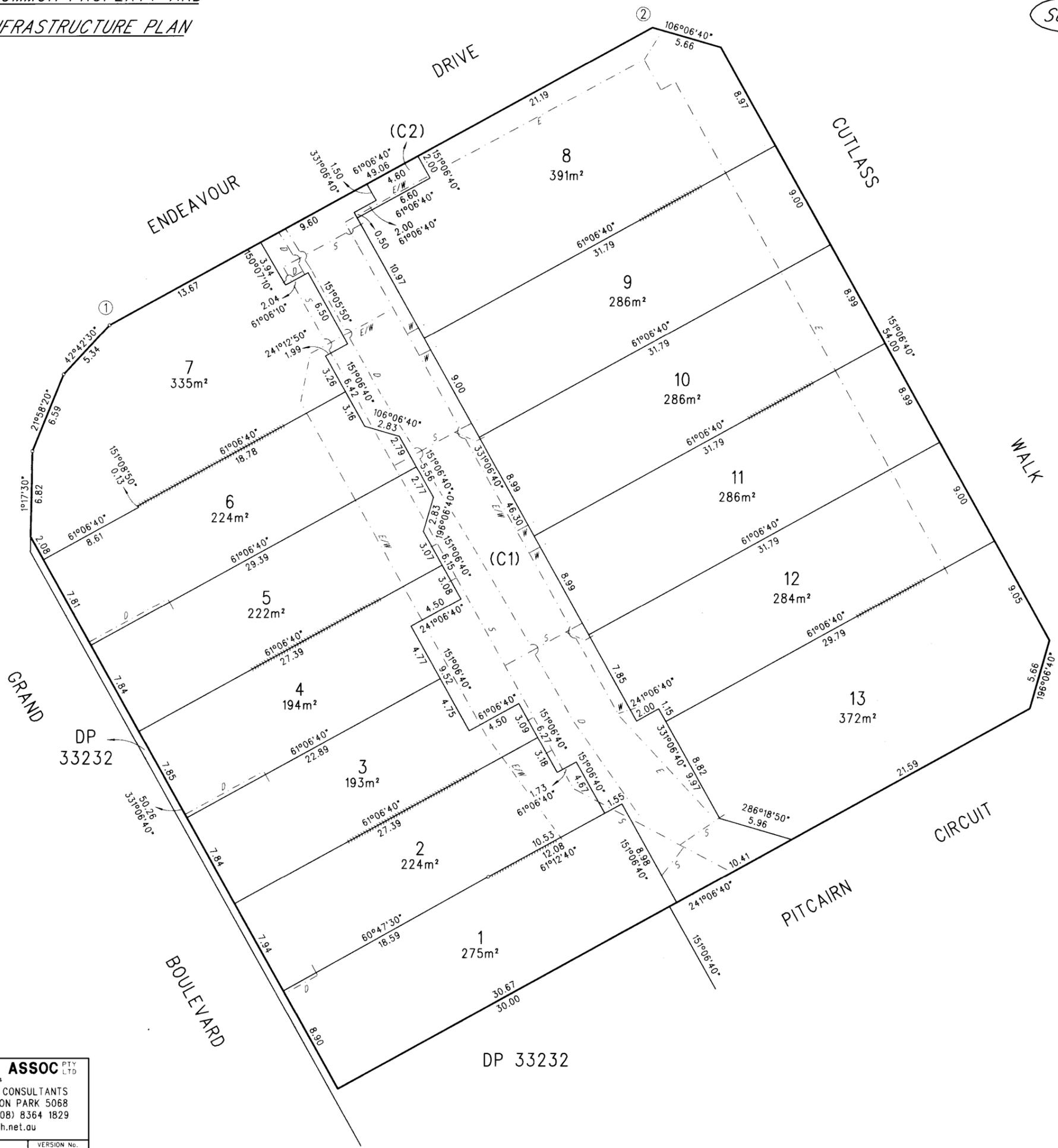
DERIVED FROM DP 33232 ADOPTED \_\_\_\_\_

CERTIFICATE OF LICENSED SURVEYOR RELATING TO AMENDMENT OF A DEPOSITED COMMUNITY PLAN PURSUANT TO A DEVELOPMENT CONTRACT

I, ANTONY JOHN BESTED  
a Licensed Surveyor under the Survey Act, 1992, certify that this Community Plan has been correctly prepared in accordance with the Community Titles Act, 1996, to a scale prescribed by regulation.

Dated the 28th day of SEPTEMBER 2000

Licensed Surveyor *Antony Bested*



LEGEND

NETWORK PSM	FD
NETWORK STATION	FD
PERMANENT SURVEY MARK	PLACED FOUND GONE
REFERENCE MARKS	PLACED FOUND GONE
DRILL HOLE & WING	MP OR RM
DIRECTION CHANGE	SPK FD
PART DISTANCES	BT GONE
CALCULATED DATA	COPIED DATA

**JOHN C BESTED & ASSOC** PTY LTD  
ABN 23 007 916 814  
SURVEYING & PLANNING CONSULTANTS  
362 MAGILL ROAD KENSINGTON PARK 5068  
PHONE (08) 8332 7111 FAX (08) 8364 1829  
email bessurv@camtech.net.au

REFERENCE No. 9534.2 / 729 DRAWING No. 95342-COM VERSION No. 4

SUBSTITUTE SHEET

COMMUNITY PLAN NUMBER

**CP 20560**

THIS IS SHEET **2** OF **2** SHEETS

APPROVED

*HD 1/12/00*

DEPOSITED *26-5-2000*

*Proloore*  
PRO REGISTRAR GENERAL

APPLICATION 8876993

**LOT ENTITLEMENT SHEET**

AMENDED VIDE APPLN 8995921

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	820	
2	730	
3	715	
4	715	
5	730	
6	730	
7	800	
8	850	
9	765	
10	765	
11	765	
12	765	
13	850	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I, Robin Hugh Simmons being a Land Valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated this *2nd*...day of **NOVEMBER 2000**

*Simmons*



ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2698063

HH CONVEYANCING (SA) PTY LTD  
POST OFFICE BOX 95  
GREENACRES SA 5086

**DATE OF ISSUE**  
30/07/2025

**ENQUIRIES:**  
Tel: (08) 8226 3750  
Email: revsaesl@sa.gov.au

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
12572938	K GRATTON			
<b>PROPERTY DESCRIPTION</b>				
10 CUTLASS WALK / SEAFORD RISE SA 5169 / LT 12 C20560				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
8614228823	CT 5837/877	\$495,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	167.50	
	<b>- REMISSION</b>	\$	100.80	
	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	0.00	
	<b>= AMOUNT PAYABLE</b>	\$	116.70	
<b>FINANCIAL YEAR</b>				
2025-2026				

**Please Note:** If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. **It is not the due date for payment.**

**EXPIRY DATE** 28/10/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

**OWNERSHIP NUMBER**  
12572938

**OWNERSHIP NAME**  
K GRATTON

**ASSESSMENT NUMBER**  
8614228823

**AMOUNT PAYABLE**  
\$116.70

**AGENT NUMBER**  
100025979

**AGENT NAME**  
HH CONVEYANCING (SA) PTY LTD

**EXPIRY DATE**  
28/10/2025

+70058264120022> +001571+ <0550327152> <0000011670> +444+

**Please Note:**

Please check that the property details shown on this Certificate are correct for the land being sold.

The amount payable on this Certificate is accurate as at the date of issue.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.

If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

The owner of the land as at 12:01am on 1 July in the financial year of this Certificate will remain liable for any additional ESL accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of ESL Assessment by the due date.

If the owner of the subject land is receiving an ESL pensioner concession but was not living in the property as their principal place of residence as at 12:01am on 1 July of the current financial year, or is now deceased, you must contact RevenueSA prior to settlement.

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p>Billers Code: 456285 Ref: 7005826412</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA Locked Bag 555 ADELAIDE SA 5001</b></p>
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**OFFICIAL: Sensitive**

**CERTIFICATE OF LAND TAX PAYABLE**

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2698063

**DATE OF ISSUE**

30/07/2025

HH CONVEYANCING (SA) PTY LTD  
POST OFFICE BOX 95  
GREENACRES SA 5086

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

K GRATTON

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

10 CUTLASS WALK / SEAFORD RISE SA 5169 / LT 12 C20560

**ASSESSMENT NUMBER**

8614228823

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5837/877

**TAXABLE SITE VALUE**

\$178,000.00

**AREA**

0.0284 HA

**DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:**

<b>CURRENT TAX</b>	\$	0.00	<b>SINGLE HOLDING</b>	\$	0.00
<b>- DEDUCTIONS</b>	\$	0.00			
<b>+ ARREARS</b>	\$	0.00			
<b>- PAYMENTS</b>	\$	0.00			
<b>= <u>AMOUNT PAYABLE</u></b>	\$	<b>0.00</b>			

**Please Note:**

If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

**ON OR BEFORE****28/10/2025****Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**No payment is required on this Certificate**

**Please Note:**

Please check that the property details shown on this Certificate are correct for the land being sold.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the land tax.

If the amount payable is not paid in full on or before the due date shown on this Certificate, the purchaser will not be released from liability of the whole amount of the land tax outstanding as at the date of settlement.

The owner of the land as at midnight on 30 June immediately before the financial year of this Certificate will remain liable for any additional land tax accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

The amount payable on this Certificate is the land tax payable at the date of issue. However, land tax for a particular financial year may be reassessed at any time, changing the amount payable.

Should a reassessment occur after this Certificate has been paid in full, the purchaser will remain indemnified and will not be responsible for payment of the new land tax payable amount. The owner at the beginning of the relevant financial year will be responsible for payment of any additional land tax payable.

Should a reassessment occur after this Certificate has been issued but not paid in full, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Should a reassessment occur after this Certificate has been paid in full and the Certificate is subsequently updated, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of Land Tax Assessment by the due date.

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7005826321</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

## South Australian Water Corporation

Name: **Water & Sewer Account**  
K GRATTON Acct. No.: 86 14228 82 3 Amount: \_\_\_\_\_

Address:  
10 CUTLASS WALK SEAFORD RISE LT 12  
C20560

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### Payment Options

**EFT**

EFT Payment

Bank account name: SA Water Collection Account  
BSB number: 065000  
Bank account number: 10622859  
Payment reference: 8614228823



Bill code: 8888  
Ref: 8614228823

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



Paying online

Pay online at [www.sawater.com.au/paynow](http://www.sawater.com.au/paynow) for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 8614228823