Certificate of Title

Title Reference	CT 6120/267
Status	CURRENT
Easement	NO
Owner Number	16748670
Address for Notices	UNIT 11, 235 OLD SOUTH RD OLD REYNELLA, SA 5161
Area	212m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

NATALIE MICHELLE LANGMAN
OF UNIT 11 235 OLD SOUTH ROAD OLD REYNELLA SA 5161

Description of Land

LOT 11 PRIMARY COMMUNITY PLAN 27912
IN THE AREA NAMED OLD REYNELLA
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference	TRANSFER (T) 12322909
Dealing Date	01/05/2015
Sale Price	$325,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12322910	AUSTRALIAN CENTRAL CREDIT UNION LTD. (ACN: 087 651 125)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8646616601	CURRENT	Unit 11, 235 OLD SOUTH ROAD, OLD REYNELLA, SA 5161

Notations

Dealings Affecting Title

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NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
17/09/2013 11:37	12006582	SCHEME DESCRIPTION	FILED
17/09/2013 11:37	12006583	BY-LAWS	FILED
01/10/2013 10:06	12012770	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8646616601
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2014
Property Location	Unit 11, 235 OLD SOUTH ROAD, OLD REYNELLA, SA 5161
Local Government	ONKAPARINGA
Owner Names	NATALIE MICHELLE LANGMAN
Owner Number	16748670
Address for Notices	UNIT 11, 235 OLD SOUTH RD OLD REYNELLA, SA 5161
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	3HG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C27912 LOT 11	CT 6120/267

Values

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Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$240,000	$560,000			
Previous	$220,000	$485,000			

Building Details

Valuation Number	8646616601
Building Style	Conventional
Year Built	2014
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	102 sqm
Number of Main Rooms	3

Note – this information is not guaranteed by the Government of South Australia

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REAL PROPERTY ACT, 1886
South Australia

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 6120 Folio 267

Parent Title(s) CT 6111/747

Creating Dealing(s) ACT 12006581

Title Issued 02/10/2013 **Edition** 3 **Edition Issued** 07/07/2015

Estate Type

FEE SIMPLE

Registered Proprietor

NATALIE MICHELLE LANGMAN
OF UNIT 11 235 OLD SOUTH ROAD OLD REYNELLA SA 5161

Description of Land

LOT 11 PRIMARY COMMUNITY PLAN 27912
IN THE AREA NAMED OLD REYNELLA
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12322910	MORTGAGE TO AUSTRALIAN CENTRAL CREDIT UNION LTD. (ACN: 087 651 125)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
17/09/2013	12006582	SCHEME DESCRIPTION	FILED
17/09/2013	12006583	BY-LAWS	FILED
01/10/2013	12012770	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

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Product	Check Search
Date/Time	02/09/2025 01:40PM
Customer Reference	Alex
Order ID	20250902006384

Certificate of Title

Title Reference: CT 6120/267

Status: CURRENT

Edition: 3

Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
17/09/2013	01/10/2013	12006582	SCHEME DESCRIPTION	FILED	C27912
17/09/2013	01/10/2013	12006583	BY-LAWS	FILED	C27912
01/10/2013	01/10/2013	12012770	DEVELOPMENT CONTRACT	FILED	C27912

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Product	Historical Search
Date/Time	02/09/2025 01:40PM
Customer Reference	Alex
Order ID	20250902006384

Certificate of Title

Title Reference: CT 6120/267

Status: CURRENT

Parent Title(s): CT 6111/747

Dealing(s) Creating Title: ACT 12006581

Title Issued: 02/10/2013

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
07/05/2015	07/07/2015	12322910	MORTGAGE	REGISTERED	AUSTRALIAN CENTRAL CREDIT UNION LTD. (ACN: 087 651 125)
07/05/2015	07/07/2015	12322909	TRANSFER	REGISTERED	NATALIE MICHELLE LANGMAN
07/05/2015	07/07/2015	12322908	DISCHARGE OF MORTGAGE	REGISTERED	12110316
03/04/2014	30/04/2014	12110316	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION

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Property Interest Report

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

Title Reference	CT 6120/267	**Reference No.**	2707957
Registered Proprietors	N M*LANGMAN	**Prepared**	02/09/2025 13:40
Address of Property	Unit 11, 235 OLD SOUTH ROAD, OLD REYNELLA, SA 5161		
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

Prescribed encumbrance		Particulars (Particulars in bold indicates further information will be provided)
1.	**General**	
1.1	Mortgage of land *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	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 (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.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title also 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 *[**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
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 also 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 also 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 also 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 *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed) *[**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

7. *Emergency Services Funding Act 1998*

7.1	section 16 - Notice to pay levy	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. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

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

9. *Fences Act 1975*

9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

12. *Ground Water (Qualco-Sunlands) Control Act 2000*

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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 also 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 also 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 also 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	A Land Tax 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. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

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 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

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 also 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 also EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title also Contact the Local Government Authority for information relating to item 6
10.	Particulars relating to *Livestock Act, 1997*	Animal Health in PIRSA has no record of any notice or order affecting this title

Additional Information

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 *(Dog Fence Act 1946)*	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 *(Pastoral Land Management and Conservation Act 1989)*	The Pastoral Board has no current interest in this title
10.	Heritage Branch DEW *(Heritage Places Act 1993)*	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

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.

Orig. LF 12006583

11:37 17-Sep-2013

3 of 3 Fees: $0.00

Prefix
LF
Series No
3

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 OFFICE & STAMP DUTY PURPOSES ONLY

BELOW THIS LINE FOR AGENT USE ONLY

	AGENT CODE
Lodged by: HGP CONVEYANCING PTY.LTD.	**HGPC**
Correction to: HGP CONVEYANCING PTY.LTD.	**HGPC**

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

1. .....
2. .....
3. .....
4. .....

10:09 19/09/2013 02-016338
REGISTRATION FEE $133.00
TRANSACTION FEE $15.00

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

ITEM	AGENT CODE
	HGPC

PICK-UP NO.	
CP	

CORRECTION	PASSED
FILED 1/10/2013	

Mark McDonald
PRO REGISTRAR-GENERAL

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

BY- LAWS
Development No. 145/C156/11

BY - LAWS

COMMUNITY PLAN NO. 27912

Allotment 27 in Deposited Plan 91478
Certificate of Title Volume 6111 Folio 747
235-237 Old South Road, Old Reynella, South Australia 5161

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996* by the person who prepared the document

16.9.13

HERODOTOS GEORGE PAPAS
Registered Conveyancer
HGP Conveyancing Pty.Ltd.
Level 6, 117 King William Street
Adelaide SA 5000

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TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

COMMUNITY TITLES ACT 1996

COMMUNITY CORPORATION NO. 27912

ALLOTMENT 60 IN FILED PLAN 148898,

LOCATED AT 235- 237 OLD SOUTH ROAD, OLD REYNELLA, SOUTH AUSTRALIA 5161

BY-LAWS

Interpretation and Definitions

1. In these By-Laws unless the context otherwise requires:

(a) **Act** means the Community Titles Act 1996;

(b) **Common Property** means the Common Property created by the Community Plan;

(c) **Community Lot** means the Lots comprised in the Community Plan;

(d) **Community Parcel** means the whole of the land comprised in the Community Plan;

(e) **Community Plan** means the Community Corporation Plan No. 27912;

(f) **Community Scheme** means the scheme for division of the Community Parcel;

(g) **Corporation** means Community Corporation No. 27912 Incorporated;

(h) **Develop** includes:

(i) the construction or alteration of any building, structure, fence, wall or other external fixture or fitting;

(ii) any site works or landscaping;

(iii) any change to any improvement on the Community Lot;

and **Development** has a corresponding meaning;

(i) **GST Legislation** means A New Tax System (Goods and Services Tax) Act 1999;

(j) **GST** means the goods and services tax established under the GST legislation;

(k) **Improvement** means any thing which has been done to the Community Lot by the Development of the Community Lot;

(l) **Landscaping** includes the provision and arrangement of trees, shrubs, ground covers, grassed areas, paving and similar site works;

(m) **Lot** or **lot** has the meaning given to it in the Act and **Lotholder** means the Owner of a Lot from time to time;

(n) **Motor Vehicle** includes motor cycle, caravan, boat, trailer and bicycle;

(o) **Owner** or **Owners** means a registered proprietor or proprietors of a Lot or a person recorded on the relevant register of Lot Owners are the proprietors or proprietor of the Lot;

(p) **Plan** means a document showing the Development and in particular illustrating:

(i) the access to the Community Lot;

(ii) the onsite parking on the Community Lot;

(iii) the storm water drainage system for the Community Lot;

(iv) the elevation and other details of the Development sufficient to indicate the architectural theme of the Development;

(v) the construction materials and colours;

(vi) the location of the Development in relation to the boundaries of the Community Lot;

(vii) the landscaping for the Development;

(viii) the location and type of fence or wall involved in the Development;

(q) **Visitors** includes customers, invitees and clients of the Owner or occupier of a Community Lot;

(r) other words have the definition given to them in the Act;

(s) a reference to any statute, regulation or council By-Law includes all amendments, consolidations or replacements of them;

(t) one gender includes all the other genders;

(u) the singular includes the plural and the other way around.

Persons bound by these By-Laws

2. The following persons are bound by these By-Laws:

(a) the Corporation;

(b) the Owners and occupiers of the Community Lots comprising the Community Scheme;

(c) persons entering the Community Parcel.

Commencement of these By-Laws

3. These By-Laws come into operation when the plan of community division is deposited in the Land Titles Registration Office.

4. These By-Laws continue until varied or cancelled as provided for in the Act.

Variation of By-Laws

5. These By-Laws may be varied by a special resolution of the Corporation.

6. Within 14 days after the passing of the special resolution varying the By-Laws or the making of an order by a Court varying a By-Law, the Corporation must lodge with the Registrar-General:

   (a) a copy of the By-Laws as varied;

   (b) a copy of the resolution or order;

   (c) the fee prescribed by regulation.

7. The Corporation must comply with the Act in respect of the variation of the By-Laws.

Administration, Management and Control of the Common Property

8. The Corporation is responsible for the tasks set out in the Act as the functions of the Corporation, and any additional functions given to it under these By-Laws.

9. The Corporation is (in addition to its responsibilities under the Act) responsible for:

   (a) the repair, maintenance and replacement of any security lighting on the Common Property;

   (b) the repair, maintenance and replacement of the paving or bitumen on the Common Property or bitumen with paving of a similar colour and quality as exists at the time of creation of the Community Parcel;

   (c) the repair, maintenance and replacement of any entrance statement on the Common Property;

   (d) the repair, maintenance and replacement of any landscaping on the Common Property;

   (e) ensuring that the landscaping and the roadways on the Common Property remain in substantially the same layout as at the creation of the Community Parcel.

10. Any costs incurred by the Corporation in fulfilling its functions under either or both the Act and these By-Laws are recoverable from the Owners of the Community Lots in proportion to the lot

11. entitlement of each lot unless properly recoverable from a Lotholder where breach of a By-Law has occurred.

12. If the costs incurred by the Corporation (referred to in clause 10) are a taxable supply under the GST legislation then:

    (a) the costs are calculated on a GST inclusive basis;

    (b) the Owner of the Community Lot must pay the GST on the GST inclusive price;

    (c) the Corporation must, at the time of requesting payment provide the Owner of the Community Lot with a tax invoice in accordance with the GST legislation;

    (d) if an adjustment event occurs as defined in the GST legislation, then the Corporation must provide an adjustment note within 7 days of the happening of the adjustment event.

13. In the administration, management and control of the Common Property, the Corporation must ensure that these By-Laws are adhered to by the persons that are bound by the By-Laws. The Corporation has an obligation to enforce the By-Laws for the benefit of the Owners and occupiers of the Community Lots and for the benefit of the Corporation.

14. The Community Corporation may appoint a Management Committee which shall be responsible to the Community Corporation for the administration and control of the Common Property except with respect to those matters concerning:

    (a) the appointment of a manager pursuant to By-Law 14;

    (b) maintenance, upgrading or improvements to the Common Property where the item to be considered exceeds $5,000.00; and

    (c) the Corporation's obligations regarding the insurance under the Act.

15. The Community Corporation may appoint a Manager to carry out, on behalf of the Community Corporation, the function administering, managing and controlling the Common Property.

16. If the Community Corporation elects to appoint a manager, the manager shall be appointed on a contract that is subject to annual review by the Community Corporation.

17. If an annual review the Community Corporation is dissatisfied with the performance of the manager, the Community Corporation may terminate the management contract.

Use and Enjoyment of the Common Property

18. The Common Property is, subject to the Act and these By-Laws for the common use and enjoyment of Owners and occupiers in the Community Scheme and their visitors and ingress and egress to and from the Community Lots by foot or vehicle.

19. A person bound by these By-Laws:

    (a) must not obstruct the lawful use of the Common Property by any person;

    (b) must not use the Common Property in a manner that unreasonably interferes with the use and enjoyment of the Common Property by the other persons bound by these By-Laws or their visitors;

    (c) must not make, or allow that person's visitors to make, undue noise in or about the Common Property;

    (d) must not interfere, or allow that person's visitors to interfere, with other people in the enjoyment of their rights in relation to the Common Property;

    (e) must not repair motor vehicles on the Common Property;

    (f) must not drive a motor vehicle at a speed of greater than 5 km/hour on the Common Property;

    (g) must not damage or interfere with any landscaping on the Common Property;

    (h) must not use any portion of the Common Property for that person's garden;

    (i) must not display any sign, or any other conspicuous material of a similar nature on any part of the Common Property;

    (j) must not allow a visitor's motor vehicle to use the Common Property as access to a lot unless the visitor's motor vehicle can be parked entirely within the boundaries of a lot;

    (k) must not damage or interfere with any improvements on the Common Property.

20. The Corporation may by ordinary resolution approve the use of the Common Property in a manner inconsistent with these By-Laws.

Use and Enjoyment of the Community Lots

21. A person bound by these By-Laws may only use a Community Lot for residential purposes and in accordance with the Development Act 1993.

22. A person bound by these By-Laws must use reasonable endeavours not to trespass on any other Community Lot.

Development of Community Lots

23. The following By-Laws regulate any future Development on the Community Lots, and the word **Developer** means any person who conducts any Development on the Community Lot.

24. The Developer must not develop a Community Lot unless the Development complies with the requirements of these By-Laws, the Scheme Description for this Development, and the requirements of the relevant Development Authority.

25. The Corporation may by prior special resolution approve any Development which would otherwise be in breach of these By-Laws.

26. The Developer must only use a Community Lot for the purpose of a private residential dwelling.

Maintenance and Repair of Buildings or other Improvements on Community Lots

27. The Owner of a Community Lot must:

    (a) maintain their Community Lot and all buildings and improvements on it in good repair; and

    (b) carry out any work ordered by any statutory authority in respect of their Community Lot or the buildings or improvements on it;

28. The Owner and the occupier of a Community Lot must keep the Community Lot and any buildings and improvements on it in a clean and tidy condition.

29. The Owner and the occupier of a Community Lot must properly maintain the landscaping on a Community Lot and in particular between the forward building envelope and the Common Property.

Solar Panels and Roller Shutters

30. Subject to the provisions of any legislation or Council by-laws, an Owner bound by these By-Laws may install:

    (a) solar panels on the roof of a private residential dwelling: or

    (b) roller shutters in the window spaces of private residential dwelling,

    provided either of those do not create a nuisance to other lot owners or occupiers.

Pets

31. Subject to the provisions of any legislation or Council by-laws, an Owner bound by these By-Laws may with the consent of the Corporation, keep a small animal of not more than ten (10) kilograms in, or in the vicinity of, a Community Lot provided that it does not create a nuisance to other lot owners or occupiers.

Insurance Requirements

32. The Owner and/or the occupier of a Community Lot must not do any of the following acts namely:
    (a) anything that might void or prejudice any insurance effected by the Corporation;
    (b) anything which might increase any insurance premium payable by the Corporation.
33. The Community Corporation must review, on an annual basis:-
    (a) all insurance effected by it; and
    (b) the need for new or additional insurances.
34. Notice of an Annual General Meeting must include a form of motion to decide whether insurance(s) effected by the Corporation should be confirmed, varied or extended; and
35. The Corporation must immediately effect new insurances or vary or extend insurances if there is an increase in risk or a new risk to Common Property or the Corporation.
36. A Owner or occupier must not do anything that might:-
    (a) void or prejudice insurance effected by the Community Corporation; or
    (b) increase any insurance premium payable by the Community Corporation.
37. The Committee may make rules relating to the Common Property not inconsistent with these By-Laws and the same shall be observed by the Lotholders and their tenants, servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Lotholders.
38. A Lotholder (which expression shall extend to a Corporation and a mortgagee in possession) must pay on demand:-
    (a) the whole of the Corporation's costs and expenses (including Solicitors and own client costs) incurred in recovering levies or moneys duly levied upon that proprietor's Lot in

the Plan by the Corporation pursuant to the Act or pursuant to the By-Laws of the Corporation;

(b) such costs as may have been ordered to be paid by the Lotholder to the Corporation by any Court Tribunal or body with authority to order the payment of costs.

39. In the event that the Lotholder fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Corporation may take action for the recovery of same in any Court of competent jurisdiction with the proviso that, in respect of the Corporation's party and party costs, the Corporation shall comply with any procedure for the taxation and recovery of costs provided for in the rules of the Court, Tribunal or other body which orders payment in costs in favour of the Corporation. The Corporation may also enter any costs payable to it under these By-Laws against the levy account of the Lotholder's Lot in the Plan and note the amount of such costs on any certificate issued in respect of the Lot pursuant to the Real Property Act.

40. If a contribution levied under the Act is unpaid 30 days after it falls due for payment, then the amount of the unpaid contribution will bear interest thereafter at an annual rate as determined by the Corporation from time to time, unless otherwise determined by Ordinary Resolution at a general meeting. At the discretion of the Committee, any Corporation Manager has administrative discretion to write off interest at a limit to be determined by the Corporation from time to time.

41. If at the time a person becomes the Lotholder of a lot, another person is liable in respect of the lot to pay interest on a contribution, the Lotholder is jointly and severally liable with the other person for the payment of the interest.

42. The amount of any interest is recoverable by the Corporation as a liquidated debt.

43. Where the Corporation expends money to make good damage caused by a breach of the Act, or of these By-Laws by any Lotholder or the tenants, occupiers, guests, servants, employees, agents, children, invitees or licensees of the Proprietor or any of the them the Committee shall be entitled to recover the amount so expended as debt in an action in any Court of competent jurisdiction from the Proprietor of the lot at the time when the breach occurred.

44. Any person who contravenes or fails to comply with the provisions contained in these By-Laws or Rules is guilty of an offence.

45. The maximum penalty for the breach of any of these By-Laws or the Rules is $500.00 or such other maximum amount as may from time to time be provided for by Section 34(3) of the Act.

Footpath Maintenance

46. Responsibility for maintenance of the footpaths of the Community Lot rests with the Corporation and the cost of any work to repair the footpaths shall be borne by the Corporation, unless an individual Owner or their occupier or invitee causes the damage in which event the cost will be recoverable by the Corporation from the Owner.

Services

47. Notwithstanding any implication or rule of law to the contrary, the Community Corporation shall not in any circumstances be liable to an Owner for any loss or damage suffered by the Owner for any malfunction, failure to function or interruption of or to the water, gas, electricity, power, telephone or other services to the Lot or for the blockage of any sewers, wastes or drains from any cause whatsoever.

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Orig. LF 12012770

10:06 1-Oct-2013

1 of 1 Fees: $0.00

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 OFFICE & STAMP DUTY PURPOSES ONLY

Prefix
LF
Series No.
3

08:10 01/10/2013 01-028809
REGISTRATION FEE $133.00
TRANSACTION FEE $15.00

BELOW THIS LINE FOR AGENT USE ONLY

		AGENT CODE
Lodged by:	HGP CONVEYANCING	HGPC
Correction to:	HGP CONVEYANCING	HGPC

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

1. .....

2. .....

3. .....

4. .....

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED
FILED 1/10/2013	

REGISTRAR-GENERAL

R-G 010107

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLE OFFICE	DEVELOPMENT CONTRACT DEV.NO. 145/C156/11

DEVELOPMENT CONTRACT

COMMUNITY CORPORATION NO. 27912 INCORPORATED

235-237 Old South Road , Old Reynella SA 5161

Allotment 27 in Deposited Plan 91478
Whole of Land in Certificate of Title Volume 6111 Folio 747

CERTIFIED CORRECTLY PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE
COMMUNITY TITLES ACT 1996
BY THE PERSON WHO PREPARED THE DOCUMENT.

26 / 9 /2013

HERODOTOS GEORGE PAPAS
Registered Conveyancer
Level 6 , 117 King William Street
Adelaide SA 5000

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLE OFFICE	DEVELOPMENT CONTRACT DEV.NO. 145/C156/11

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TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLE OFFICE	DEVELOPMENT CONTRACT DEV.NO. 145/C156/11

1. Interpretation

In this Development Contract:-

1.1. "Act" means the Community Titles Act 1996;
1.2. "By-Laws" means the By-Laws filed with this Development Contract;
1.3. "Common Property" means the Common Property defined in the Plan of Community Division;
1.4. "Community Parcel" means the land situated at **235 -237 Old South Road Old Reynella SA 5161** and comprised **in the whole of land in Certificate of Title Register Book VOLUME 6111 FOLIO 747**
1.5. "Corporation" means Community Corporation 27912 established when the Plan of Community Division is deposited by the Registrar General in the Lands Titles Registration Office;
1.6. "Council" means the **Corporation of the City of Onkaparinga**
1.7. "Developer" means **G&E GROUP OF COMPANIES PTY.LTD.** (A.C.N.:129 753 028) and any other owner of the Community Parcel prior to deposit of the Plan of Community Division;
1.8 "Development Consent" means the development authorisation under the Development Act 1993 approved by the relevant planning authority as amended or modified from time to time in relation to the works to be carried out pursuant to this Development Contract.
1.9. "the Development" means the development referred to in clause 3 of this Contract;
1.10. **"Lots 1 - 12"** means the twelve (12) community lots to be created when the Community Division is deposited by the Registrar General in the Lands Titles Registration Office.

2. Important Notice

2.1 This Development Contract contains details of a community scheme which is proposed to be developed on the Community Parcel.

Interested parties are advised that the obligations contained in this Development Contract may only be varied or terminated in accordance with the provision of Section 50, 69(8) OR 70(8) of the Act.

2.2 This Contract should not be considered alone, but in conjunction with the results of searches and enquiries made in respect of the community scheme concerned. Attention is drawn in particular to the By-Laws which set out the management rules governing this community scheme and which provide details of the rights and obligations of lot owners under this community scheme and the manner in which the community scheme will be developed by the developer.

2.3 Further particulars about details of the scheme are available at:-
2.3.1 the Council; and
2.3.2 the Development Assessment Commission.

2.4 The terms of this Development Contract are binding on the Developer and any subsequent purchaser of Lots 1 to 7 inclusive.

3. Description of Development

The Community parcel is to be divided into **TWELVE (12)** separate community lots for **residential use.**

4. Common Property

The Developer will construct or cause to be constructed a bituminised or paved access road, for use by the owners and occupiers of **Lots 1 – 12 inclusive** within the community scheme over portion of the Common property with the balance of the Common Property being landscaped as provided for in clause 10 of this Development Contract.

5. Developer's Authorisation

Development authorisation under the Development Act 1993 will be obtained to enable the proposed development can be undertaken by the Developer. The obligations of the Developer under this Development Contract are expressly subject to such planning authorisation.

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLE OFFICE	DEVELOPMENT CONTRACT DEV.NO. 145/C156/11

6. Developer's Undertakings

6.1 The Developer undertakes to the owners and occupiers from time to time of the community lots and to the Corporation that in carrying out the proposed development it will interfere as little as is reasonable practicable with the use and enjoyment by the owners and occupiers of **Lots 1 – 12 inclusive** and the Common Property.

6.2 The Developer undertakes to the owners and occupiers from time to time of the community lots and the Corporation that it will pay the costs of repairing any damage caused by the Developer to **Lots 1 - 12 inclusive** or to the Common Property or to any building or other property on any community lot of the Common Property.

7. Description of Improvements to each Lot

7.1 The improvements on Lots 1 -12 inclusive will comprise of residential dwellings and are to be completed by 30TH June 2014

7.2 The schematic designs or pictorial depictions attached to this Development Contract **(Annexure A)** are indicative only and subject to change according to demand.

8. Timing of Development Work and Access

8.1 The Developer will cause the common property development works, construction of driveways and landscaping to be carried out upon the common property by the Developer's workers and contractors:

Between Monday to Friday of each week between the hours of 6.00am and 8.00 pm: and
Between 7.30am and 5pm on Saturday and Sundays and public holidays
The Developer anticipates completion of the Development by 30th June 2014
Access to the Development shall be via access from Old South Road Old Reynella SA 5161

9. Theme and Architectural Design and Standard

The standard of work to be performed and the materials to be used for the improvements on the Common Property is to be fair average standard or such higher standard as the Developer in his absolute discretion may determine.

10. Landscaping and Fencing

10.1 The Developer shall use selected paving and fencing in accordance with the plans lodged with the Council by the Developer.

10.2 That area of the Common Property not to be used as driveway access is not required to be landscaped.

11. Services

11.1 Gas reticulation, electricity-wiring and telephone wiring are to be provided and installed by the Developer to a nominated location upon the Common Property so that each community lot can thereafter be connected to gas, electricity and telephone.

11.2 The electricity wiring and telephone wiring are to be constructed underground within the common property.

12. Water and Sewerage

12.1 The Developer shall provide and install sewerage services connected to SA Water's sewerage scheme.

12.2 Water, sewerage and storm water services will be constructed by the Developer underground within the common property.

12.3 Grates and silt traps for storm water shall be provided and installed at each bend in the storm water pipes by the Developer as and if required.

12.4 Grates and inspection pits for sewerage shall be provided and installed by the Developer at each bend of the sewer as and if required.

14. Fire Fighting Services

The Developer shall provide such fire fighting services as may be required by the Metropolitan Fire Service.

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLE OFFICE	DEVELOPMENT CONTRACT DEV.NO. DEV.NO. 145/C156/11

DATED the 26TH day of SEPTEMBER 2013

EXECUTED AS AN AGREEMENT

EXECUTED by
G&E GROUP OF COMPANIES PTY.LTD.
(A.C.N.: 129 753 028)
in accordance with Section 127 (1)
of the Corporations Act 2001 by the Directors

.....
Director – **ELIAS KOUKOS**

.....
Secretary – **ATHOS CHRISTOU**

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLE OFFICE	DEVELOPMENT CONTRACT DEV.NO. 145/C156/11

ANNEXURE "A"
(COPY OF DEVELOPMENT APPLICATION)

CITY OF ONKAPARINGA

DECISION NOTIFICATION FORM

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

DEVELOPMENT NUMBER
145/1317/2011

FOR DEVELOPMENT APPLICATION *DATED:* 27-May-2011
REGISTERED ON: 27-May-2011

TO:	Qatro Property Development Level 1 607 Anzac Hwy GLENELG NORTH SA 5045

LOCATION OF PROPOSED DEVELOPMENT	
PROPERTY DESCRIPTION	Allot 60 Sec 510 FP 148898
PROPERTY ADDRESS	235-237 Old South Road, OLD REYNELLA SA 5161
CERTIFICATE(S) OF TITLE	CT-6080/474

NATURE OF PROPOSED DEVELOPMENT
Erect 12 single storey group dwellings with driveway, decking, retaining walls and landscaping

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	9
BUILDING RULES CONSENT	Still Required	
DEVELOPMENT APPROVAL	Still required	

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: 17-Aug-2012

Signed: [signature]

Date: 22.8.12

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

DEVELOPMENT APPLICATION NUMBER	:	145/1517/2011
APPLICANT	:	Qattro Property Development
LOCATION	:	235-237 Old South Road, OLD REYNELLA SA 5161
PROPOSED DEVELOPMENT	:	Erect 12 single storey group dwellings with driveway, decking, retaining walls and landscaping
DECISION	:	Development Plan Consent Granted
DATE OF DECISION	:	17-Aug-2012

DEVELOPMENT PLAN CONSENT
Conditions of Consent by Council

1. All development shall be completed in accordance with the drawings numbered 1 – 28 of 28 (drafted by Qattro) amended 25 January 2012, the siteworks plan (drafted by RCI Consulting Engineers) amendments dated 10 July 2012 and other plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).

2. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.

3. A stormwater management plan is to be provided and endorsed by council's engineers prior to development approval being granted.

4. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb. Verge slope shall be no greater than 2.5 per cent fall towards the road, suitable for pedestrian traffic under the Disability Discrimination Act and in accordance with the current Australian Standard 2890.1.

5. The dwellings shall not be occupied until all necessary infrastructure has been provided to the site of the dwellings, including but not limited to a formed and sealed road and watertable, water supply and sewerage services, drainage/stormwater disposal and electricity services.

6. The driveway servicing the herein approved dwellings shall be paved or surfaced, drained and marked to accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times.

7. The landscaping shall be maintained in good condition at all times. Dead, dying or diseased trees and shrubs shall be replaced when necessary. The landscaping shall be established within three months of completion of the development.

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

- ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

9. No advertising display shall be erected or displayed in the subject land, without the prior consent of Council.

Note(s):

1. The proponent is reminded of Clause 23 under Part 6 of the *Environment Protection (Noise) Policy 2007*. The clause states that construction activity must not occur on a Sunday or other public holiday; and on any other day except between 7:00 am and 7:00 pm. Exceptions to this requirement are prescribed in Clause 23(1) b of the *Environment Protection (Noise) Policy 2007*.

2. Note that brush fences now constitute "Development" and require Building Rules approval. Also note that they cannot be erected within 3 metres of a dwelling.

3. You are further advised that Building Rules consent is required for the application pursuant to the Development Act.

4. In addition to the provisions of the Building Code of Australia relating to access for people with disabilities, you must comply with the *Commonwealth Disability Discrimination Act, 1992*. Compliance with the Act is the responsibility of the property owner.

Renée Mitchell
AUTHORISED OFFICER

Dated: 22, 8, 12

ERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLE OFFICE

DEVELOPMENT CONTRACT
DEV.NO. DA/0800/2012

ANNEXURE "B"
(LAND COMMUNITY DIVISION LINE DRAWING)

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	OLD REYNELLA	APPROVED:	C
MAP REF:	6628/39/11	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED/FILED:	
LAST PLAN:	D91478	DEVELOPMENT NO:	155/C156/11		SHEET 1 OF 2
					V01

AGENT DETAILS: LOCK SURVEYS
LICENSED AND ENGINEERING SURVEYS
87 SPRINGBANK ROAD CLAPHAM SA 5062
PH (08) 8277 9552 FAX (08) 8357 6491
MOBILE 0407 719455 DATE: 16/07/13
Email michael@locksurveys.com.au

AGENT CODE: LOCK

REFERENCE: 71073

SURVEYORS CERTIFICATION: I, Michael Grant LOCK a licensed Surveyor under the Survey Act 1992, certify that this

(a) ~~I am certain that the location of that part of the service infrastructure shown between the points marked 1 and 4 on the plan and~~

(b) this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation

Dated the ____day of _____20 Michael Grant LOCK Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6111	747		ALLOTMENT(S)	27	D	91478	NOARLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS:
THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 28th FEBRUARY 2013

Development Assessment Commission
LAND DIVISION (COMMUNITY TITLE) CERTIFICATE
Council/Commission has consented to the encroachment(s) over public land

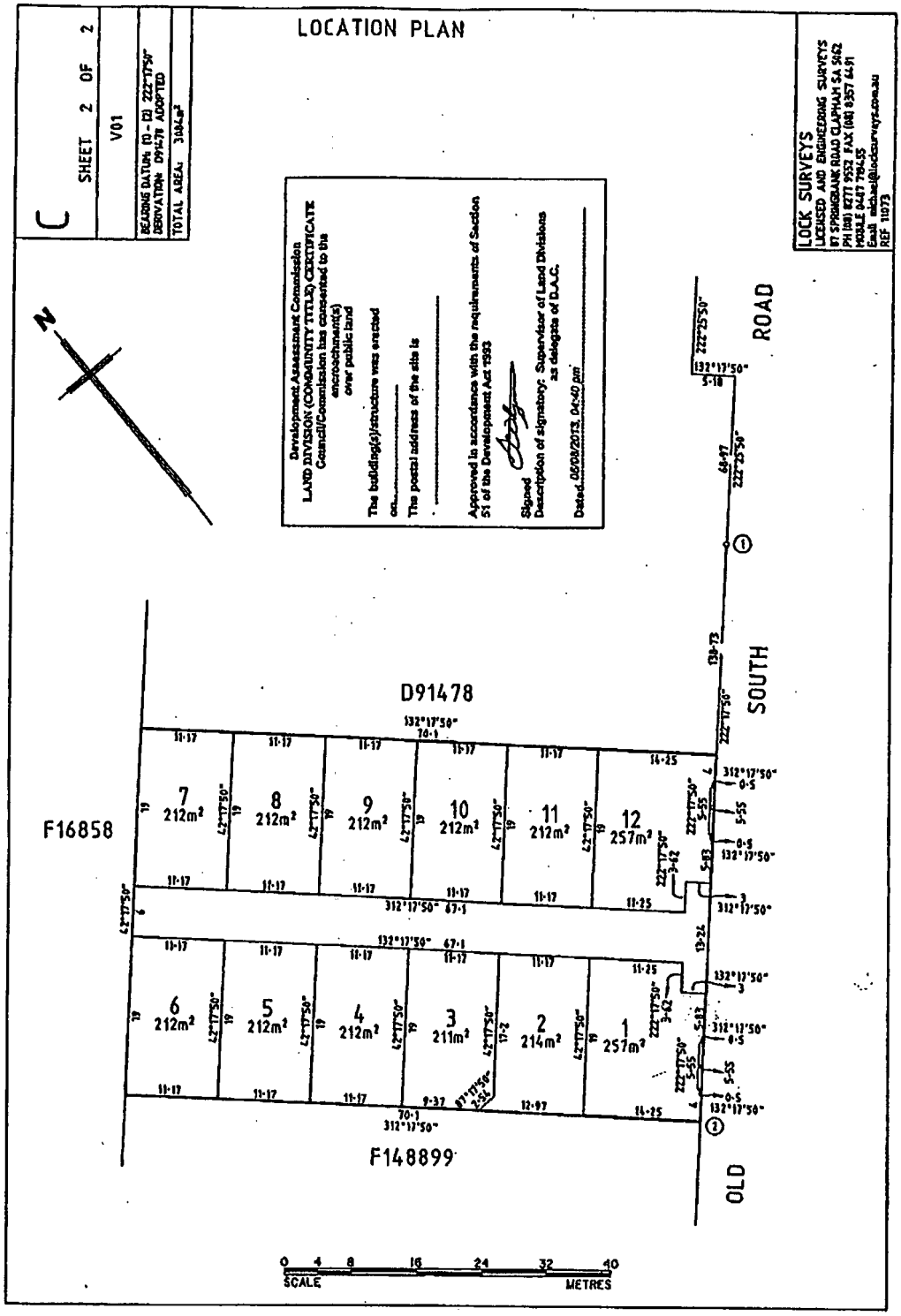
The building(s)/structure was erected on vacant

The postal address of the site is
235-237 Old South Road, Old Reynella

Approved in accordance with the requirements of Section 51 of the Development Act 1993

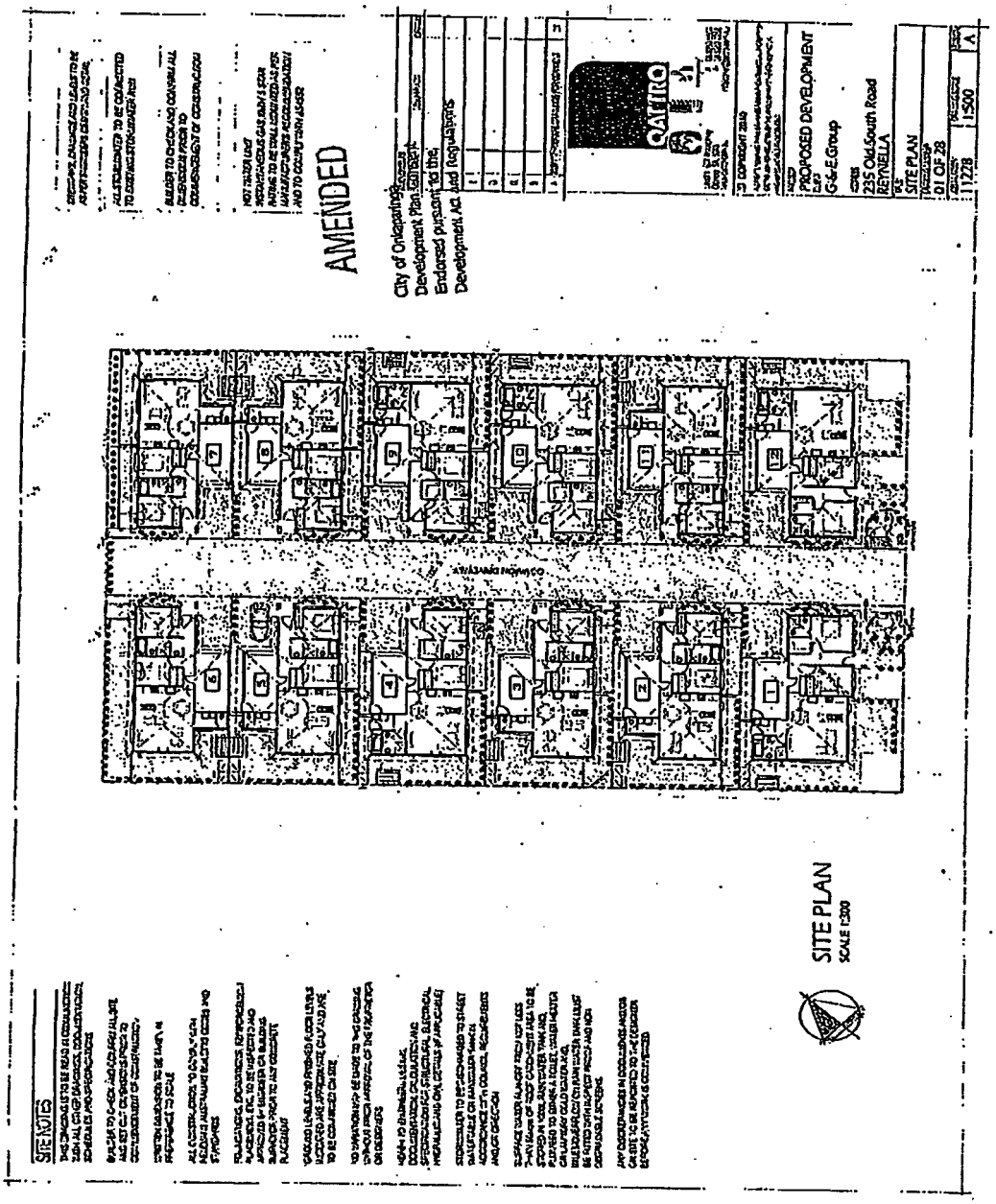
Signed
Description of signatory: Supervisor of Land Divisions as delegate of D.A.C.

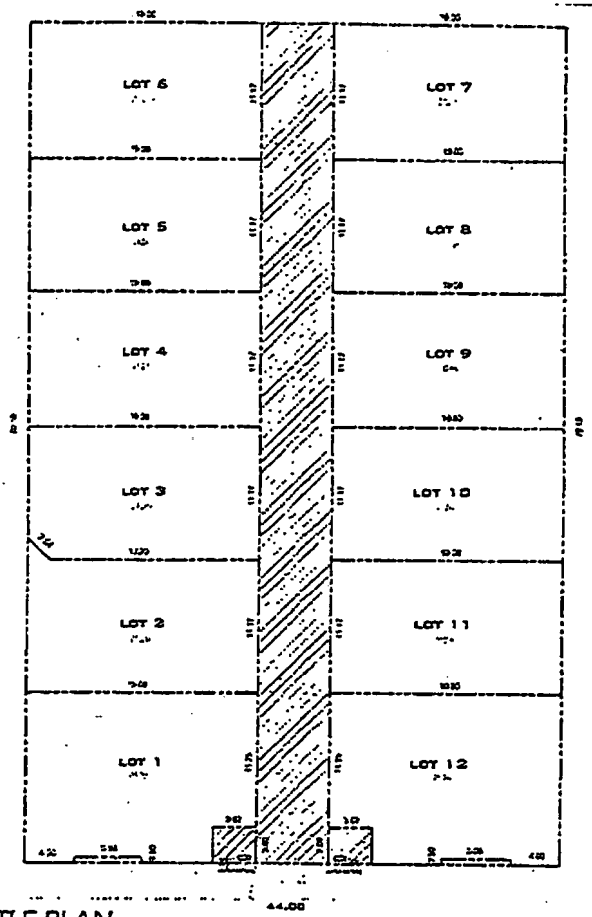
Dated 06/08/2013, 04:40 pm


LOCATION PLAN
SHEET 2 OF 2
V01
BEARING DATUM: (1) - (2) 222°17'50"
DERIVATION: D91478 ADOPTED
TOTAL AREA: 3184m²
LOCK SURVEYS
LICENSED AND ENGINEERING SURVEYS
87 SPRINGBANK ROAD CLAPHAM SA 5062
PH (08) 8277 9552 FAX (08) 8357 6491
MOBILE 0447 799455
Email michael@locksurveys.com.au
REF 11973
Development Assessment Commission
LAND DIVISION (COMMUNITY TITLE) CERTIFICATE
Council/Commission has consented to the encroachment(s) over public land
The building(s)/structure was erected on
The postal address of the site is
Approved in accordance with the requirements of Section 51 of the Development Act 1993
Signed
Description of signatory: Supervisor of Land Divisions as delegate of D.A.C.
Dated 06/08/2013, 04:40 pm
N
D91478
F16858
F148899
OLD SOUTH ROAD
7 212m²
8 212m²
9 212m²
10 212m²
11 212m²
12 257m²
6 212m²
5 212m²
4 212m²
3 211m²
2 214m²
1 257m²
SCALE
METRES

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLE OFFICE	DEVELOPMENT CONTRACT DEV.NO. DA/0800/2012

ANNEXURE "C"
(BUILDING ELEVATIONS AND ARCHITECTUTRAL DRAWINGS)





COMMUNITY TITLE PLAN
SCALE 1:300

INDICATES COMMON PROPERTY

OLD SOUTH ROAD

AMENDED

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

A			

QATIRQ

© COPYRIGHT 2010

PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
TITLE PLAN
DRAWING NO.
02 OF 28
JOB NO. 11228
SCALE 1:100
REV. A

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, REFER AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 600mm LENGTHS IN EACH COURSE AND NOT MORE THAN 300mm OF ARTICULATED JOINTS. SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

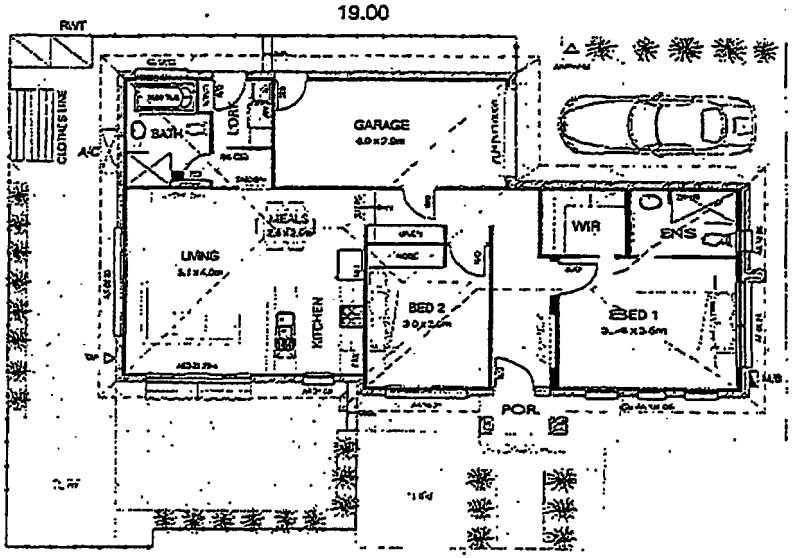
NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNER

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT, TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTATION OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



FLOOR PLAN - RES 1
SCALE 1:100

Cibacs Onkaparinga
Development Plan
Exempted pursuant
Development Act a

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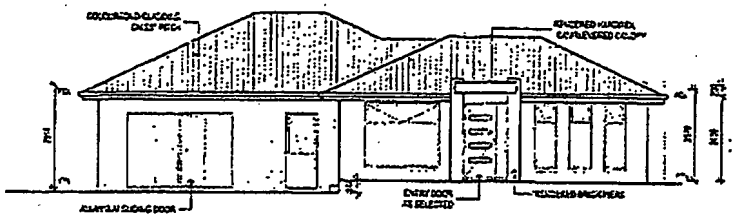
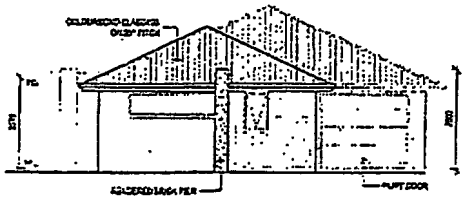
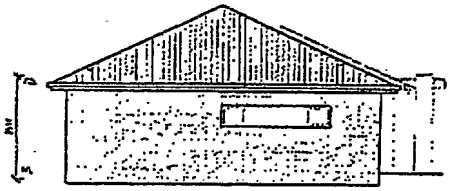
TITLE:
FLOOR F
DRAWING NUMBER:
04 OF 2
JOB NUMBER:
11228



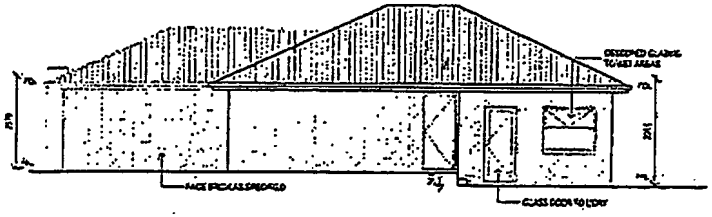
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF

City of Onkaparinga

Development Plan Consent with ancillary building

Endorsements and Variations under the

Development Act and Regulations

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

AMENDED

REVISIONS			
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PROJECT
PROPOSED DEVELOPMENT

CLIENT
G & E Group

ADDRESS
1235 Old South Road
REYNELLA

TITLE
ELEVATIONS

SHEET NUMBER
05 OF 28

JOB NUMBER	SCALE	REVISION
11228	1:100	A

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND COMPARE ALL PLANS AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LEVELS ARE TO BE ~OF DEFINED CALCULATED SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL EXPOSURES AT MAXIMUM 600mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE R10 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

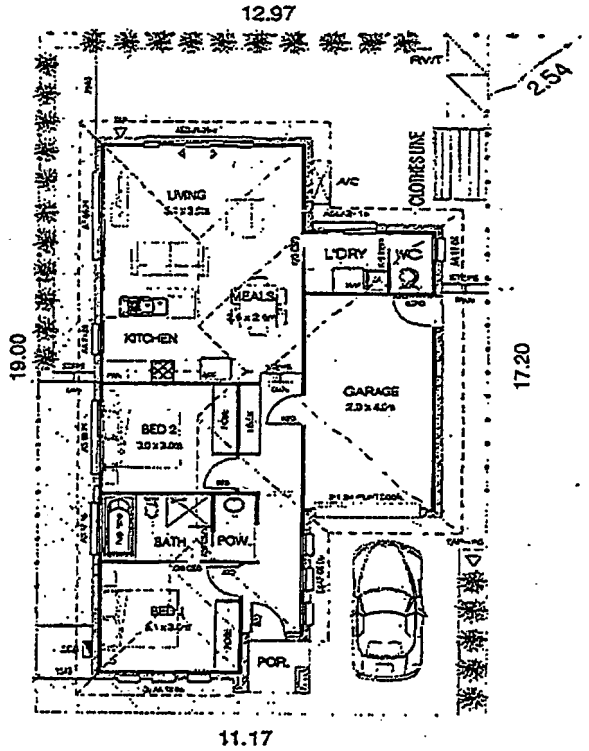
NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF SLEVERIES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMANLIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



LIVING:	85.48m²
GARAGE:	18.59m²
PORCH:	2.19m²
TOTAL:	110.26m²

SITE: 512m²
COVER: [illegible]
POS: [illegible]

City of Onkaparinga
Development Plan C
Endorsed pursuant t
Development Act an

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PROJECT: PROPOS
CLIENT: G & E Gr
ADDRESS: 235 Old REYNELL
TITLE: FLOOR F
DRAWING NUMBER: 06 OF 28
JOB NUMBER: 11228

FLOOR PLAN - RES 2

SCALE 1:100

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND COMPARE ALL PLANS AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

LOCATION DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND ASSUMED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL EXPOSED AT MAXIMUM 450mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE R2.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNER

REFER TO ENGINEER'S DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

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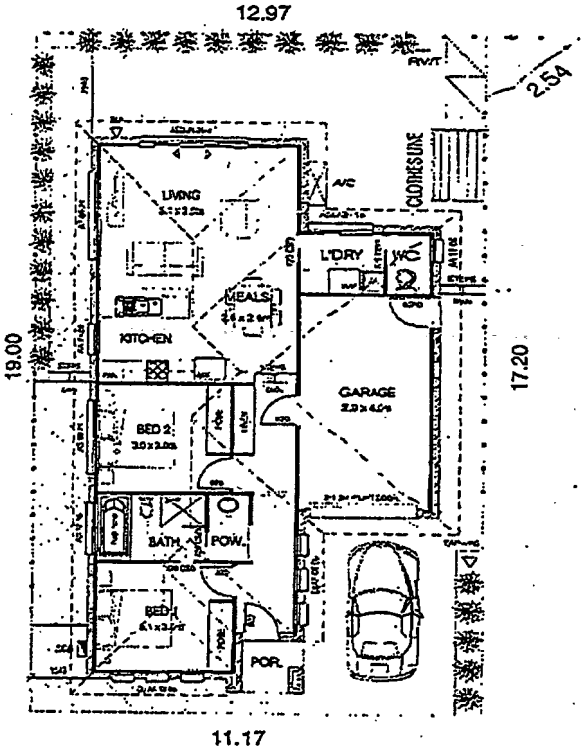

LIVING:	60.48m²
GARAGE	18.58m²
PORCH:	2.19m²
TOTAL:	110.26m²

City of Onkaparinga
Development Plan Co
Endorsed pursuant to
Development Act an

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PROJECT: PROPOS
CLIENT: G & E Gr
ADDRESS: 235 Old . REYNELL
TITLE: FLOOR F
DRAWING NUMBER: 06 OF 2
JOB NUMBER: 11228

FLOOR PLAN - RES 2

SCALE 1:100

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

[illegible] TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 450mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS, SPACING OF WALL TIES TO TOP AND SIDES OF OPENINGS TO BE HALVED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

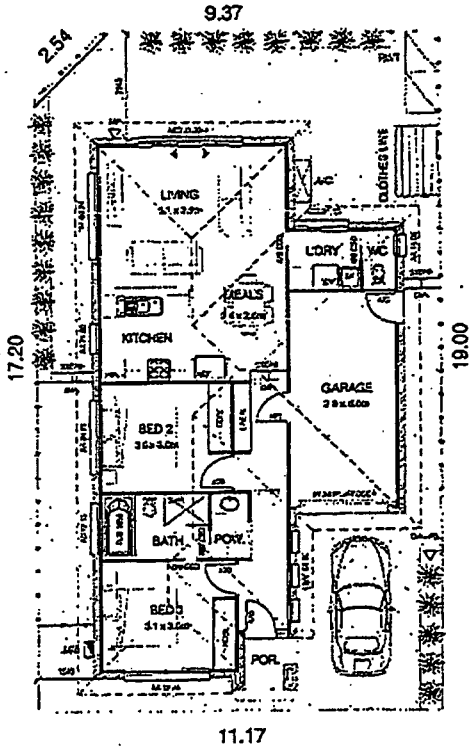
NO VARIATION MAY BE MADE TO THE DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNER.

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



FLOOR PLAN - RES 3
SCALE 1:100

LIVING	[illegible]
GARAGE	[illegible]
PORCH	[illegible]
TOTAL	[illegible]

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REVISIONS			
REV	DATE	DESCRIPTION	CHECK
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E			
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C			
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A		SERVICE PROVIDER CHANGES FOR COMMENT	JF

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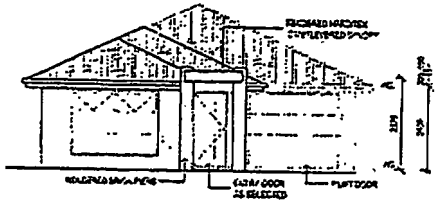
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NO
08 OF 28
JOB NUMBER 11228
DRAWING SCALE 1:100
REV A



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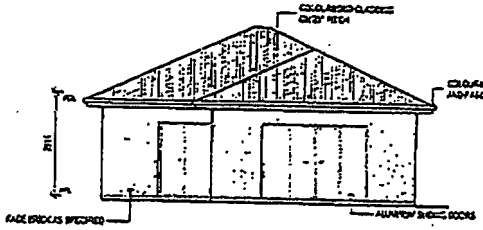
SCALE 1:100



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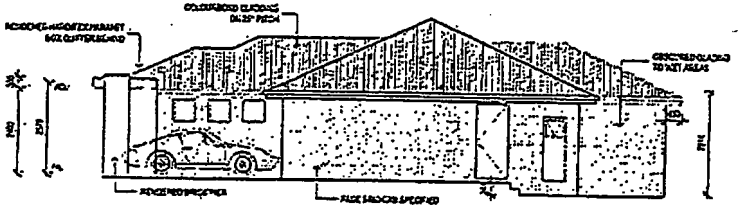

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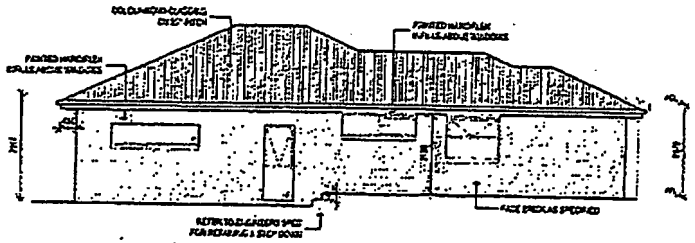
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

City of Onkaparinga
Development Plan Consent
Endorsement
Development Act and Regulations

AMENDED

AMENDMENTS			
REV	DATE	DESCRIPTION	DRAWN
G			
F			
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A	23/04/	REVISED DRAINAGE PROCEDURE	

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OWNER
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
ELEVATIONS
DRAWING NO.
09 OF 28
JOB NUMBER 11228 | DRAWING SCALE 1:100 | REV A

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, COORDINATION SCHEDULES AND SPECIFICATIONS

REFER TO SHEET 1 PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED SEE AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 450mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS. SPACING OF WALL TIES TO TOP AND SIDES OF OPENINGS TO BE HALVED

PROVIDE R2.5 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS

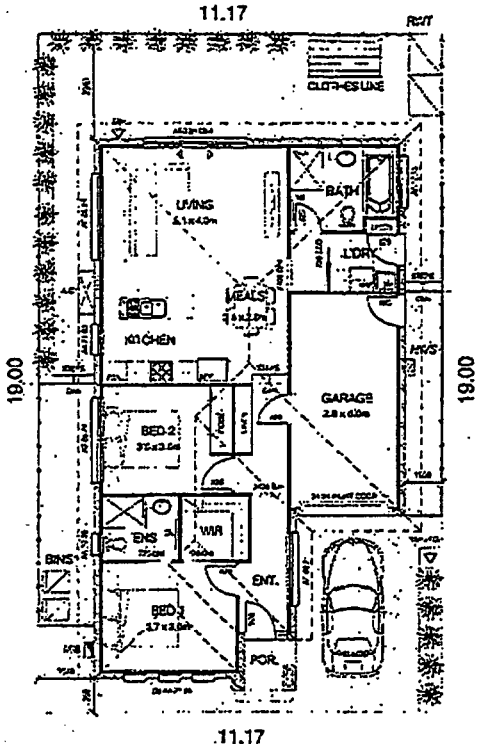
NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE ARCHITECT OR DESIGNER'S

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATIONS AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND GAS DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTATION OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



FLOOR PLAN - RES 4
SCALE 1:100

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REVISIONS			
REV	DATE	DESCRIPTION	CHECK
G			
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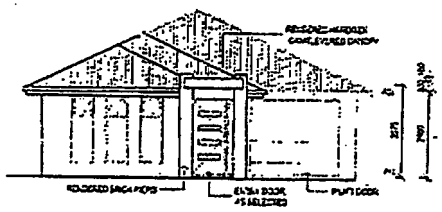
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NO
10 OF 28
JOB NUMBER 11228
DRAWING SCALE 1:100
REVISION A



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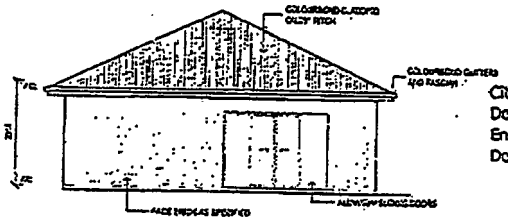
SCALE 1:100



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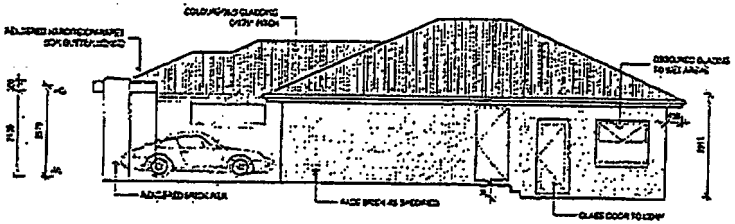

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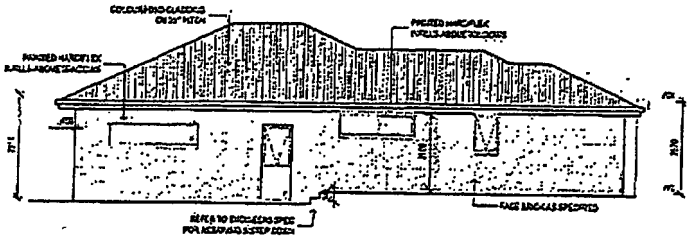

SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO ENSURE CONFORMS ALL DEVELOPMENT APPROVALS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO THE RELEVANT AUSTRALIAN BUILDING CODES AND STANDARDS

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND MUST BE CONFIRMED ON SITE

City of Onkaparinga
Development Regulations

AMENDED

REVISIONS			
REV	DATE	DESCRIPTION	CHKD
G			
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CLIENT
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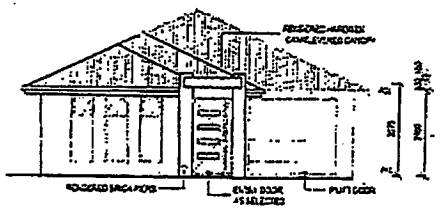
ADDRESS
235 Old South Road
REYNELLA
TITLE
ELEVATIONS
DRAWING NUMBER
11 OF 28

JOB NUMBER	DRAWING SCALE	REV
11228	1:100	A



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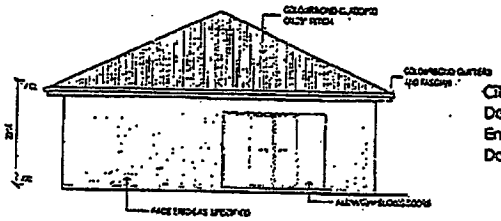

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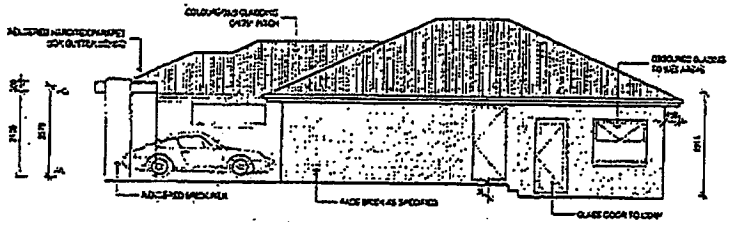
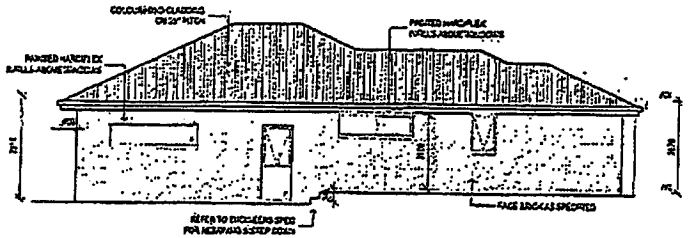


SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

CONTRACTOR TO ENSURE COMPLIANCE OF ALL WORK AND REPORT ANY DISCREPANCY PRIOR TO COMMENCEMENT OF CONSTRUCTION TO THE RELEVANT AUSTRALIAN BUILDING CODES AND STANDARDS

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND APPROVE CONDITIONS ON SITE

City of Onkaparinga
Development Act and Regulations

AMENDED

REVISIONS			
NO	DATE	DESCRIPTION	CHKD
8			
7			
6			
5			
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PROJECT
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CLIENT
G & E Group
SITE
235 Old South Road
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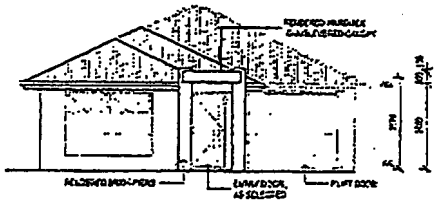
TITLE
ELEVATIONS
DRAWING NUMBER
11 OF 28

JOB NUMBER	DRAWING SCALE	REV
11228	1:100	A



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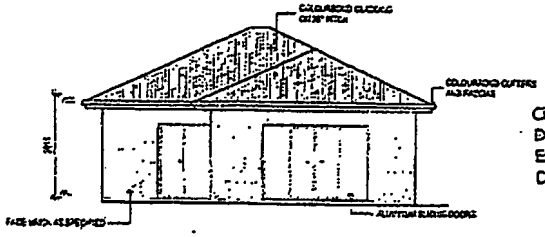
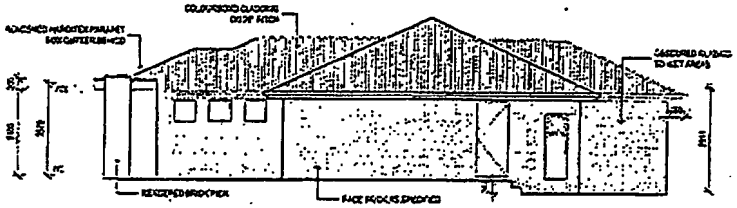
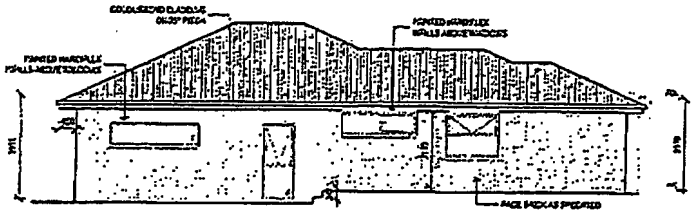
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL CONSTRUCTION TO COMPLY WITH AUSTRALIAN BUILDING CODES AND STANDARDS

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

AMENDED

City of Ipswich
Development Consent
Endorsed pursuant to the
Development Assessment Regulations

REV	DATE	DESCRIPTION	CHECK
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PROJECT
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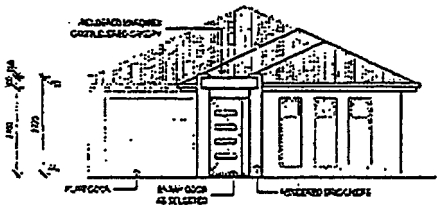
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
ELEVATIONS
DRAWING NO.
13 OF 28

JOB NUMBER	DRAWN SCALE	REV
11228	1:100	A



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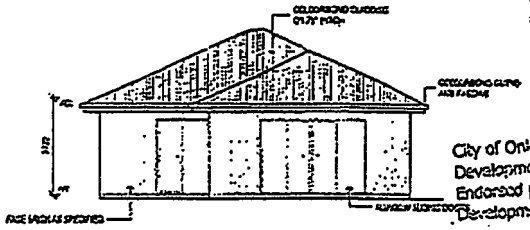

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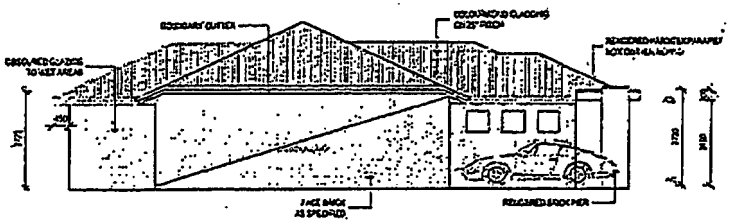
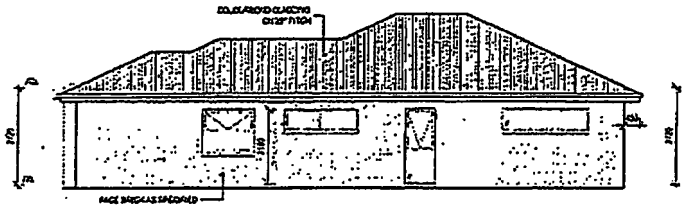


SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL CONSTRUCTION COMPLY WITH RELEVANT AUSTRALIAN BUILDING STANDARDS

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

City of Onkaparinga
Development Assessment
Endorsed Plans
Development Act and Regulations

AMENDED

REV	DATE	DESCRIPTION	CHKD
G			
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PROJECT
PROPOSED DEVELOPMENT
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ADDRESS
235 Old South Road
REYNELLA
TITLE
ELEVATIONS
DRAWING NO.
15 OF 28

JOB NUMBER	SCALE	REVISION
11228	1:100	A

GENERAL NOTES

THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND COMPARE ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

STRUCTURAL DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND REQUIRED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERING DETAILS AND DESIGN

PROVIDE TOTAL TIES TO ALL SPECIALISTS AT MAXIMUM 600mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF APPROXIMATED JOINTS, SPACING OF WALL TIES TO TOP AND SIDES OF OPENINGS TO BE HALVED

PROVIDE R2.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS

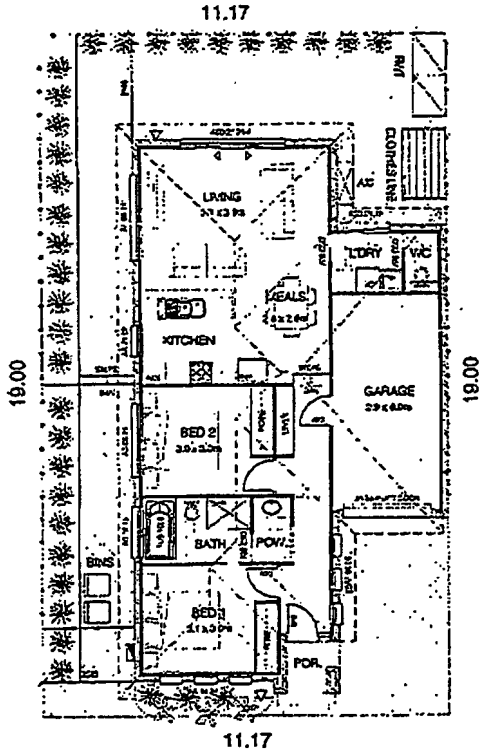
NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



FLOOR PLAN - RES 7
SCALE 1:100

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REVISIONS			
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A	REDESIGNED THE DRIVEWAY FOR REVISED		

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PROJECT
PROPOSED DEVELOPMENT
CLIENT
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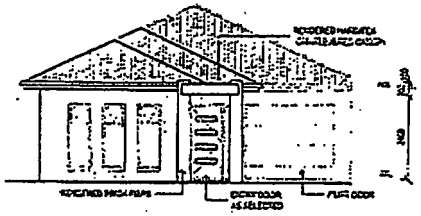
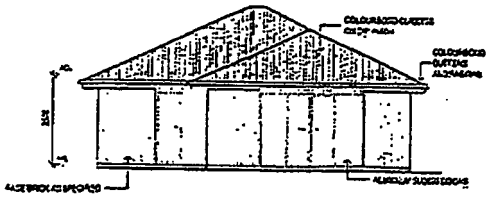
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NO
16 OF 28
JOB NO 11228 | SCALE 1:100 | REVISION A



FRONT ELEVATION
SCALE 1:100



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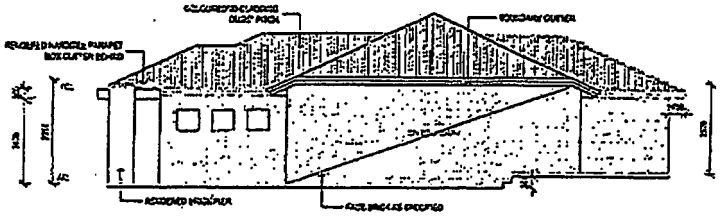
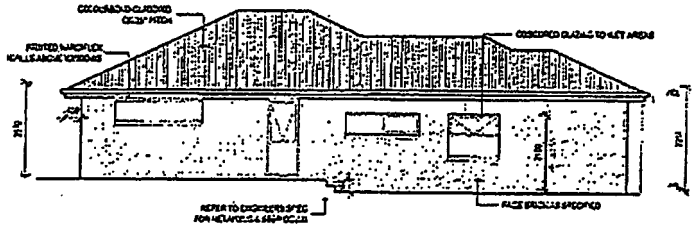
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER [illegible] REPRESENTATIONAL SCHEDULES AND EXPLANATORY [illegible]

[illegible] TO CHECK AND CONFIRM ALL [illegible] AND SET OUT DIMENSIONS PRIOR TO [illegible] CONSTRUCTION

ALL CONSTRUCTION TO COMPLY WITH RELEVANT AUSTRALIAN BUILDING CODES AND STANDARDS

GROUND LEVEL [illegible] LEVEL [illegible] ONLY [illegible] SITE

City of [illegible]
Development Plan Consent
Endorsement
Development [illegible]

REV	DATE	DESCRIPTION	CHECKED
G			
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A	[illegible]	[illegible]	[illegible]

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PROPOSED DEVELOPMENT
CLIENT
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ADDRESS
235 Old South Road
REYNELLA
TITLE
ELEVATIONS
DRAWING NUMBER
17 OF 28

JOB NUMBER	DRAWING SCALE	ISSUE
11228	1:100	A

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MINIMUM 600mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS, SPACED OF WALL TIES TO TOP AND SIDES OF OPENING TO BE NAILED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS

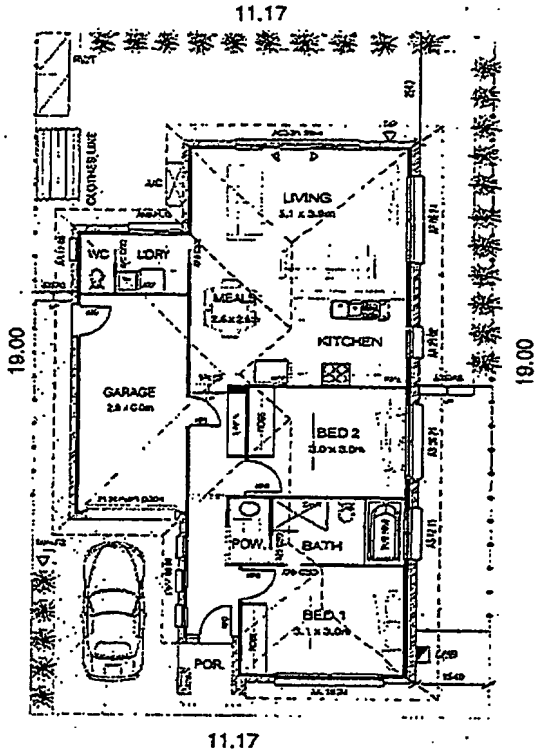
NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

REFER TO ENGINEERS DESIGN, DOCUMENTATION CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND OTHER DETAILS IF APPLICABLE

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE, ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENCE TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



FLOOR PLAN - RES 8
SCALE 1:100

LIVING
GARAGE
PORCH
TOTAL
SITE
COVERAGE
POS

City of Onkaparinga
Development Plan
Endorsed pursuant
Development Act

AMI

REVISIONS
REV DATE
G
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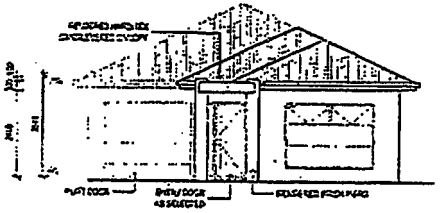
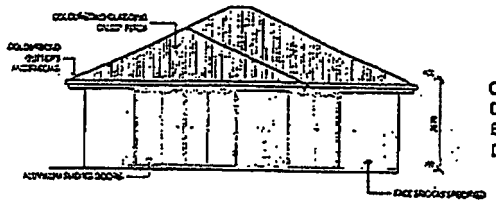
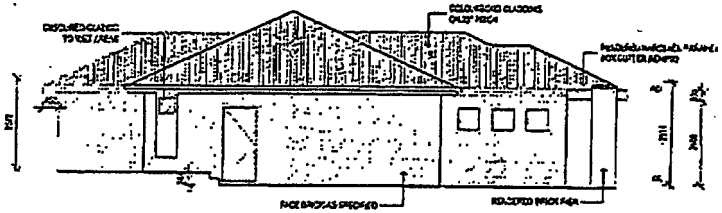
PROJECT
PROPOS
CLIENT
G & E Gr
ADDRESS
235 Old
REYNELL
TITLE
FLOOR
DRAWING NUMBER
18 OF 2
JOB NUMBER
11228



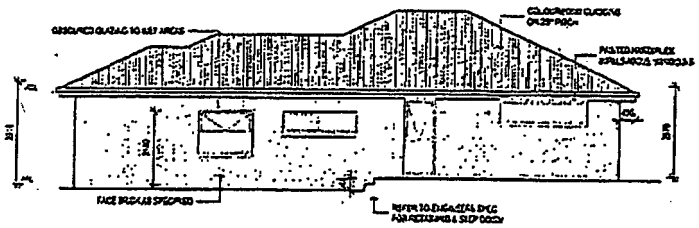
FRONT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS.

[illegible] TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO CONSTRUCTION.

RELEVANT AUSTRALIAN BUILDING CODES AND STANDARDS

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE [illegible] ON SITE

City of [illegible]
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REVISIONS			
REV	DATE	DESCRIPTION	DRAWN
G			
F			
E			
D			
C			
B			
A	[illegible]	PROVISIONAL APPROVAL	[illegible]

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PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
ELEVATIONS
DRAWING NUMBER
19 OF 28
JOB NUMBER 17228
DRAWING SCALE 1:100
REVISION A

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEER'S DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL EXTERNAL WALLS MAXIMUM 450mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS, SPACING OR WALL TIES TO TOP AND SIDES OF OPENINGS TO BE HALVED

FACADE TO BE INSULATION BATTS TO CEILINGS AND FLOOR INSULATION BATTS TO WALLS

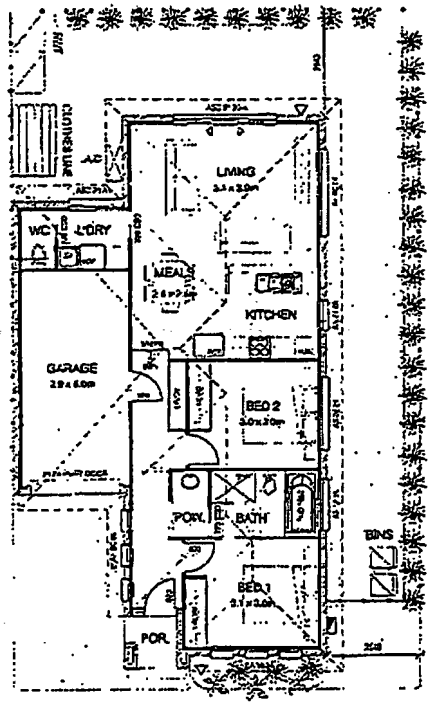
NO VARIATION MAY BE MADE TO THE DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNER

REFER TO ENGINEERS DESIGN, DOCUMENTATION CALCULATIONS AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND OTHER DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMANLIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSED TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTS AND ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



FLOOR PLAN - RES 6
SCALE 1:100

LIVING:	0m²
GARAGE:	0m²
PORCH:	0m²
TOTAL	0m²

Development Plan Consent
Endorsed pursant to the
Development Act and Regulations

SITE:	2[illegible]m²
COVERAGE:	51%
POS	[illegible]m² (20%)

AMENDED

REVISIONS			
REV	DATE	DESCRIPTION	PLANNER
G			
F			
E			
D			
C			
B			
A	[illegible]	[illegible]	[illegible]

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PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
SHEET NUMBER
14 OF 28

JOB NUMBER	PRINTED SCALE	REVISION
11228	1:100	A

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, EGLS AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 450mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS. SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS

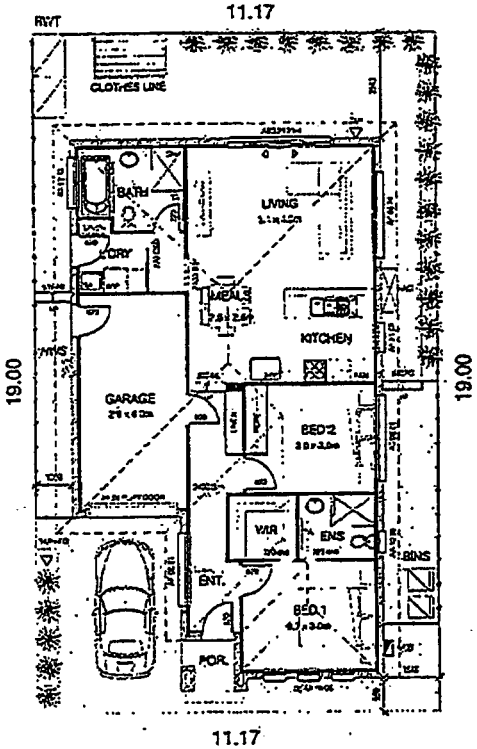
NO VARIATION MAY BE MADE TO THIS DRAWING, WITHOUT PRIOR APPROVAL OF THE ARCHITECT OR DESIGNER

REFER TO ENGINEER'S DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A GOOD TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



FLOOR PLAN - RES 9
SCALE 1:100

LIVING 16.67m²
GARAGE 18.50m²
PORCH 2.4m²
TOTAL 37.57m²

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REVISIONS			
REV	DATE	DESCRIPTION	CHK
C			
B			
A			
D			
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A	21.04.10	PRELIMINARY ISSUE	JY

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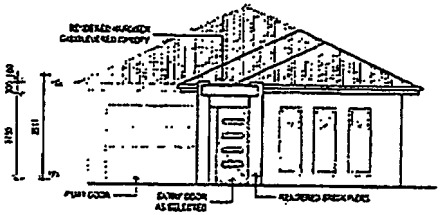
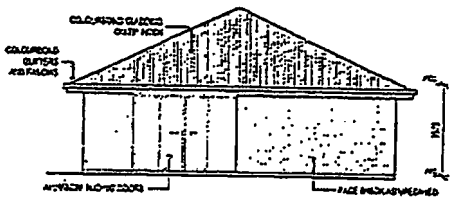
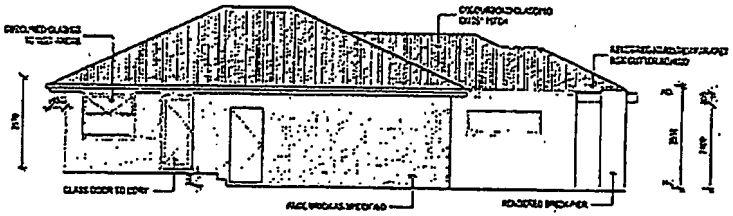
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NO.
20 OF 28
JOB NO. 11228
DRAWING SCALE 1:100
REV A



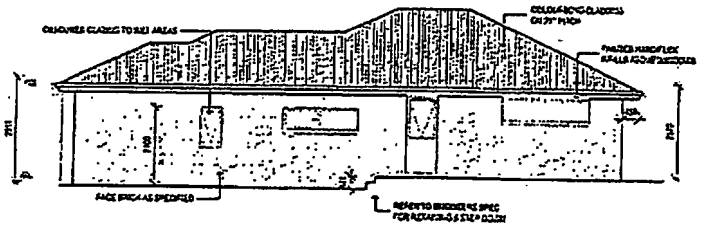
FRONT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

Development Plan Consent

ALL CONSTRUCTION TO COMPLY WITH BUILDING CODE AND STANDARDS

Development Act and Regulations

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

AMENDED

REV	DATE	DESCRIPTION	CHECK
D			
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B			
A	25/04/2018	PRIVATE DRAINAGE TO A COUNCIL	CT

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PROJECT
PROPOSED DEVELOPMENT

CLIENT
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ADDRESS
235 Old South Road
REYNELLA

TITLE
ELEVATIONS

DRAWING NUMBER
21 OF 28

JOB NUMBER	DRAWING SCALE	REVISION
11228	1:100	A

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND COORDINATE ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 900mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS, SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE FULL INSULATION BATTS TO CEILING AND PARTIAL INSULATION BATTS TO WALLS

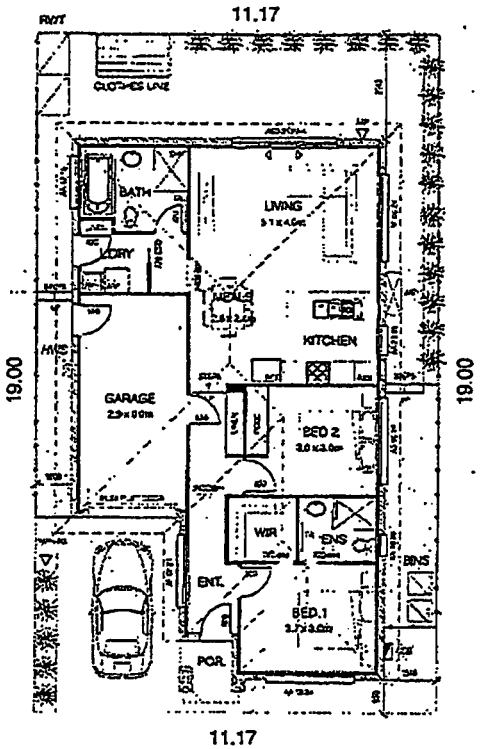
NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNERS

REFER TO ENGINEER'S DESIGN, DESIGN ESTIMATION CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

ANY DISCREPANCIES / DOCUMENTERIES ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



City of Marion
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

LIVING	
GARAGE	
PORCH	
TOTAL	
SITE	
COVERAGE	
POS	

REVISIONS			
E			
D			
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235 Old South Road
REYNELLA
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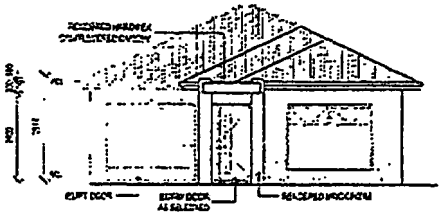
FLOOR PLAN
DRAWING NUMBER
22 OF 28

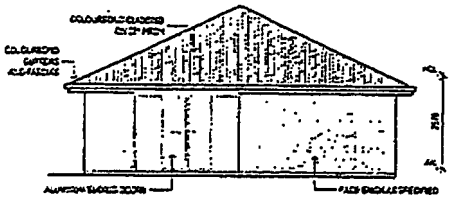
JOB NUMBER	DRAWING SCALE	REVISION
11228	1:100	A

FLOOR PLAN - RES 10

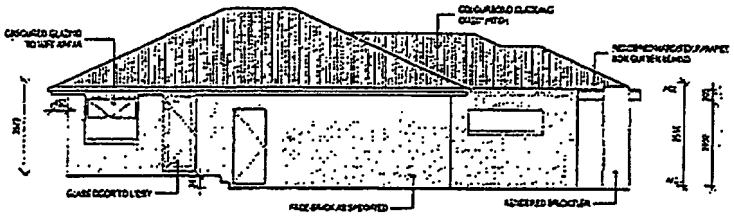
SCALE 1:100



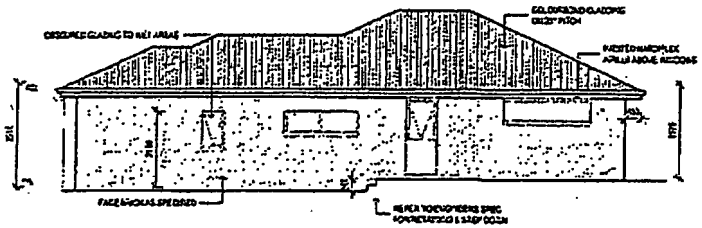
FRONT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS, DOCUMENTATION SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL CONSTRUCTION TO COMPLY WITH RELEVANT AUSTRALIAN BUILDING CODES AND STANDARDS

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

City of Playford
Development Assessment
Endorsed Plans
Development Act and Regulations

AMENDED

REV	DATE	DESCRIPTION	DRAWN
G			
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PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
ELEVATIONS
SHEET NUMBER
23 OF 28

JOB NUMBER	SCALE	REV
11228	1:100	A

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

PLEASE TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL UNDERLAYS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 600mm CENTRES IN EACH DIRECTION AND within 300mm OF ARTICULATED JOINTS, SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE FULL INSULATION BATTS TO CEILING AND 6.5 INSULATION BATTS TO WALLS

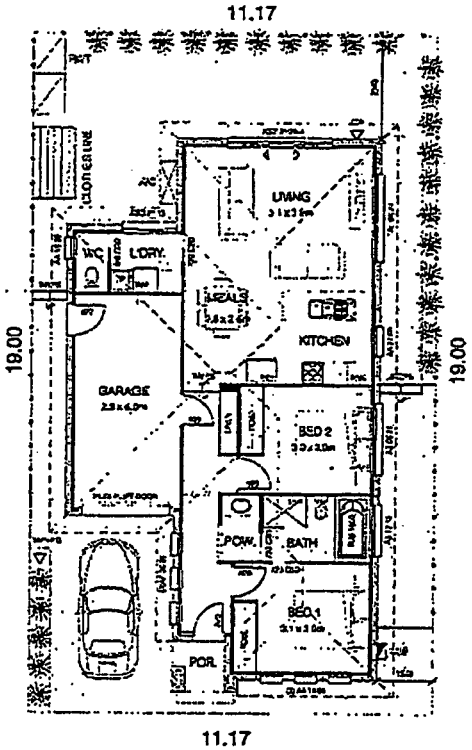
NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE PROPRIETOR OR DESIGNER

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATION AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT WORKMANLIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTS AND OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



FLOOR PLAN - RES 11
SCALE 1:100

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REV	DATE	DESCRIPTION	CHKD
D			
F			
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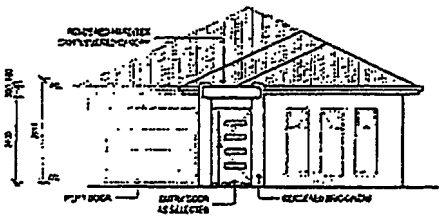
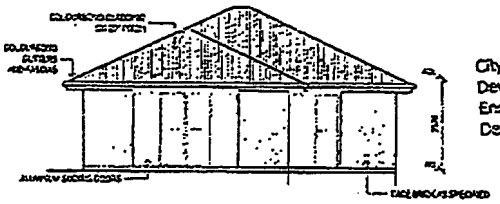
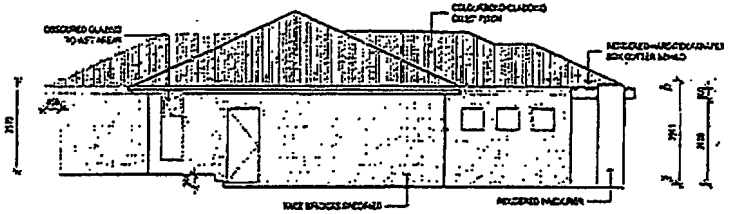
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NO.
24 OF 28
DESIGNER 11228
SCALE 1:100
REV A



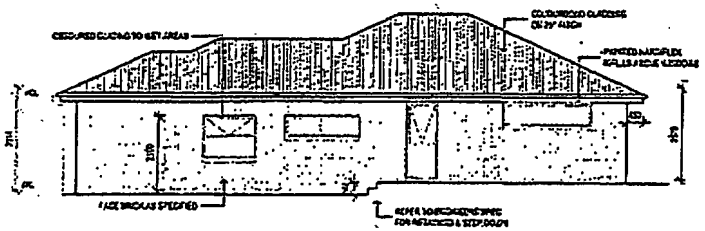
FRONT ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

CONTRACTOR TO CONFIRM ALL SITE AND SETOUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL CONSTRUCTION TO COMPLY WITH RELEVANT AUSTRALIAN BUILDING CODES AND STANDARDS

CAUTION: IF ELEVATION FINISHED FLOOR LEVEL IS NOT SHOWN THIS DRAWING IS ONLY A GUIDE TO BE COMPLETED ON SITE

City of Onkaparinga
Development Consent
Endorsed Development Plans and Regulations

REV	DATE	DESCRIPTION	BY
G			
F			
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D			
C			
B			
A	25.04.11	REVISE DRAWING FOR APPROVAL	JT

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PROJECT
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ADDRESS
235 Old South Road
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TITLE
ELEVATIONS
SHEET NUMBER
25 OF 28
JOB NUMBER 11228
DRAWING SCALE 1:100
SIZE A1

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO OBTAIN AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE THE ONLY PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, UNLESS AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL EXCAVATIONS AT MAXIMUM 600mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS. SPACING OF WALL TIES TO TOP AND SIDES OF SHORING TO BE HALVED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

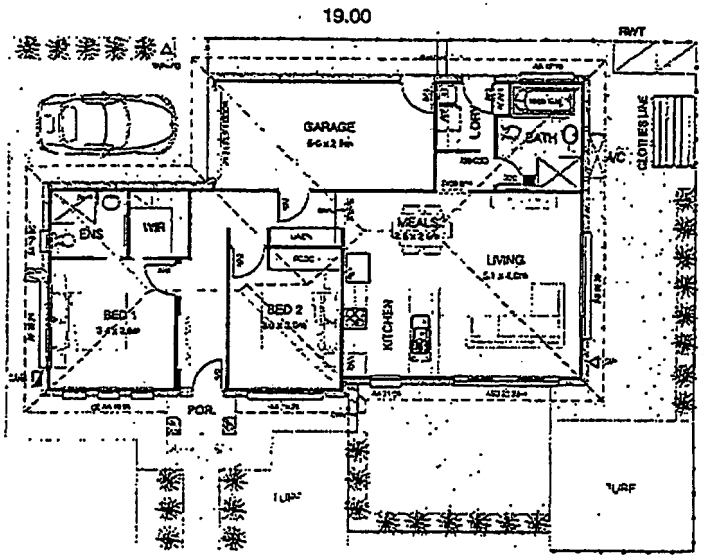
NO VARIATION MAY BE MADE TO THIS DRAWING WITHOUT PRIOR APPROVAL OF THE MECHANICAL OR DESIGNER

REFER TO ENGINEERS DESIGN, DOCUMENTATION, CALCULATIONS AND SPECIFICATION FOR STRUCTURAL, ELECTRICAL, HYDRAULIC AND CIVIL DETAILS (IF APPLICABLE)

ALL MATERIALS AND EQUIPMENT SHALL BE NEW, FREE OF BLEMISHES OR DAMAGE. ANY DEFECTIVE OR FAULTY EQUIPMENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE

ALL WORK SHALL BE CARRIED OUT IN A NEAT TRADESMAN LIKE MANNER AND TO BE CARRIED OUT BY FULLY QUALIFIED AND LICENSE TRADESPERSONS

ANY DISCREPANCIES IN DOCUMENTS AND/OR ON SITE TO BE REPORTED TO THE DESIGNER BEFORE ANY WORK IS COMMENCED



FLOOR PLAN - RES 12

SCALE 1:100

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

SITE 267m²
COVERAGE 47%
POS 42.8m²

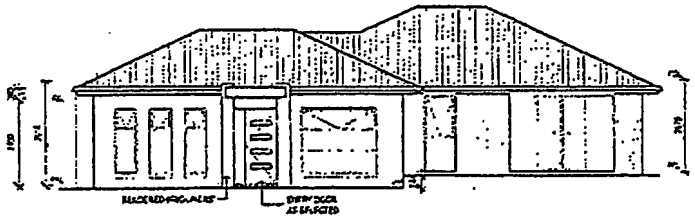
AMENDED

REVISIONS			
REV.	DATE	DESCRIPTION	CHECK
G			
F			
E			
D			
C			
B			
A		PRELIMINARY ISSUE FOR COMMENT	

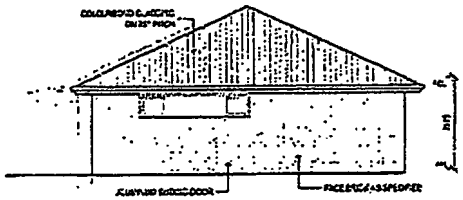
QATTRO

© COPYRIGHT 2018

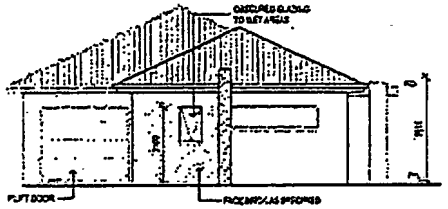
PROJECT: PROPOSED DEVELOPMENT
CLIENT: G & E Group
ADDRESS: 235 Old South Road REYNELLA
TITLE: FLOOR PLAN
DRAWING NO: 26 OF 28
SCALE: 1:1228 | 1:100 | REVISION: A



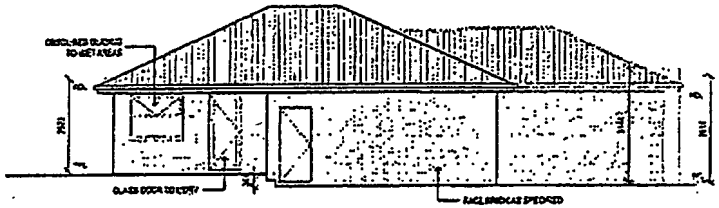
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act 1993

ELEVATION NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

ENGINEER TO CHECK AND CONFIRM ALL SITE AND SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

ALL CONSTRUCTION TO COMPLY WITH RELEVANT AUSTRALIAN BUILDING CODES AND STANDARDS

GROUND LEVELS AND FINISHED FLOOR LEVELS SHOWN ARE APPROXIMATE ONLY AND TO BE CONFIRMED ON SITE

AMENDED

REV	DATE	DESCRIPTION	DRAWN
B			
A			
C			
D			
C			
B			
A	[illegible]	[illegible]	[illegible]

QATTRO

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PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
ELEVATIONS
DRAWING NUMBER
27 OF 28

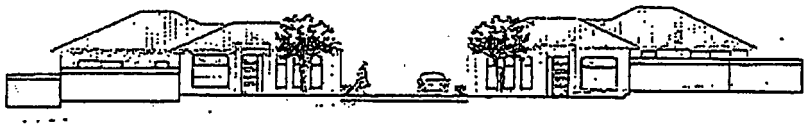
JOB NUMBER	DRAWING SCALE	REV
11228	1:100	A

City of Onkaparinga
Development Plan Consent
Granted pursuant to the
Development Act and Regulations

AMENDED

INTERNAL DRIVEWAY ELEVATION - SOUTH
SCALE 1:200

INTERNAL DRIVEWAY ELEVATION - NORTH
SCALE 1:200



STREET VIEW - OLD SOUTH ROAD
SCALE 1:200

REV	DATE	DESCRIPTION	CHK
G			
F			
E			
D			
C			
B			
A		PROPOSED DEVELOPMENT	

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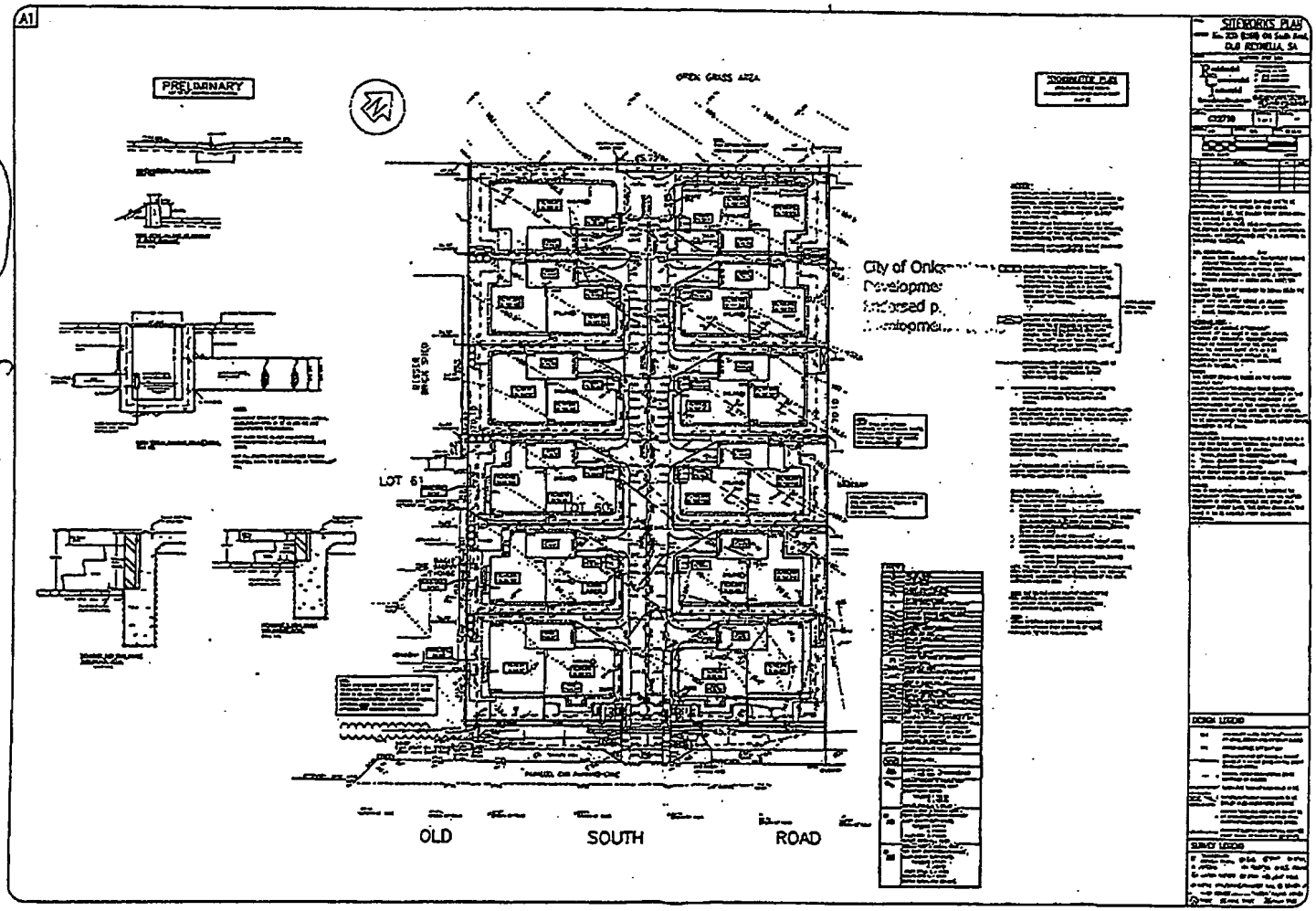
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
STREETSCAPE
DRAWING NUMBER
28 OF 28
DRAWN
11228
DRAWING SCALE
1:200
REVISION
A



46 21 July 2011 (2031)

Orig. LF 12006582

11:37 17-Sep-2013
2 of 3 Fees: $0.00

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

Prefix
LF
Series No
2

565

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

BELOW THIS LINE FOR AGENT USE ONLY

	AGENT CODE
Lodged by: HGP CONVEYANCING PTY.LTD.	**HGPC**
Correction to: HGP CONVEYANCING PTY.LTD.	**HGPC**

Revenue SA – Stamp Duty – ABN 19 040 349 865 ©
RevNet ID/PRA Bundle No.:
Orig/Copy of /with copies
Consideration / Value / Security: $
SA Proportion (if applicable) : $
SD: $ LTO Fees: $
Int: $ Pen/Add Tax: $
Signature : Date:

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

1. .....
2. .....
3. .....
4. .....

10:09 19/09/2013 02-016338
REGISTRATION FEE $133.00
TRANSACTION FEE $15.00

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

ITEM	AGENT CODE
	HGPC

PICK-UP NO.	
CP	

DV19 c27912

CORRECTION 24/9/13	PASSED
FILED 1/10/2013 Mark McNeil AR	REGISTRAR-GENERAL

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11

SCHEME DESCRIPTION

COMMUNITY PLAN NO. 27912

Allotment 27 in Deposited Plan 91478
Certificate of Title Volume 6111 Folio 747
235-237 Old South Road, Old Reynella, South Australia 5161

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996* by the person who prepared the document

16.9.13

HERODOTOS GEORGE PAPAS
Registered Conveyancer
HGP Conveyancing Pty.Ltd.
Level 6, 117 King William Street
Adelaide SA 5000

TERMS OF INSTRUMENT
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LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11

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	BUILDING ELEVATIONS AND ARCHITECTURAL DRAWINGS	ANNEXURE "C"

TERMS OF INSTRUMENT
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LANDS TITLES OFFICE

COMMUNITY SCHEME DESCRIPTION

COMMUNITY PLAN NO. 27912

1. INTRODUCTION

The development the subject of this Scheme Description is intended to create Twelve (12) community lots for residential purposes incorporating common areas at 235 – 237 Old South Road, Old Reynella, South Australia (being the whole of the land contained in Certificate of Title Volume 6111 Folio 747).

This Scheme Description may only be amended by unanimous resolution of the Community Corporation in accordance with Section 31 of the Community Titles Act 1996 and its Regulations.

2. DEFINITIONS

2.1 The definitions and interpretations set out herein and set out in Section 3 of the Community Titles Act 1996 shall apply to this Scheme Description and unless the context otherwise requires, the expressions:

"Act" means the Community Titles Act 1996 as amended;

"Common Property" means the Common Property created by the Community Plan;

"Corporation" means Community Corporation No. 27912 Inc. constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor or representative of the Corporation appointed in writing;

"Community Parcel" means the whole of the land comprised in the Community Plan;

"Community Plan" means Community Plan No. 27912;

"Council" means the City of Onkaparinga;

"Lot" means a Community Lot comprised in the Community Plan;

"Lotholders" means the owner of a lot from time to time.

"Occupier" means an occupier of a Lot, and in includes, if a Lot is unoccupied, the Owner of the Lot;

"Owner" or "Owners" means a registered proprietor or proprietors of a Lot or a person recorded on the relevant register of Lot owners as the proprietors or proprietor of the Lot;

2.2 Unless the contrary intention appears the following applies:

2.2.1 a reference to an instrument includes any variation or replacement of it;

2.2.2 a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;

2.2.3 the singular includes the plural and vice versa;

2.2.4 the word "person" includes a firm, a body corporate, an association or an authority;

2.2.5 words of any gender include every gender;

2.2.6 a reference to a person includes a reference to a person's executors, administrators, successors, substitutes (including, without limitation persons taking by notation) and assigns;

2.2.7 a reference to a day is a reference to the period of time commencing at midnight and ending 24 hours later;

2.2.8 the meaning of general words is not limited to or by specific examples introduced by the words "including", "for example" or other similar expressions;

2.2.9 headings are inserted for convenience and do not affect the interpretation of this Scheme Description.

If the whole or any part of a provision of this Scheme Description is invalid, unenforceable or illegal, it is severed, and the remainder of this Scheme Description will have full force and effect.

3. IDENTIFICATION OF THE COMMUNITY PARCEL, LOTS AND COMMON PROPERTY

3.1 The Lots and Common Property into which the parcel is to be divided comprise the whole of the land comprised Certificate of Title Volume 6111 Folio 747 being the whole of Allotment 27 in Deposited Plan No. 91478 (**"the Land"**).

3.2 The Community Plan is a community plan being the division of the Land into Twelve (12) Lots and the Common Property.

4. PURPOSES FOR WHICH THE LOTS MAY BE USED

4.1 Lots 1 to 12 (inclusive) within the Community Parcel are to be used for residential purposes.

4.2 The Common Property is to be used for the purposes of providing access to the Lots, for the provision of driveways, service infrastructure, and service areas.

5. STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

5.1 For the standard of buildings and other improvements to be erected or made, refer to the Building Code of Australia and paragraphs 6 and 7 of this Scheme Description.

5.2 Any buildings or improvements, or alterations or additions to existing buildings or improvements, or replacement of existing buildings or improvements, whether on Lots or Common Property, shall be located, designed and constructed in a manner and to a standard consistent with the buildings and improvements existing as at the date of registration of this Scheme Description (if any) and any future development approvals granted by the relevant planning authority.

6. STAGING OF DEVELOPMENT

6.1 The Scheme is not a staged development. The development will be undertaken and completed by the Developer in one stage with progressive completion of all of the proposed improvements. The order of completion of works on each lot will be arranged as required by the Developer and may not be in in any specific order.

6.2 The development works and proposed buildings will be completed and available for occupation on or before 30th June 2014.

6.3 The Developer will ensure that the development is screened adequately during construction to minimise noise , dust and other detrimental effects to the Lot owners and occupiers of adjacent land.

6.4 Access to the development shall be via Old South Road Reynella SA 5161.

7. DEVELOPMENT OF COMMUNITY LOTS

A Community Title division creating twelve (12) Lots from one will be constructed and developed on the Community Parcel in accordance with the development approval granted by the relevant planning authority, and subject to such amendments as agreed and authorised by the relevant planning authority.

8. DEVELOPMENT OF THE COMMON PROPERTY

8.1 The Common Property will comprise any one or more of the following:

8.1.1 roadway and common driveway areas for access to the Lots;

8.1.2 provision for service infrastructure including but not limited to water meter, gas, electricity and telephone.

8.1.3 landscaping

8.2 All such construction will be undertaken in accordance with the relevant development approval granted by the relevant planning authority, subject to such amendments as agreed or approved by the relevant planning authority and prior to the expiry of the development approvals or granted extensions thereof.

8.3 The standard of the work performed and the materials used on the Common Property is of a fair average standard.

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

9. CONDITIONS OF DEVELOPMENT IMPOSED PURSUANT TO THE DEVELOPMENT ACT, 1993

The division of the Community Parcel is subject to conditions imposed by the relevant planning authority pursuant to development approvals numbered DA 145/1517/2011

(*NB: Refer Annexure "A" for Copies of conditions*)

10. OTHER IMPORTANT FEATURES OF THE SCHEME

10.1 The Developer and its employees, agents, contractors and invitees shall be permitted access (and the owners and occupiers of each Community Lot from time to time and the Corporation shall permit the Developer and its employees, agents, contractors and invitees) to the Common Property and to the Community Parcel and the relevant Community Lots between the hours of 6:00am and 8:00pm Monday to Friday and 7:30am to 5:00pm Saturday and Sunday for the purpose of allowing the obligations of the Developer to be performed by the Developer under this Scheme and for the purpose of marketing the Lots for sale. Such right of access shall be exercisable with or without plant, equipment, vehicles and machinery.

10.2 There are no other important features of the Scheme

11. OTHER INFORMATION REQUIRED BY THE REGULATIONS

No other information is required by the regulations.

TERMS OF INSTRUMENT
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LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11

ENDORSEMENT BY THE RELEVANT DEVELOPMENT AUTHORITY

The City of Onkaparinga hereby endorses this Scheme Description in accordance with Section 14(4)(d) of the Community Titles Act 1996.

1. All the consents or approvals required under the Development Act 1993 in relation to the division of the land (and a change in the use of the land (if any) in accordance with this Scheme Description and the relevant plan of community division under the Community Titles Act 1996 have been granted.*

   OR

   ~~No consent or approval is required under the Development Act 1993 in relation to the division of the land (or a change in the use of the land) in accordance with this scheme description.*~~

   (*delete that which is not applicable)

2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this Scheme Description.

This Scheme Description is endorsed by the City of Onkaparinga.

.....
Signed - Delegate – City of Onkaparinga

...Steve Tilbrook.....
Print Name and designation

Date: .....12/9..... 2013

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11

ANNEXURE A

DEVELOPMENT PLAN CONSENT & DECISION NOTIFICATION

CITY OF ONKAPARINGA

DECISION NOTIFICATION FORM

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

DEVELOPMENT NUMBER
145/1517/2011

FOR DEVELOPMENT APPLICATION *DATED:* 27-May-2011
REGISTERED ON: 27-May-2011

TO:	Qattro Property Development Level 1 607 Anzac Hwy GLENELG NORTH SA 5045

LOCATION OF PROPOSED DEVELOPMENT	
PROPERTY DESCRIPTION	Allot 60 Sec 510 FP 148898
PROPERTY ADDRESS	235-237 Old South Road, OLD REYNELLA SA 5161
CERTIFICATE(S) OF TITLE	CT-6080/474

NATURE OF PROPOSED DEVELOPMENT
Erect 12 single storey group dwellings with driveway, decking, retaining walls and landscaping

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	9
BUILDING RULES CONSENT	Still Required	
DEVELOPMENT APPROVAL	Still required	

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: 17-Aug-2012

☐ Development Assessment Commission or Delegate

Signed: [signature]

☒ Council Chief Executive Officer or Delegate

☐ Private Certifier

Date: 22.8.12

☒ Sheets Attached

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

CITY OF ONKAPARINGA

DEVELOPMENT APPLICATION NUMBER	:	145/1517/2011
APPLICANT	:	Qattro Property Development
LOCATION	:	235-237 Old South Road, OLD REYNELLA SA 5161
PROPOSED DEVELOPMENT	:	Erect 12 single storey group dwellings with driveway, decking, retaining walls and landscaping
DECISION	:	Development Plan Consent Granted
DATE OF DECISION	:	17-Aug-2012

DEVELOPMENT PLAN CONSENT
Conditions of Consent by Council

1. All development shall be completed in accordance with the drawings numbered 1 – 28 of 28 (drafted by Qattro) amended 25 January 2012, the siteworks plan (drafted by RCI Consulting Engineers) amendments dated 10 July 2012 and other plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).

2. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.

3. A stormwater management plan is to be provided and endorsed by council's engineers prior to development approval being granted.

4. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb. Verge slope shall be no greater than 2.5 per cent fall towards the road, suitable for pedestrian traffic under the Disability Discrimination Act and in accordance with the current Australian Standard 2890.1.

5. The dwellings shall not be occupied until all necessary infrastructure has been provided to the site of the dwellings, including but not limited to a formed and sealed road and watertable, water supply and sewerage services, drainage/stormwater disposal and electricity services.

6. The driveway servicing the herein approved dwellings shall be paved or surfaced, drained and marked to accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times.

7. The landscaping shall be maintained in good condition at all times. Dead, dying or diseased trees and shrubs shall be replaced when necessary. The landscaping shall be established within three months of completion of the development.

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

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

- ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

9. No advertising display shall be erected or displayed in the subject land, without the prior consent of Council.

Note(s):

1. The proponent is reminded of Clause 23 under Part 6 of the *Environment Protection (Noise) Policy 2007*. The clause states that construction activity must not occur on a Sunday or other public holiday; and on any other day except between 7:00 am and 7:00 pm. Exceptions to this requirement are prescribed in Clause 23(1) b of the *Environment Protection (Noise) Policy 2007*.

2. Note that brush fences now constitute "Development" and require Building Rules approval. Also note that they cannot be erected within 3 metres of a dwelling.

3. You are further advised that Building Rules consent is required for the application pursuant to the Development Act.

4. In addition to the provisions of the Building Code of Australia relating to access for people with disabilities, you must comply with the *Commonwealth Disability Discrimination Act, 1992*. Compliance with the Act is the responsibility of the property owner.

Renee Mitchell
AUTHORISED OFFICER

Dated: 22, 8, 12

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

ANNEXURE B
COMMUNITY DIVISION LINE DRAWING

Scheme Description
Development No. 145/C156/11

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	OLD REYNELLA	APPROVED:	C
MAP REF:	6628/39/H	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED/FILED:	
LAST PLAN:	D91478	DEVELOPMENT NO:	145/C156/11		SHEET 1 OF 2
					V01

AGENT DETAILS: LOCK SURVEYS
LICENSED AND ENGINEERING SURVEYS
87 SPRINGBANK ROAD CLAPHAM SA 5062
PH (08) 8277 9552 FAX (08) 8357 6491
MOBILE 0407 719455 DATE: 16/07/13
Email michael@locksurveys.com.au

AGENT CODE: LOCK

REFERENCE: 11073

SURVEYORS CERTIFICATION: I, Michael Grant LOCK a licensed Surveyor under the Survey Act 1992, certify that this
(a) ~~I am uncertain about the location of that part of the service infrastructure shown between the points marked 1 and 4 on the plan, and~~
(b) this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation

Dated the .....day of .....20 Michael Grant LOCK Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6111	747		ALLOTMENT(S)	27	D	91478	NOARLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS:
THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 28th FEBRUARY 2013

Development Assessment Commission
LAND DIVISION (COMMUNITY TITLE) CERTIFICATE
Council/Commission has consented to the encroachment(s) over public land

The building(s)/structure was erected on *vacant*

The postal address of the site is *235-237 Old South Road, Old Reynella*

Approved in accordance with the requirements of Section 51 of the Development Act 1993

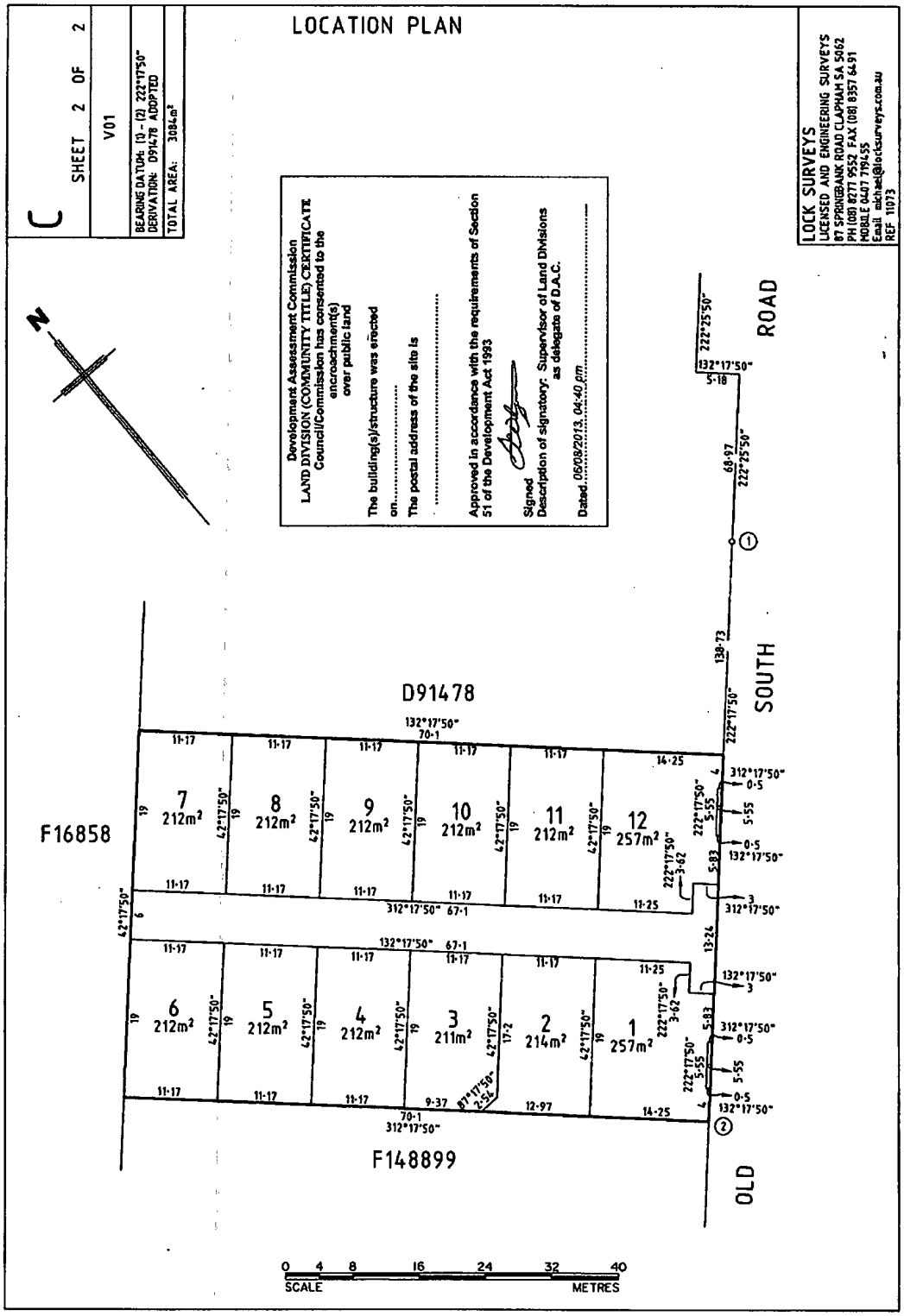
Signed

Description of signatory: Supervisor of Land Divisions as delegate of D.A.C.

Dated *06/08/2013, 04:40 pm*

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

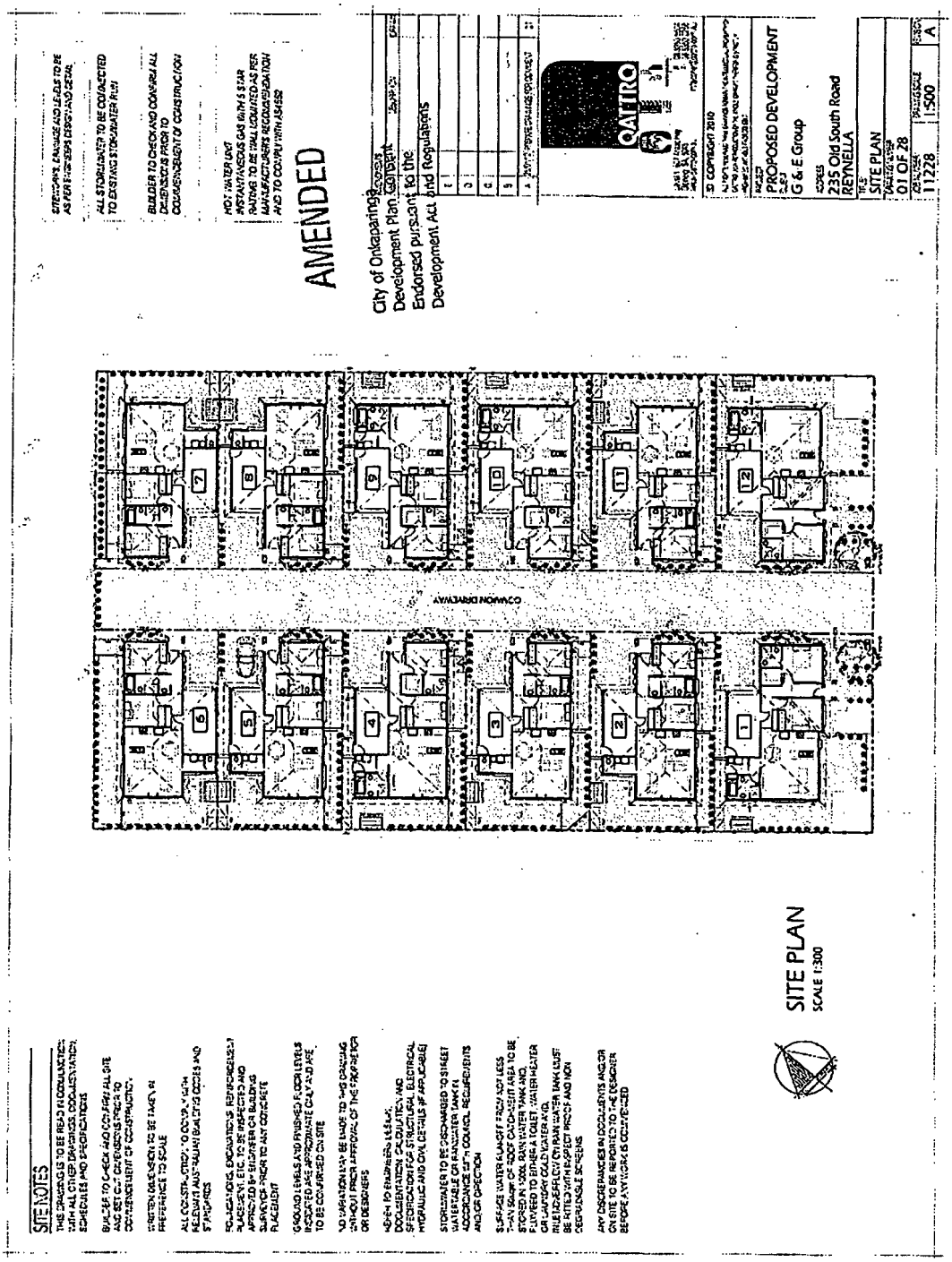
Scheme Description
Development No. 145/C156/11



TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

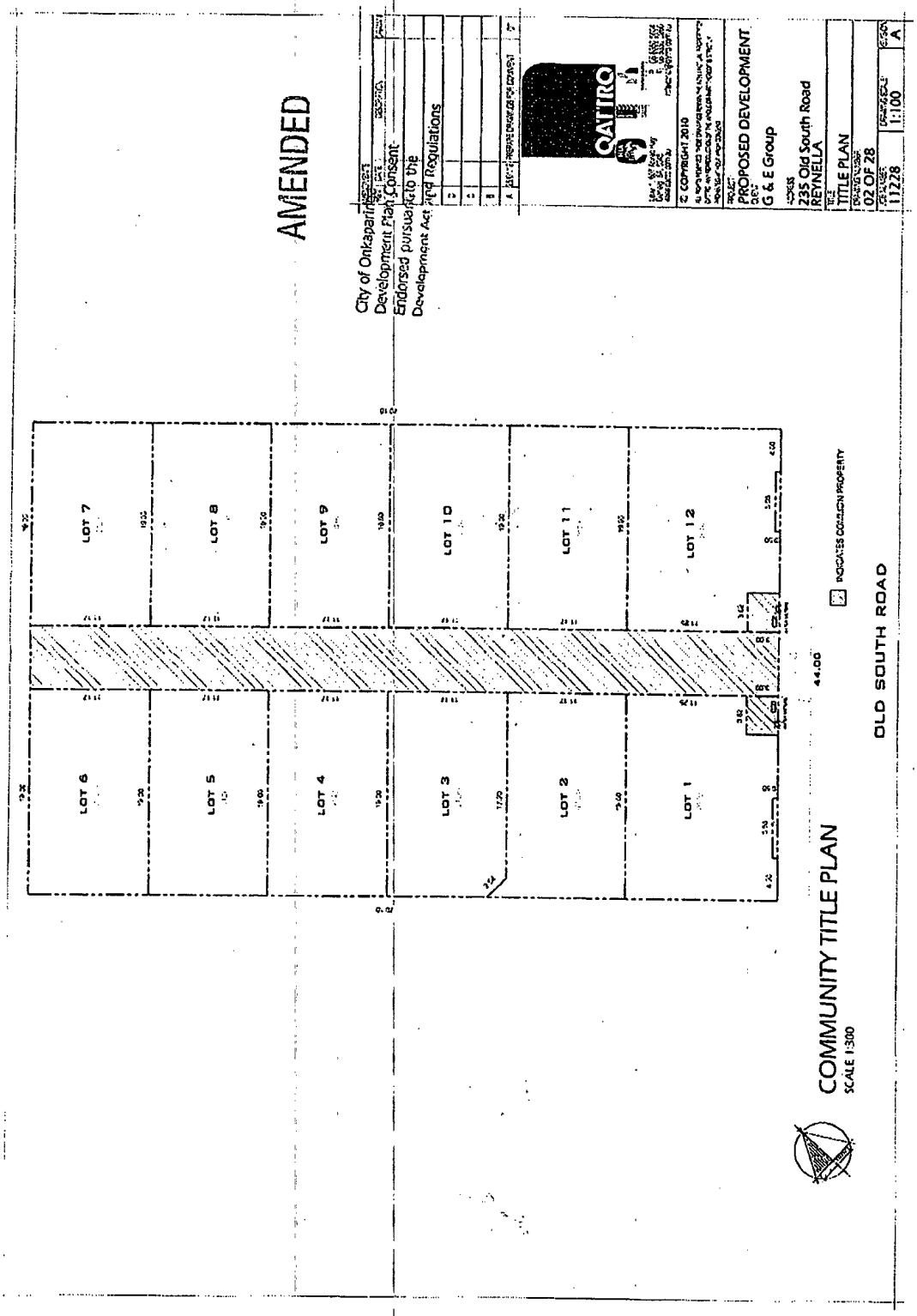
Scheme Description
Development No. 145/C156/11

ANNEXURE C
BUILDING ELEVEATIONS & ARCHITECTURAL DRAWINGS



TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



TERMS OF INSTRUMENT
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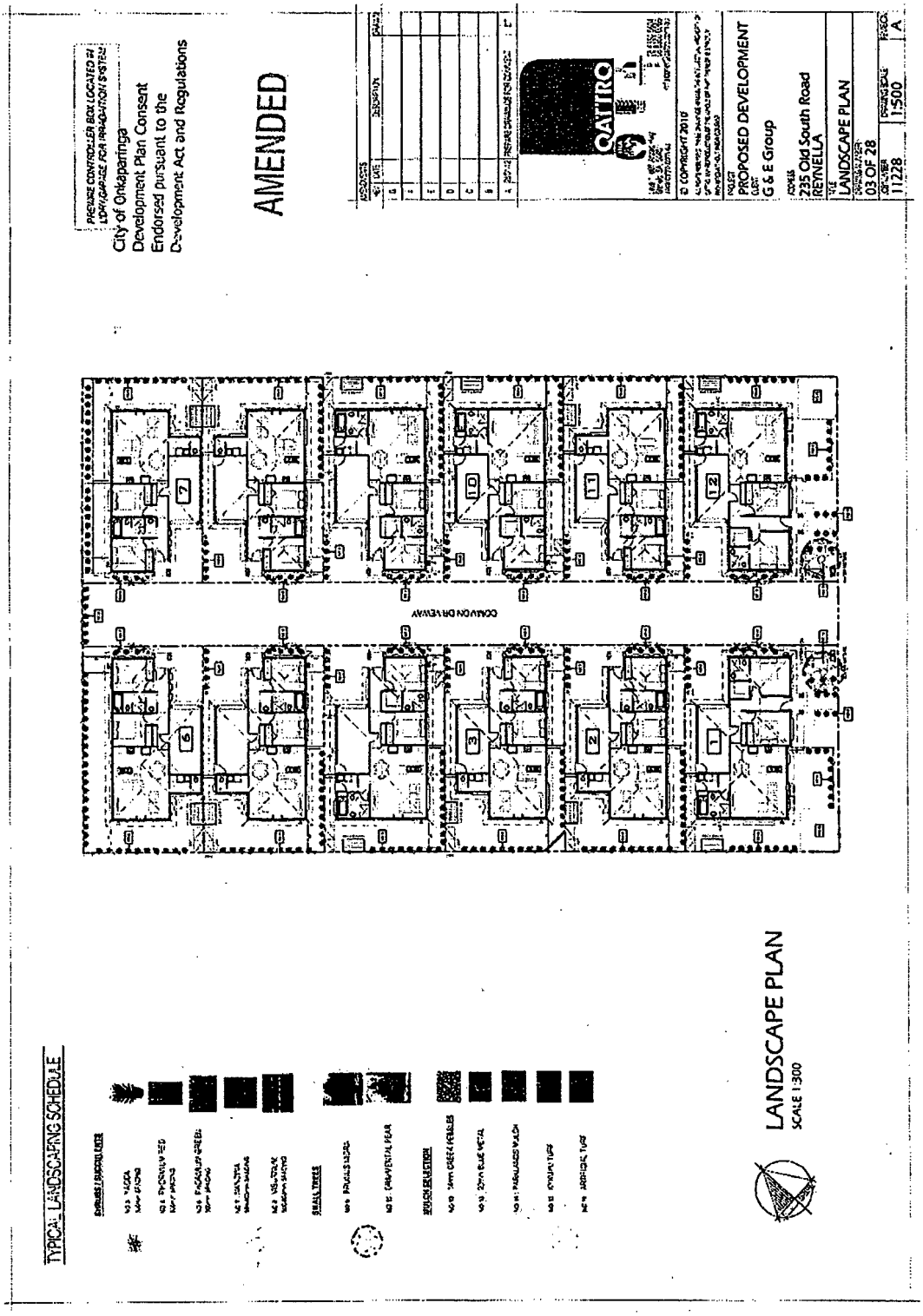
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

Scheme Description Development No. 145/C156/11

GENERAL NOTES

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BUILDER TO CHECK AND CONFIRM ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, UNTS AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 600mm LENTHS IN BACK CHECKING AND WITHIN 300mm OF ARTICULATED JOINTS. SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

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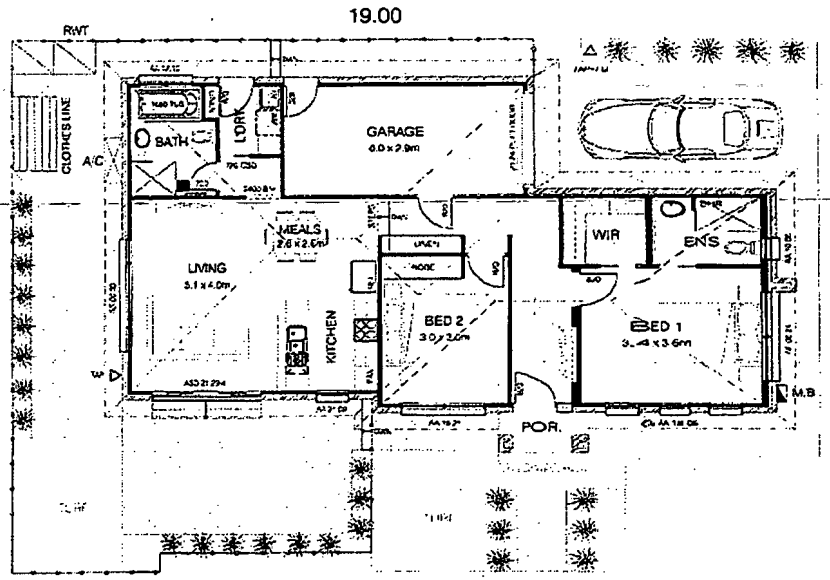

FLOOR PLAN - RES 1

SCALE 1:100

Charge: Onkaparinga
Development Plan
Endorsed pursuant
Development Act a

LAND	100.24m
SITE	257m²
COVERAGE	47%
POS	059.85m²

AME

AMENDMENTS

REV	DATE
G	
F	
E	
D	
C	
B	
A	7/01/12

Level 1, 107 Aug
Glenelg SA 5045

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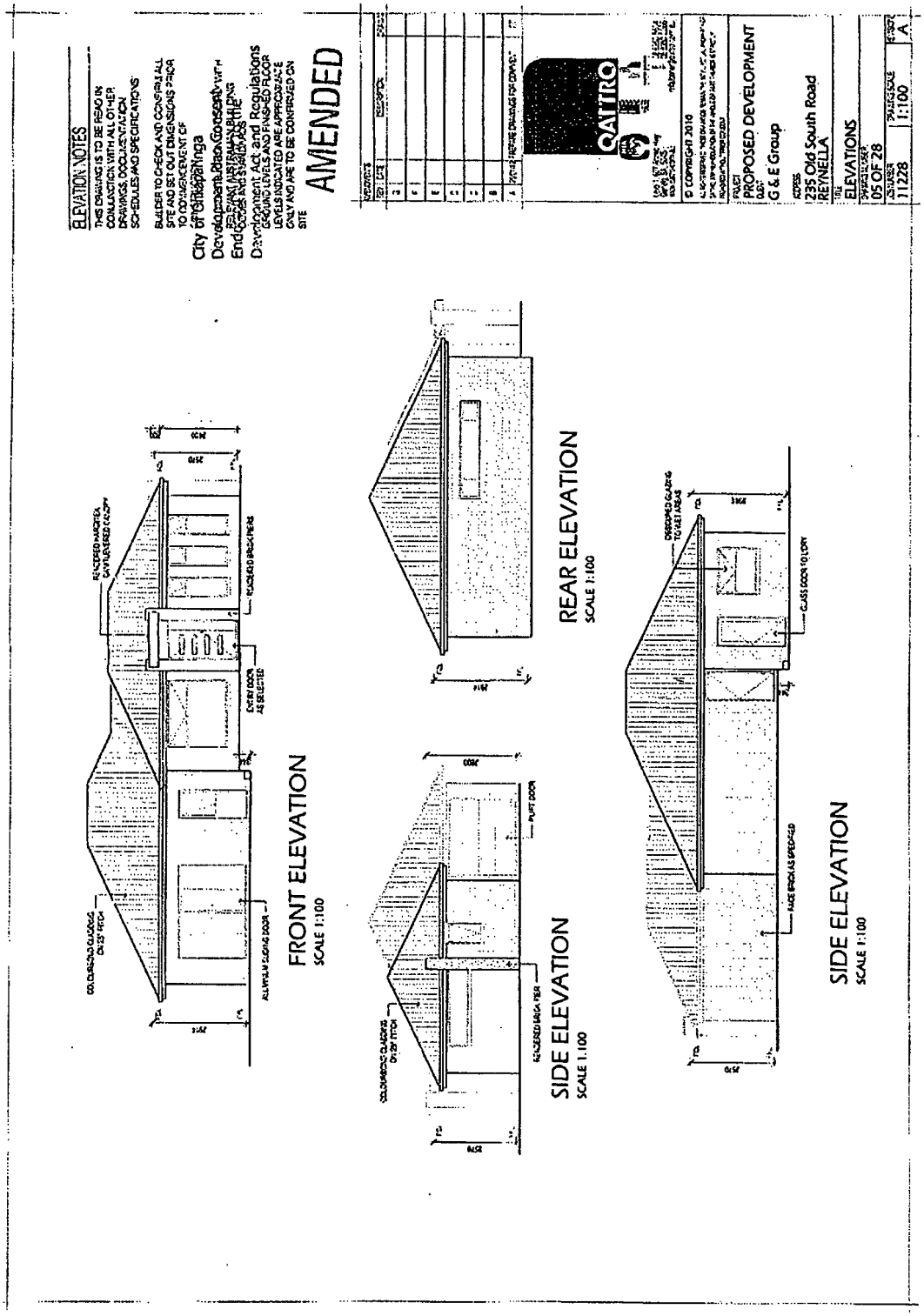
PROJECT:
PROPOSI
CLIENT:
G & E Gr
ADDRESS:
235 Old
REYNELL
TITLE
FLOOR F
DRAWING NUMBER
04 OF 28
JOB NUMBER
11228

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



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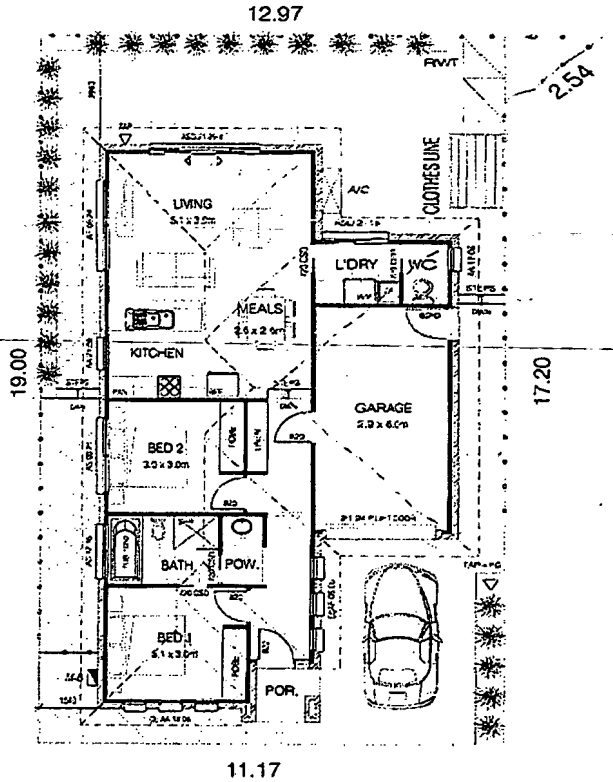

LIVING:	88.48m²
GARAGE	19.59m²
PORCH:	2.19m²
TOTAL:	110.26m²

SITE 212m²
COVERED
POS 43.37m²

City of Onkaparinga
Development Plan Co
Endorsed Plan to
Development Act an

AME

AMENDMENTS

REV	DATE
G	
F	
E	
D	
C	
B	
A	25/01/12

LEVEL 1, 607 ANZAC HIGHWAY, SA, 5045
WWW.CADCOLOUR.SA.

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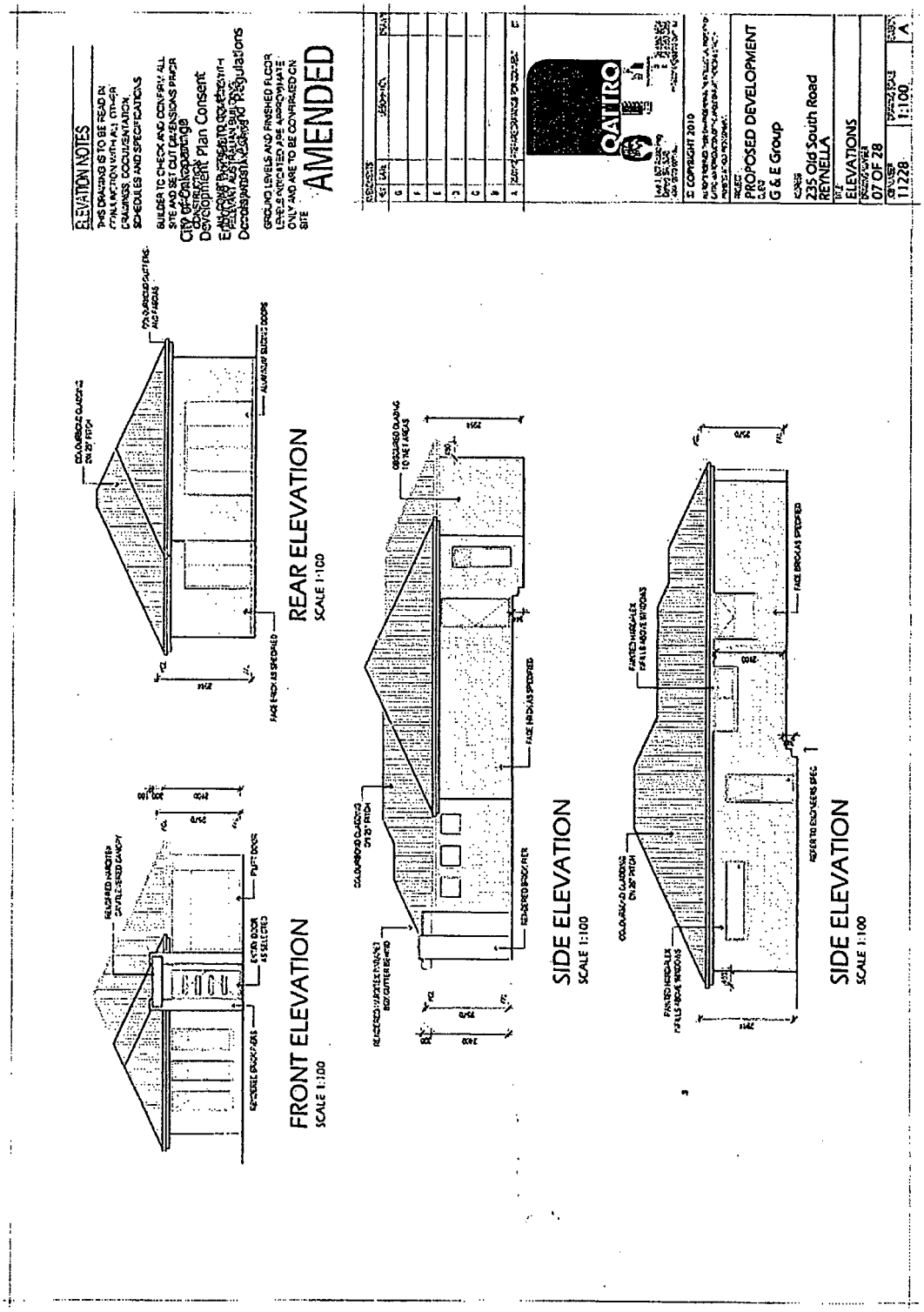
PROJECT: PROPOS
CLIENT: G & E Gr
ADDRESS: 235 Old . REYNELL
TITLE: FLOOR F
DRAWING NUMBER: 06 OF 28
JOB NUMBER: 11228

FLOOR PLAN - RES 2

SCALE 1:100

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



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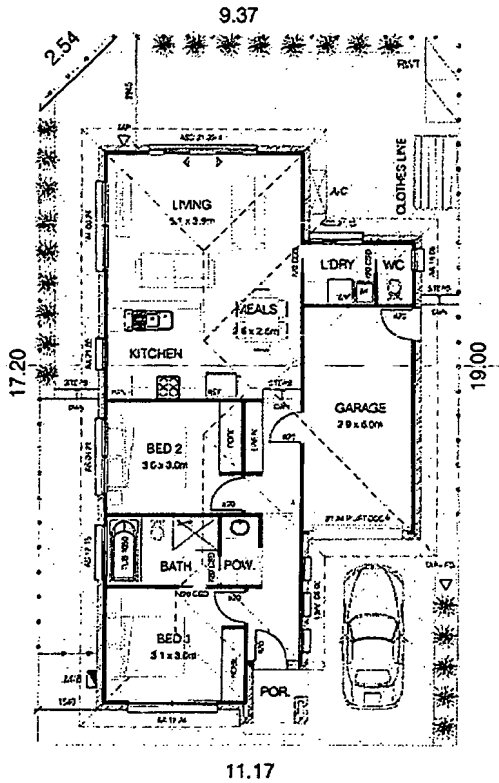

FLOOR PLAN - RES 3
SCALE 1:100

LIVING	88.48m²
GARAGE	19.50m²
PORCH	2.19m²
TOTAL	110.26m²
SITE	212m²
COVERED	110.26m²
POS	

City of Onkaparinga
Development Plan Consent
Granted pursuant to the
Development Act and Regulations

AMENDED

REVISIONS			
REV	DATE	DESCRIPTION	DRAWN
G			
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B			
A	25/01/12	PREPARE DRAWINGS FOR COMMENT	JT

QATTRO

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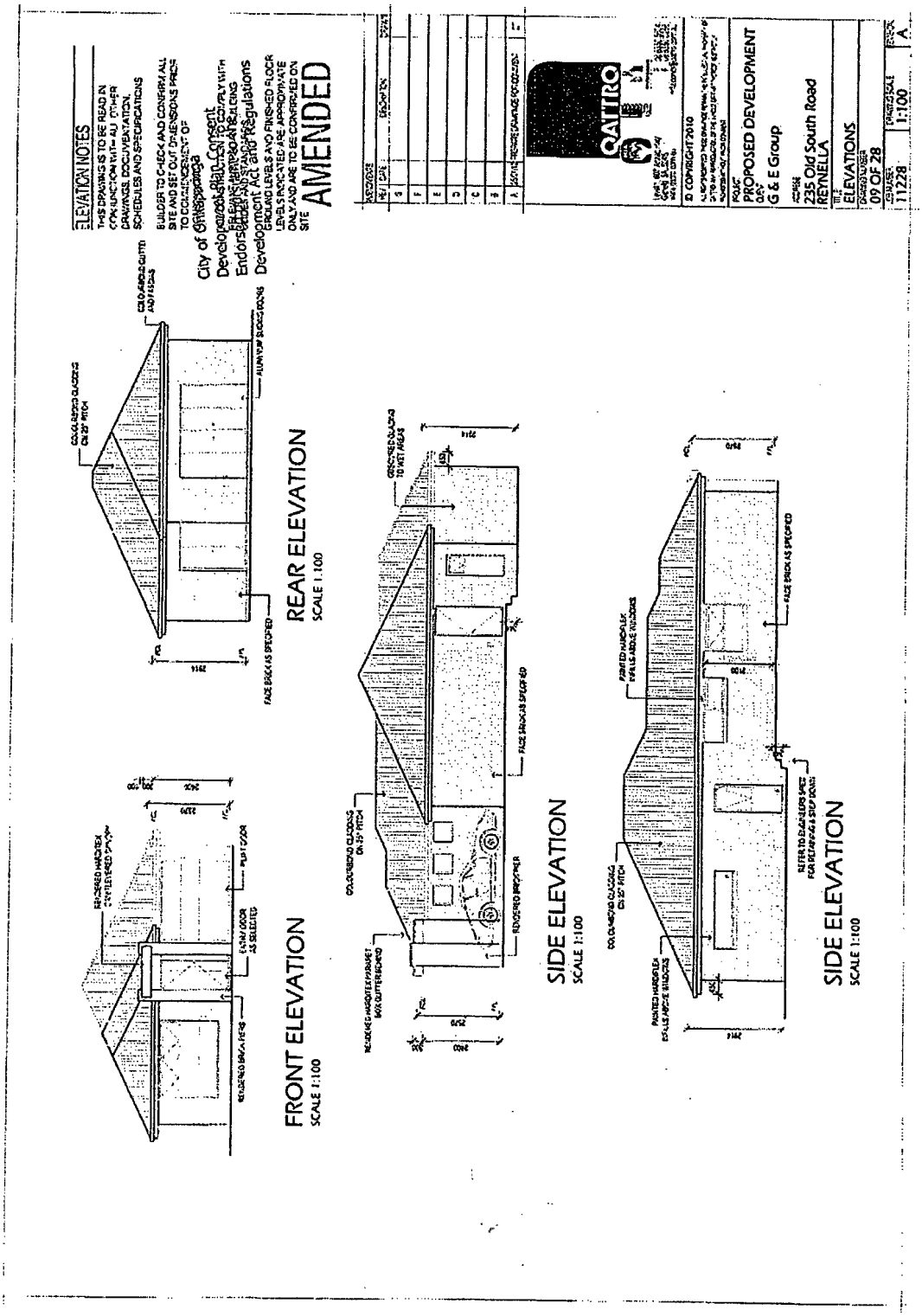
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NUMBER
08 OF 28
JOB NUMBER 11228
DRAWING SCALE 1:100
REVISION A

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE



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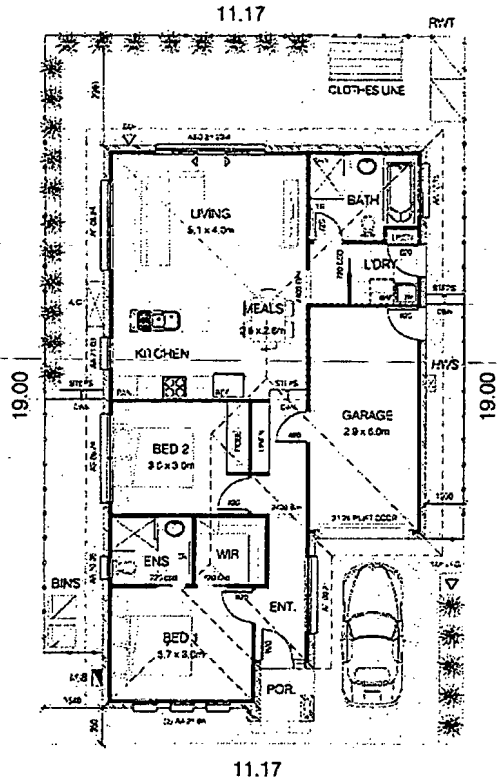

LIVING	55.46m²
GARAGE	19.59m²
PORCH	2.12m²
TOTAL	110.20m²

City of Onkaparinga
SITE Development Plan Consent
COVERAGE 51%
POS Endorsed pursuant to the Development Act and Regulations

AMENDED

AMENDMENTS

REV	DATE	DESCRIPTION	DRAWN
G			
F			
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D			
C			
B			
A	25/11/10	PREPARE DRAWINGS FOR CONSENT	

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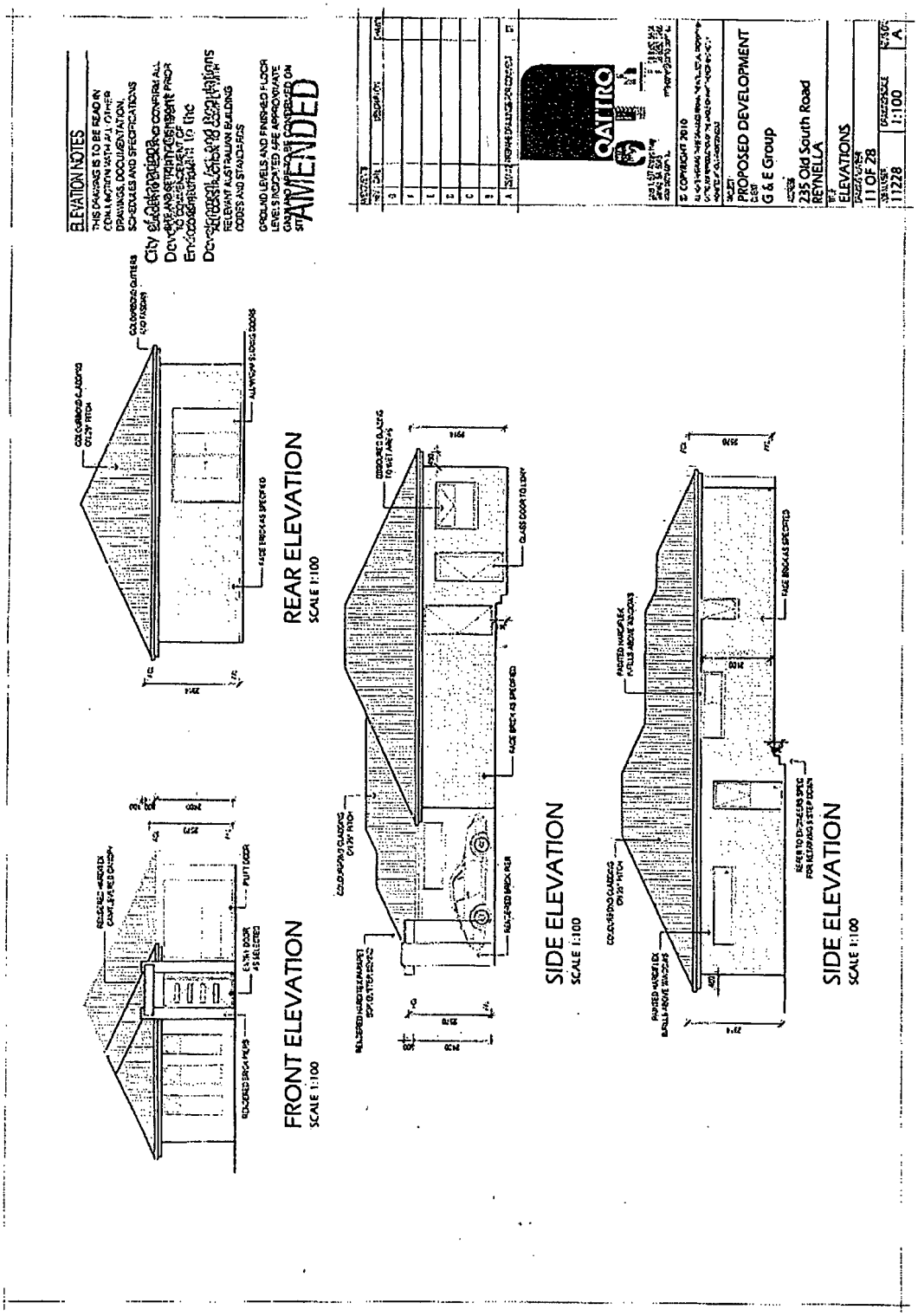
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NUMBER
10 OF 28
JOB NUMBER 11228
DRAWING SCALE 1:100
REVISION A

FLOOR PLAN - RES 4

SCALE 1:100

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



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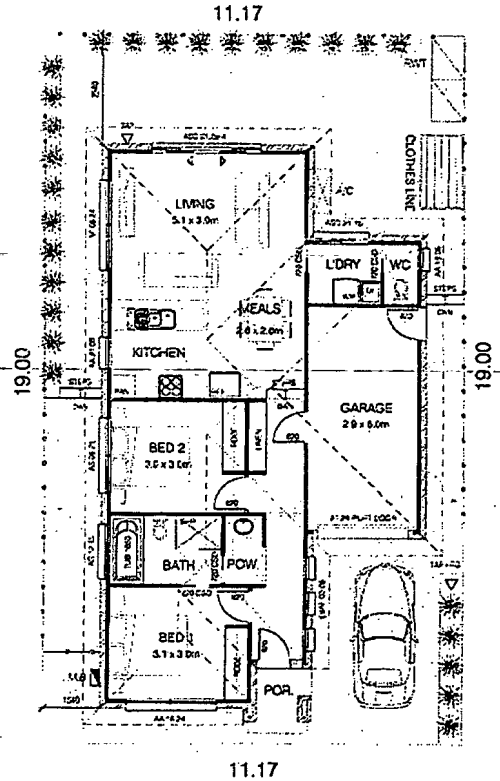

LIVING	89.48m²
GARAGE	19.50m²
PORCH	2.19m²
TOTAL	
SITE COVERAGE	
FCS	

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REVISIONS			
NO	DATE	DESCRIPTION	CHECKED
G			
F			
E			
D			
C			
B			
A	05.01.10	PREPARE DRAWINGS FOR COUNCIL	CT

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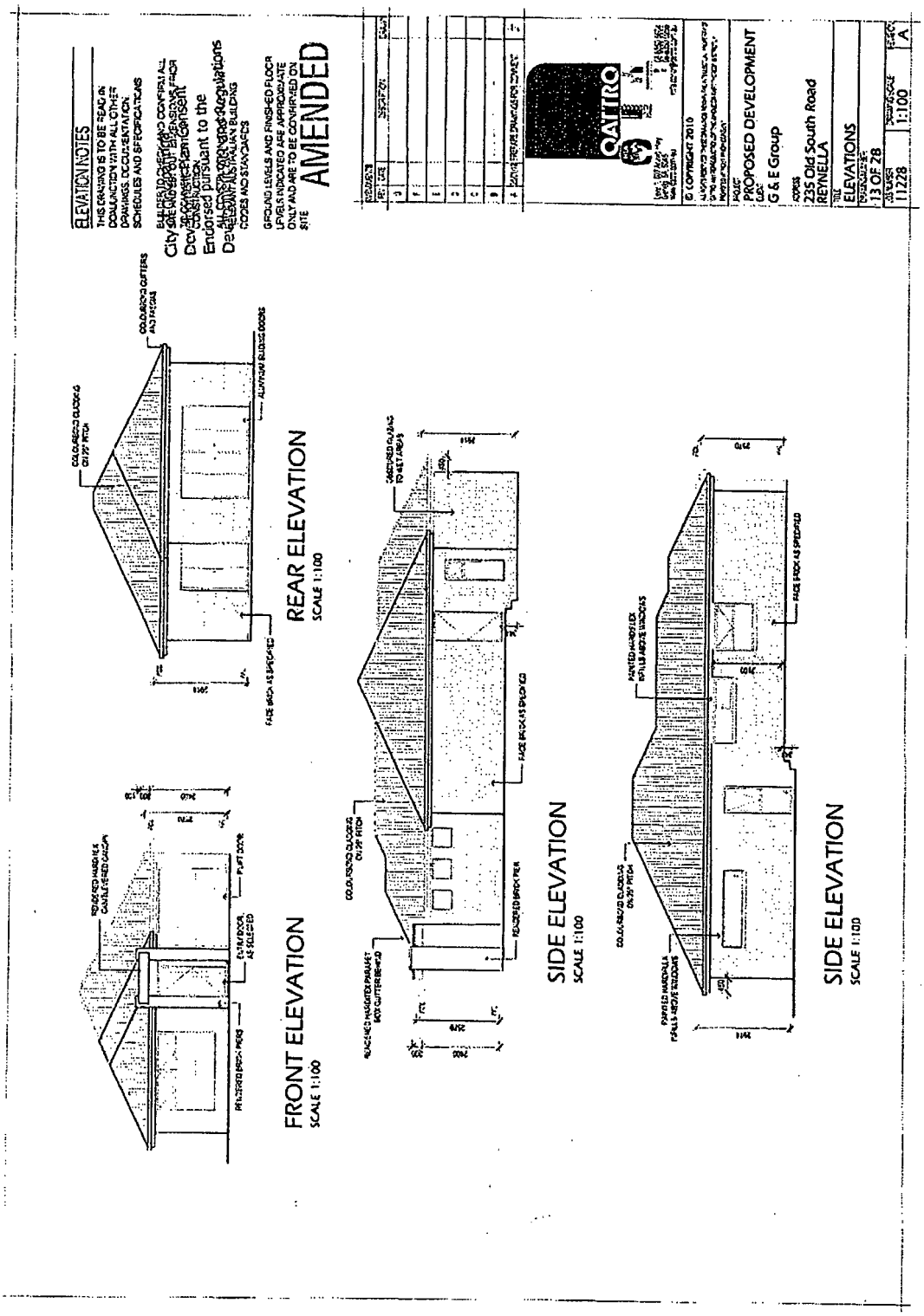
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NUMBER
12 OF 28
JOB NUMBER 11228 | DRAWING SCALE 1:100 | REVISION A

FLOOR PLAN - RES 5

SCALE 1:100

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



TERMS OF INSTRUMENT
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LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11

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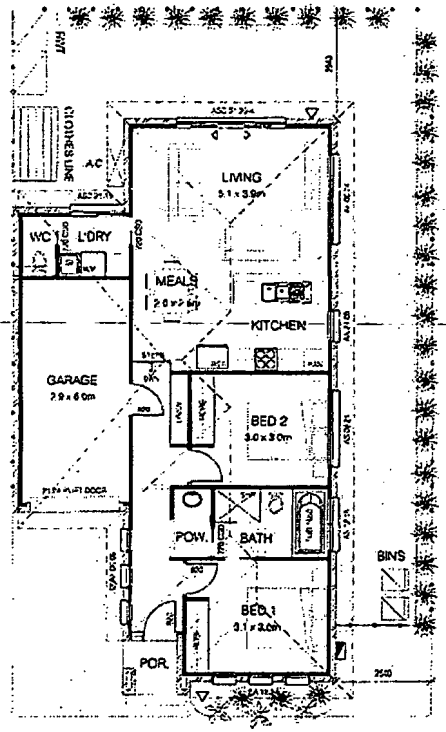

LIVING: 19.55m²
GARAGE: 19.55m²
PORCH: 1.0 25m²
TOTAL 19.55m²

SITE: 212m²
COVERAGE: 51%
POS 42.37m² (20%)

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REVISIONS			
REV	DATE	DESCRIPTION	DRAWN
G			
A			
E			
D			
C			
B			
A		PREPARE DRAWINGS FOR COUNCIL	

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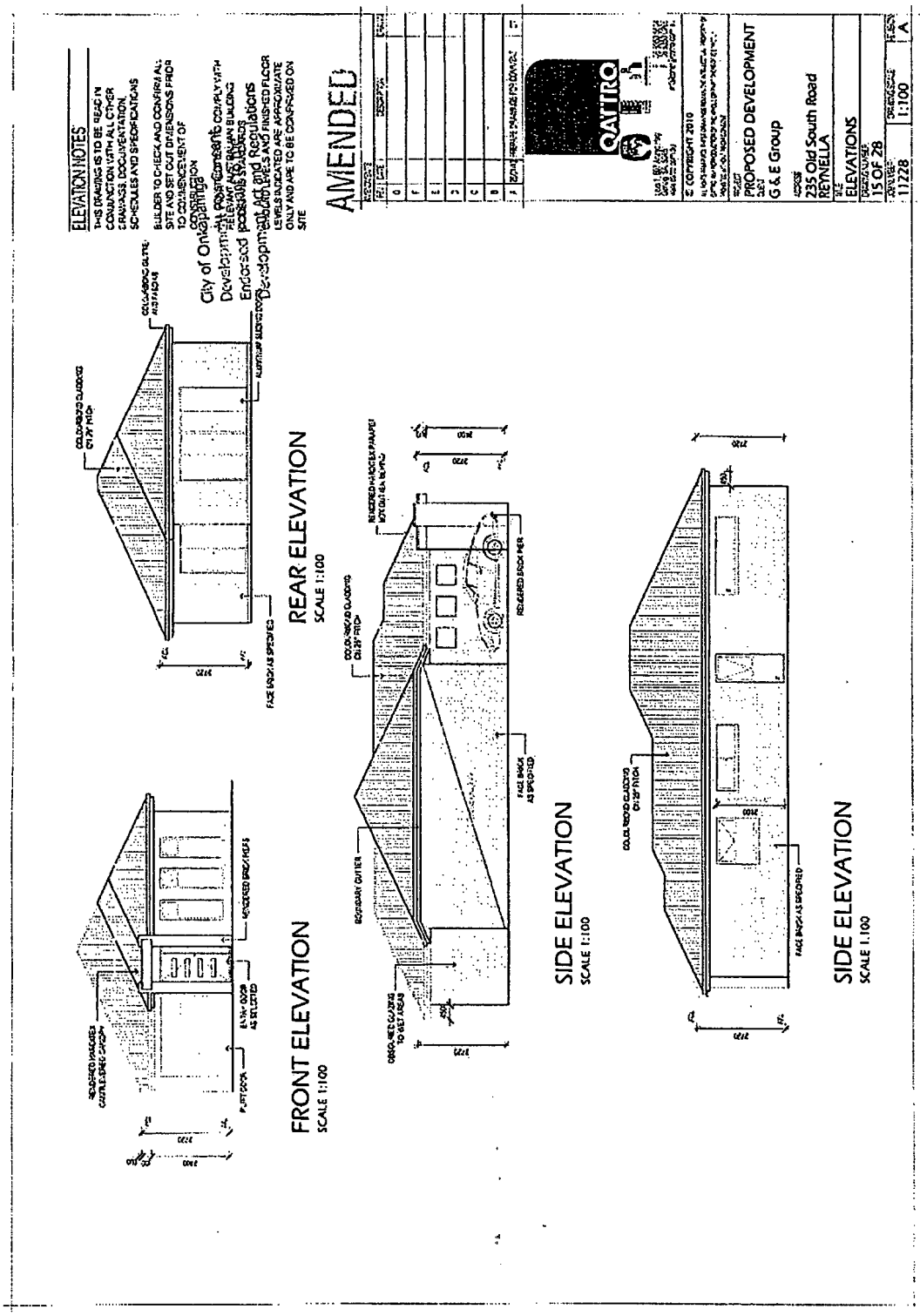
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NUMBER
14 OF 28
JOB NUMBER 11228 | DRAWING SCALE 1:100 | REVISION A

FLOOR PLAN - RES 6

SCALE 1:100

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



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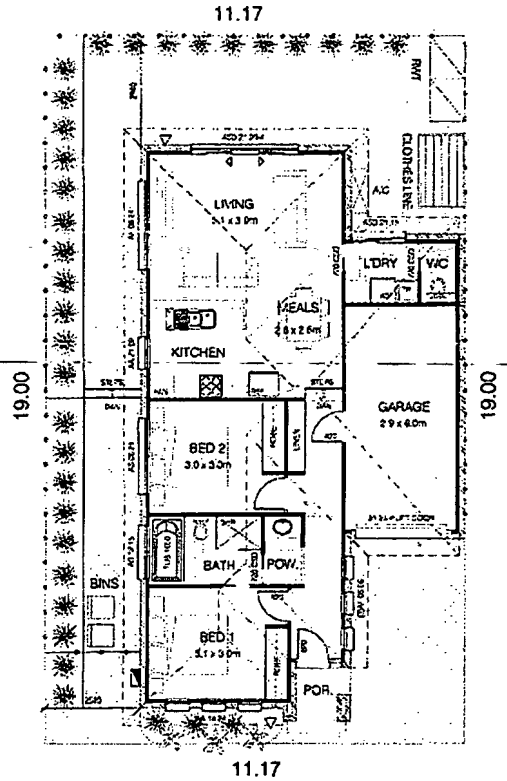

LIVING: 68.48m²
GARAGE: 19.53m²
PORCH: 2.19m²
TOTAL: 110.20m²
SITE COVERAGE: 21.0%
POS: 42.37m² (20%)

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REVISIONS			
REV	DATE	DESCRIPTION	DRAWN
G			
F			
E			
D			
C			
B			
A	25/11/12	REFER TO DRAWINGS FOR COMMENT	T

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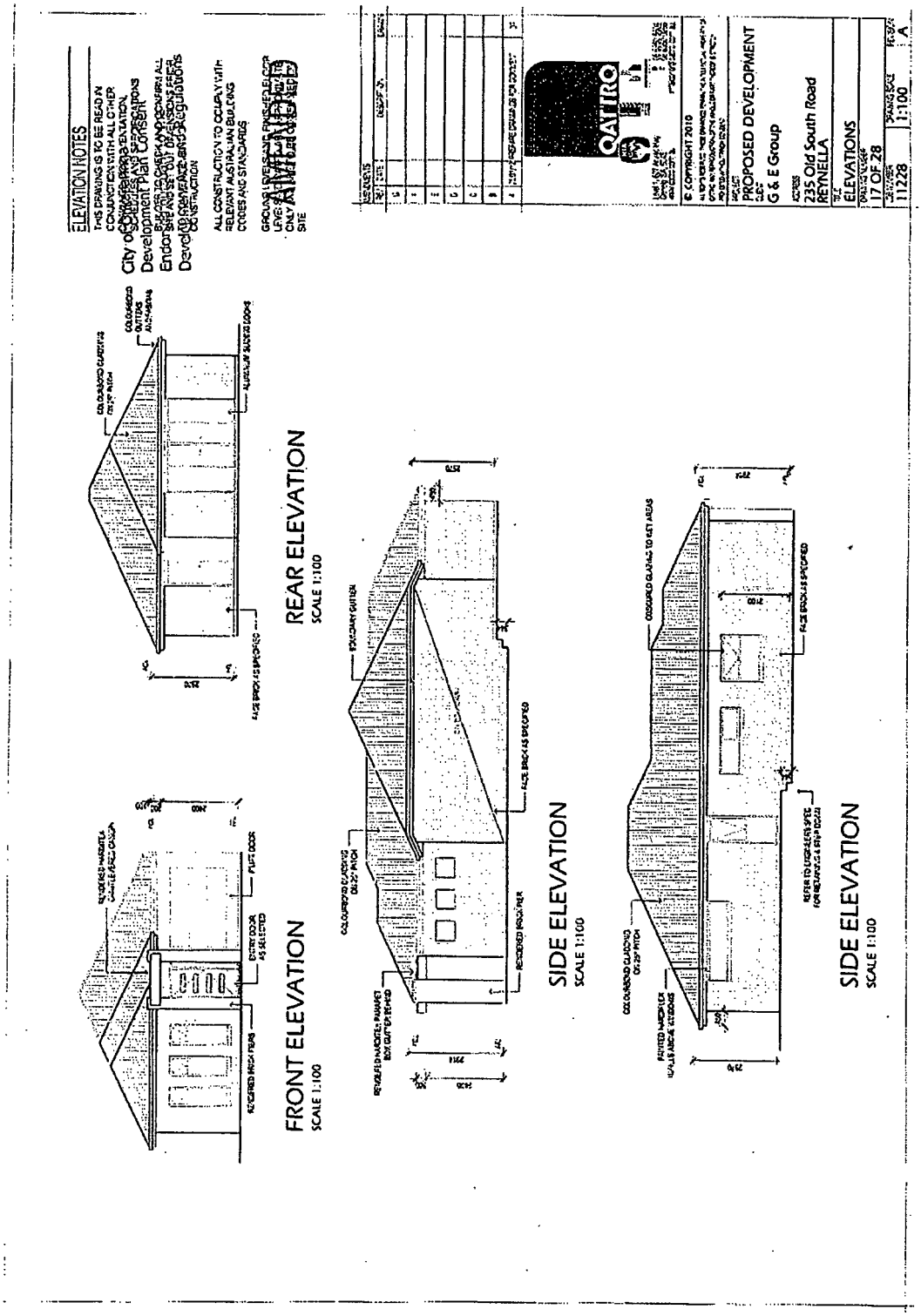
PROJECT: PROPOSED DEVELOPMENT
CLIENT: G & E Group
ADDRESS: 235 Old South Road REYNELLA
TITLE: FLOOR PLAN
DRAWING NUMBER: 16 OF 28

JOB NUMBER	DRAWING SCALE	REVISION
11228	1:100	A

FLOOR PLAN - RES 7
SCALE 1:100

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



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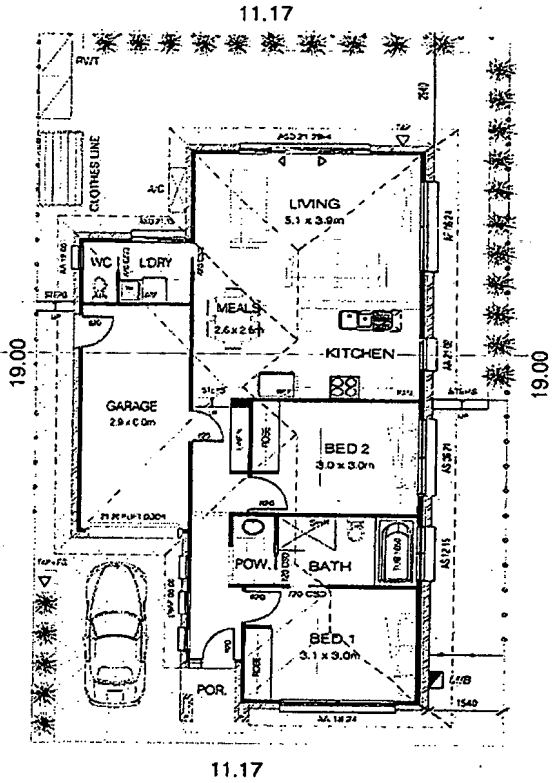

FLOOR PLAN - RES 8
SCALE 1:100

LIVING	25.48m²
GARAGE	19.59m²
PORCH	2.19m²
TOTAL	110.26m²
SITE	212m²
COVERAGE	52.0%
POS	42.37m² (20%)

City of Onkaparinga
Development Plan
Endorsed pursuant
Development Act a

AMI

AMENDMENTS		
REV	DATE	
G		
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E		
D		
C		
B		
A	25/01/12	PRE

Level 1, 97 Angas
Glenelg, SA, 5045
www.qstco.com.a

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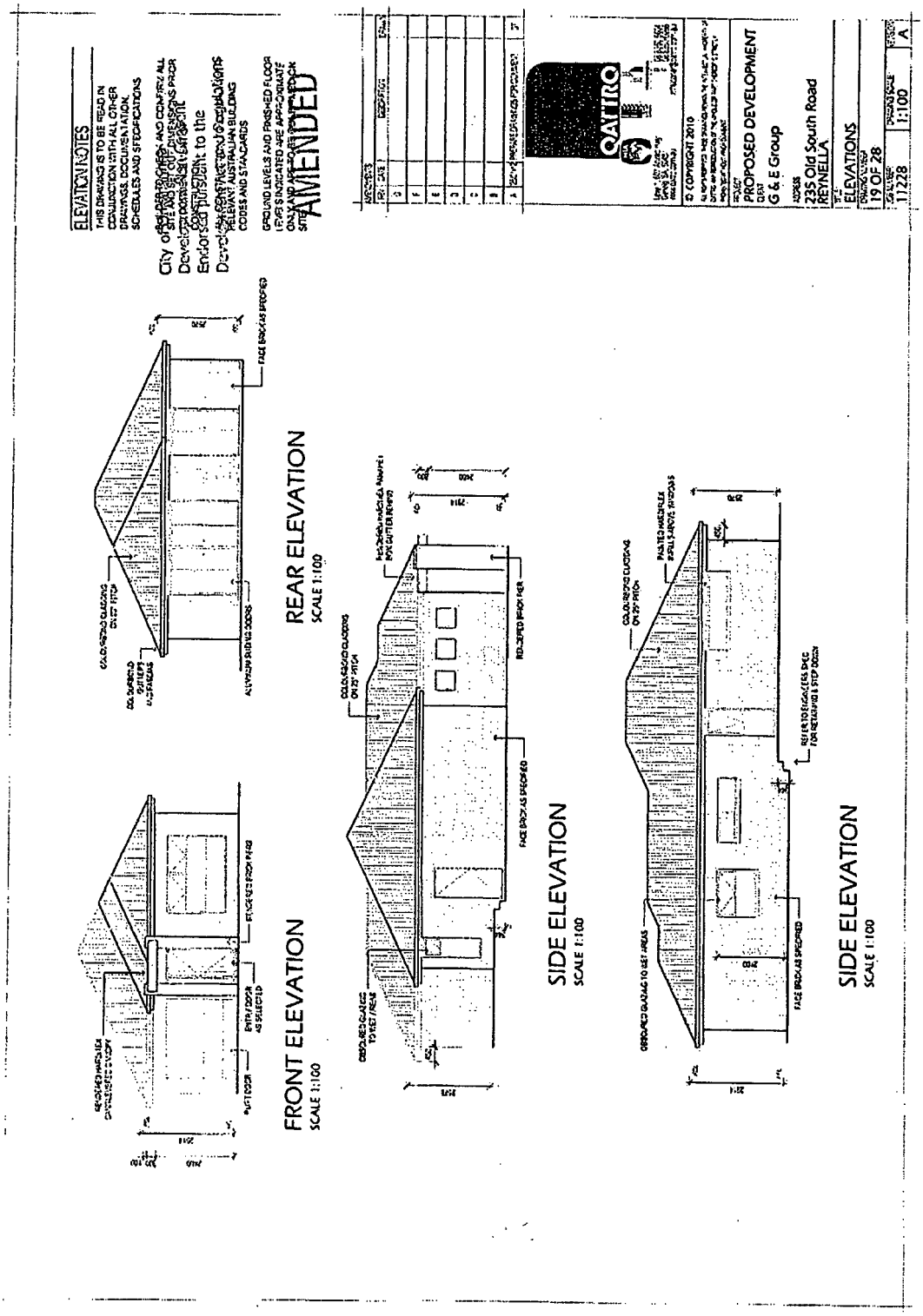
PROHIBITED WITHOUT W

PROJECT
PROPOS
CLIENT:
G & E Gr
ADDRESS
235 Old
REYNELL
TITLE
FLOOR
DRAWING NUMBER
18 OF 2
JOB NUMBER
11228

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, DOCUMENTATION, SCHEDULES AND SPECIFICATIONS

BUILDER TO CHECK AND VERIFY ALL PLAN AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WRITTEN DIMENSION TO BE TAKEN IN PREFERENCE TO SCALE

GROUND LEVELS AND FINISHED FLOOR LEVELS INDICATED ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE

ALL STEEL LINTELS ARE TO BE HOT DIPPED GALVANISED, SIZES AS PER ENGINEERS DETAILS AND DESIGN

PROVIDE WALL TIES TO ALL BRICKWORK AT MAXIMUM 600mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATED JOINTS, SPACING OF WALL TIES TO TOP AND SIDES OF OPENING TO BE HALVED

PROVIDE R3.0 INSULATION BATTS TO CEILING AND R1.5 INSULATION BATTS TO WALLS.

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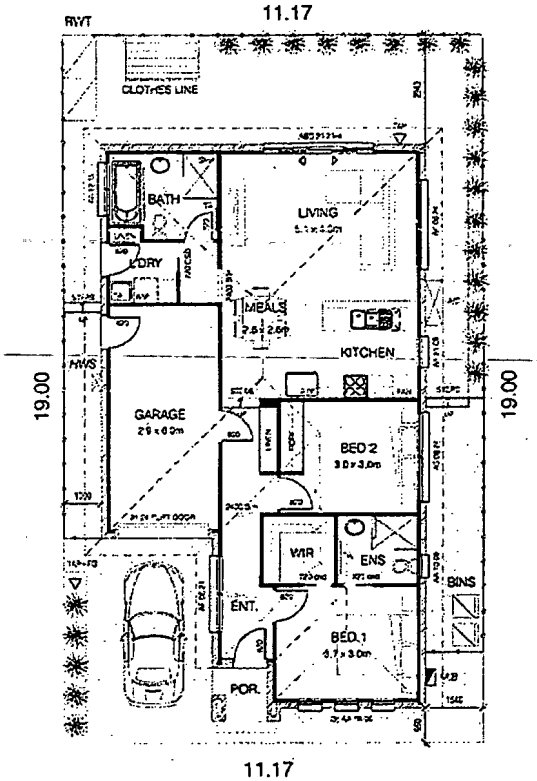

LIVING 99.6m²
GARAGE 19.56m²
PORCH 2.16m²
TOTAL 121m²
SITE 292m²
POS 32.83m² (11%)

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REVISIONS

REV	DATE	DESCRIPTION	CHKD
G			
F			
E			
D			
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B			
A	22.09.10	PREPARE DRAWINGS FOR DEVELOPMENT	JK

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PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NUMBER
20 OF 28

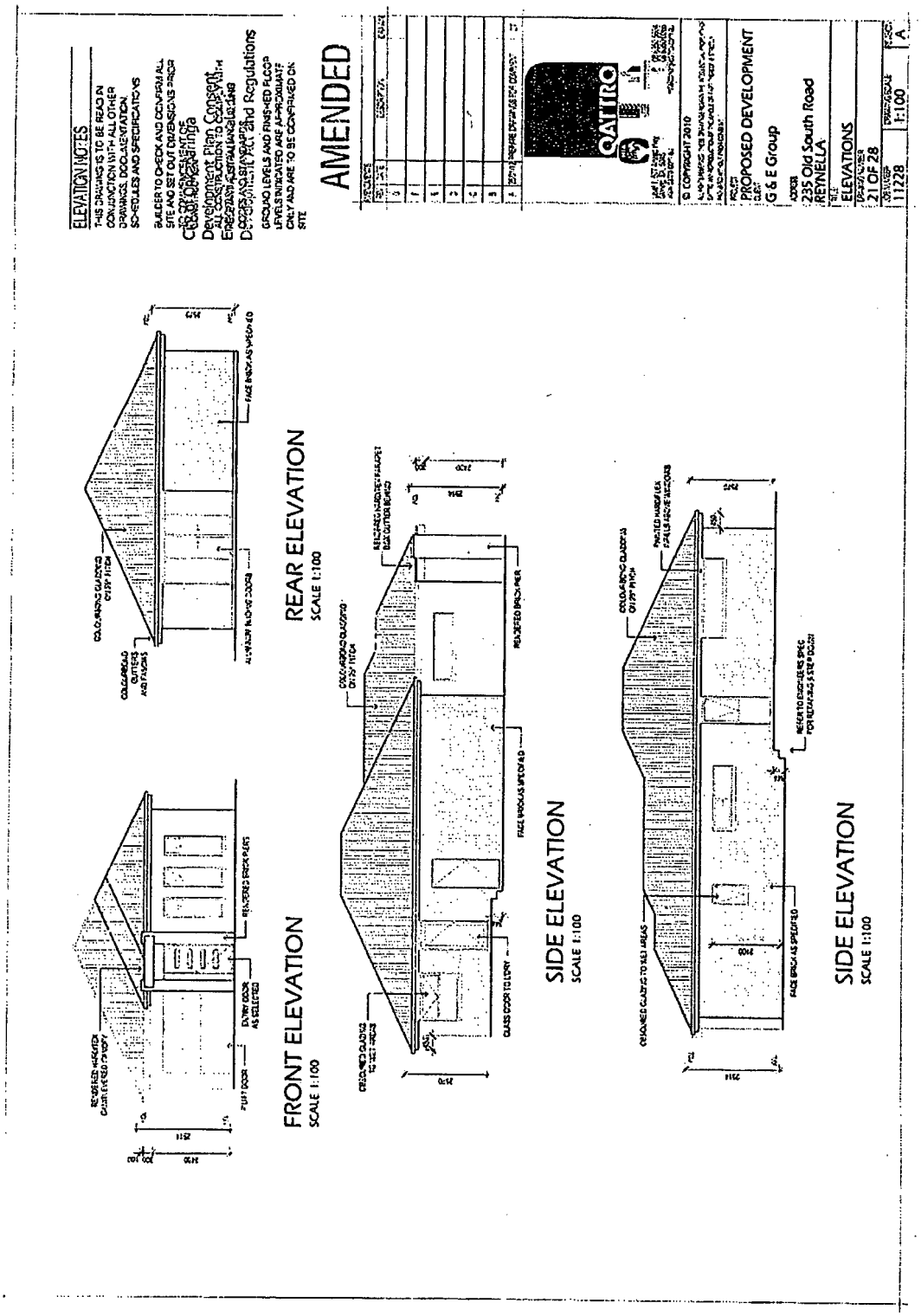
JOB NUMBER	DRAWING SCALE	REVISION
11228	1:100	A

FLOOR PLAN - RES 9

SCALE 1:100

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

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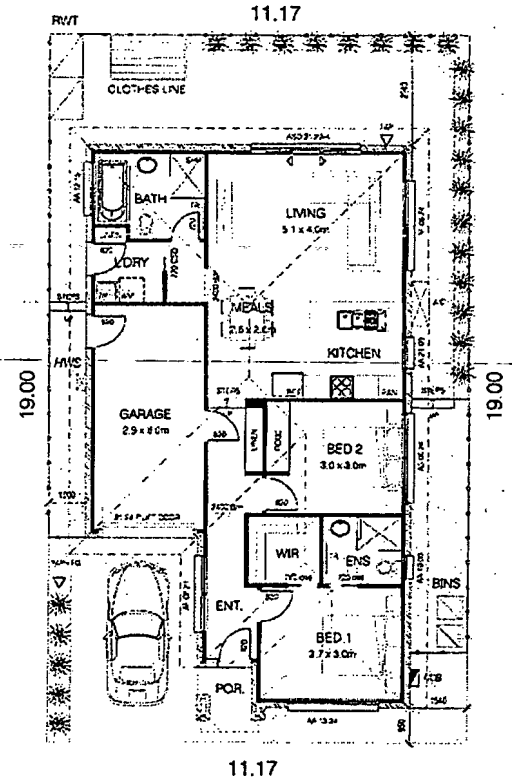

City of Marion
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

LIVING:	96.63m²
GARAGE:	2.9m²
PORCH:	2.9m²
TOTAL:	102m²
SITE	212m²
COVERAGE	55%
POS	32.82m² (15%)

AMENDMENTS

REV	DATE	DESCRIPTION	DRAWN
G			
F			
E			
D			
C			
B			
A	27/01/12	PRELIMINARY ASSESSMENT	JT

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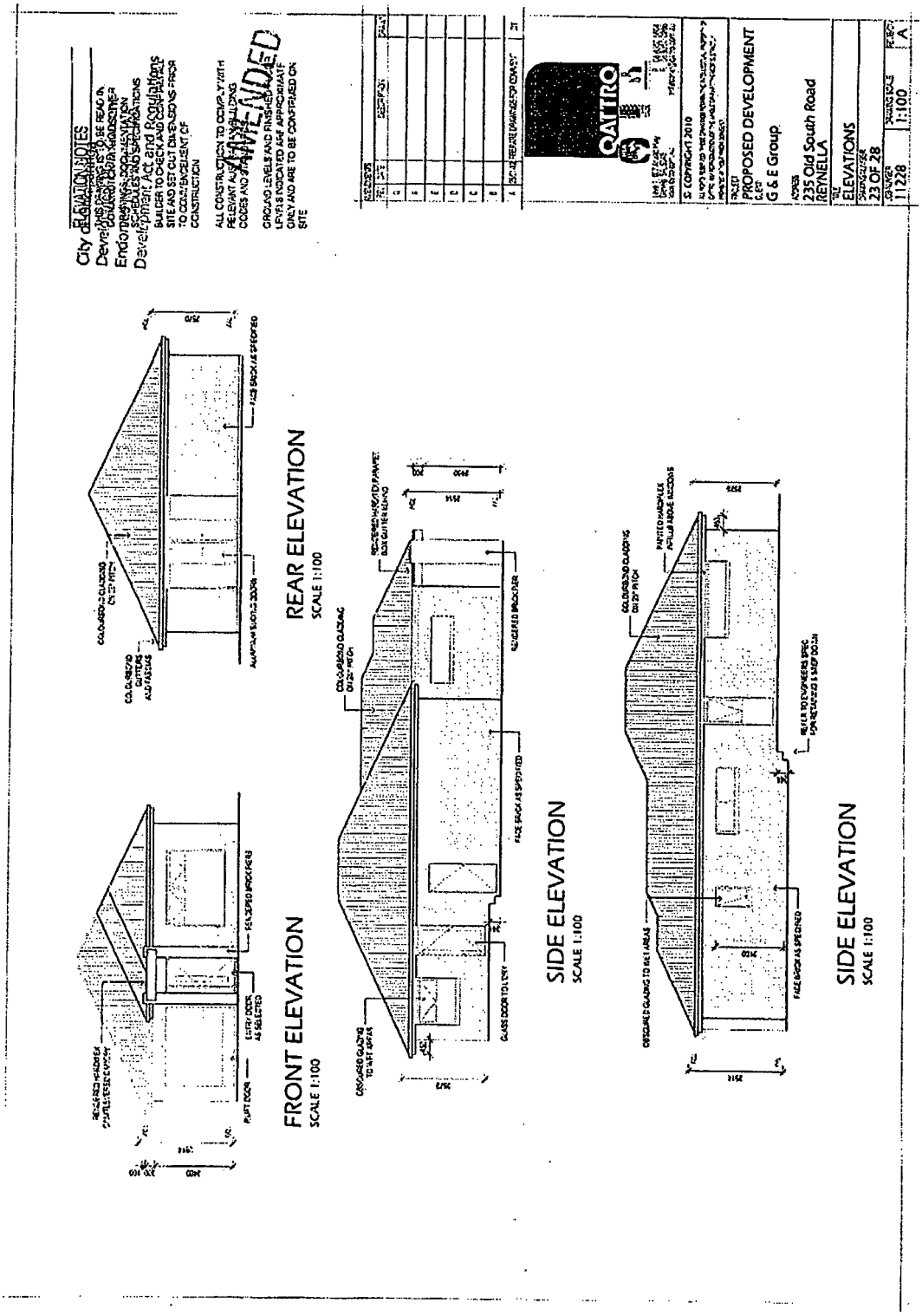
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NUMBER
22 OF 28
JOB NUMBER 11228 | DRAWING SCALE 1:100 | REVISION A

FLOOR PLAN - RES 10

SCALE 1:100

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

Scheme Description Development No. 145/C156/11

GENERAL NOTES

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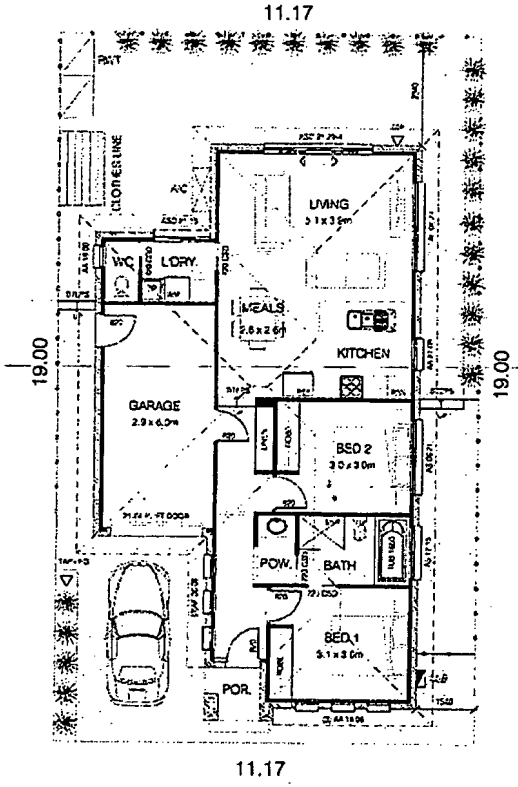

FLOOR PLAN - RES 11
SCALE 1:100

LIVING
GARAGE
PORCH
TOTAL
SITE
COVERAGE
POS

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

AMENDED

REV	DATE	DESCRIPTION	DRAWN
G			
F			
E			
D			
C			
B			
A	25/04/12	PREPARE DRAWINGS FOR COUNCIL	

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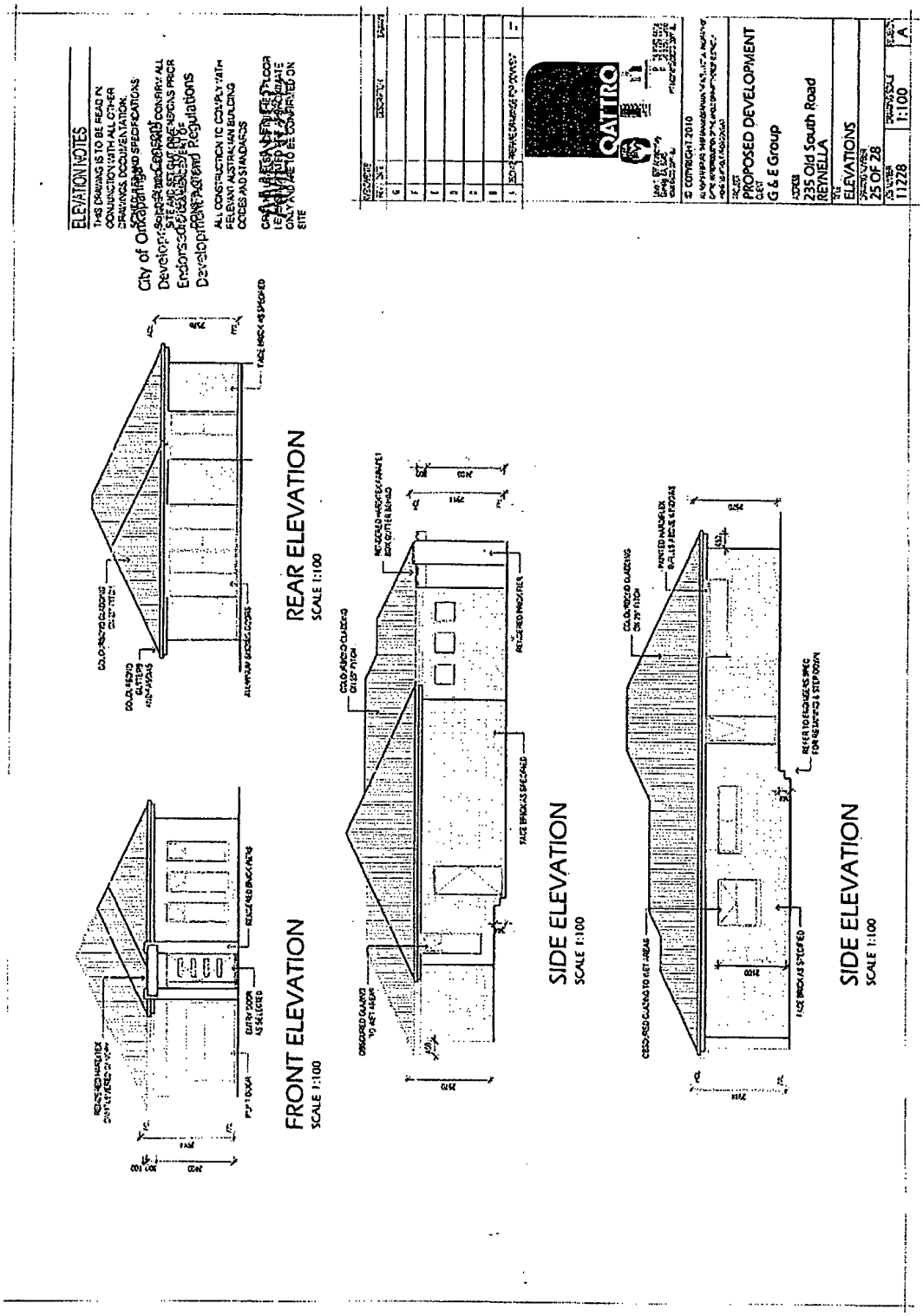
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NUMBER
24 OF 28
JOB NUMBER 11228
DRAWING SCALE 1:100
REVISION A

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



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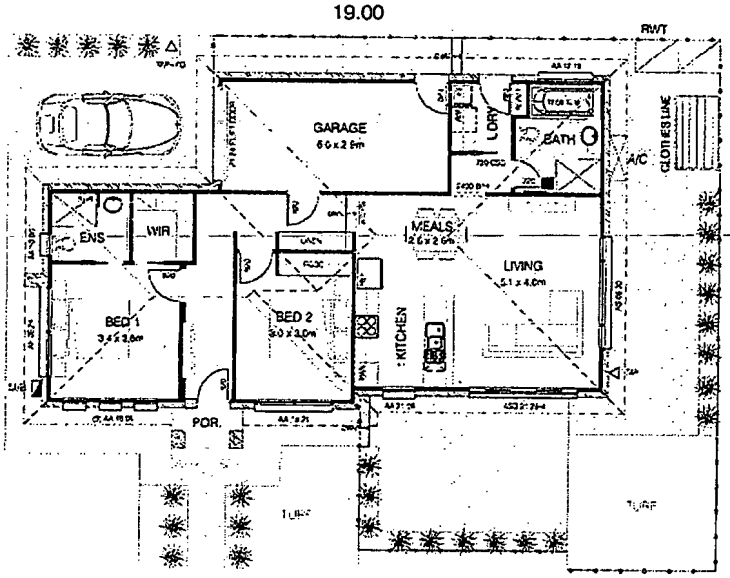

FLOOR PLAN - RES 12
SCALE 1:100

City of Onkaparinga
Development Plan Consent
Endorsed pursuant to the
Development Act and Regulations

SITE
COVERAGE
FOS

AMENDED

REVISIONS			
REV.	DATE	DESCRIPTION	DRAWN
G			
F			
E			
D			
C			
B			
A			

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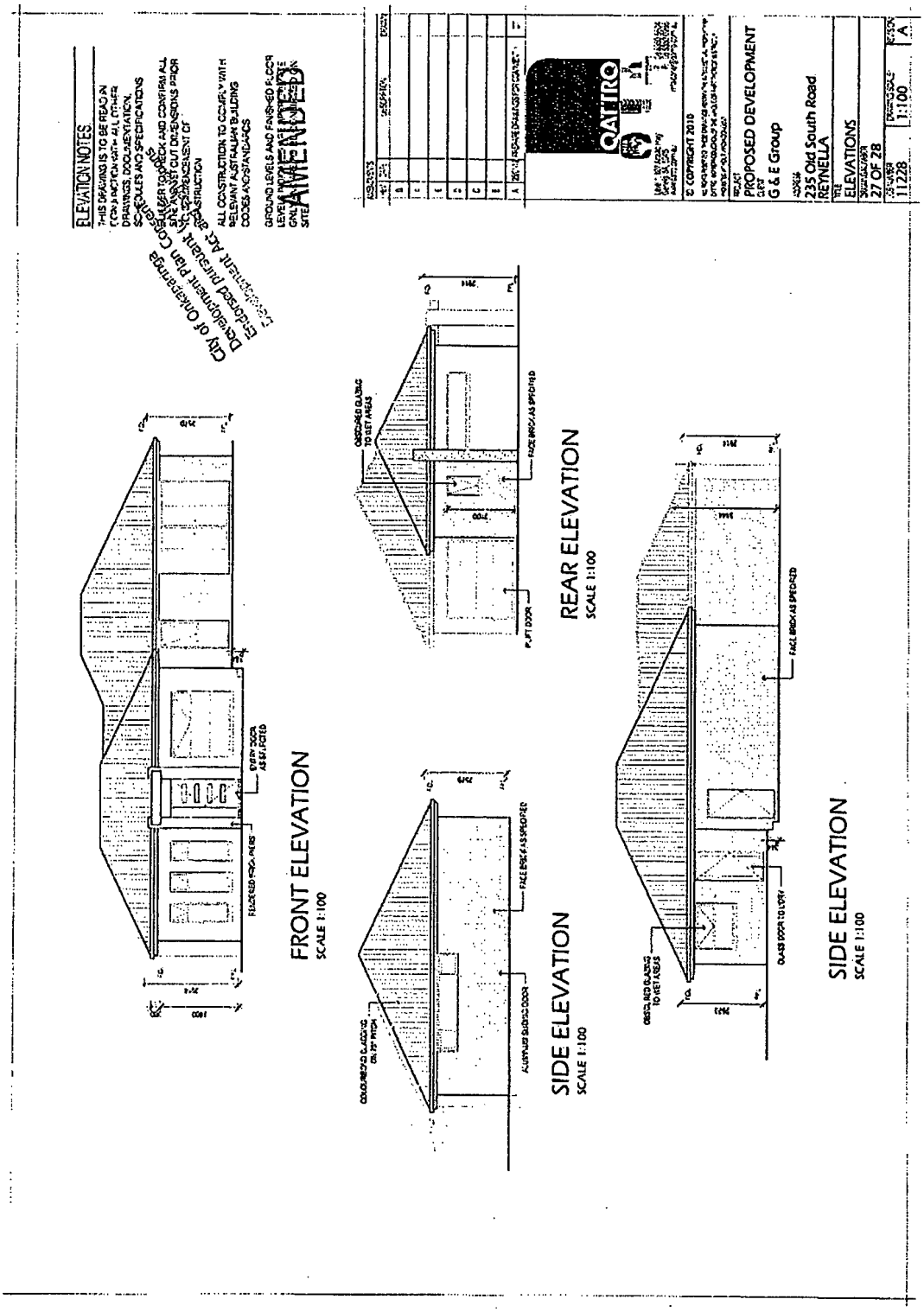
PROJECT
PROPOSED DEVELOPMENT
CLIENT
G & E Group
ADDRESS
235 Old South Road
REYNELLA
TITLE
FLOOR PLAN
DRAWING NUMBER
26 OF 28

JOB NUMBER	DRAWING SCALE	REVISION
11228	1:100	A

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



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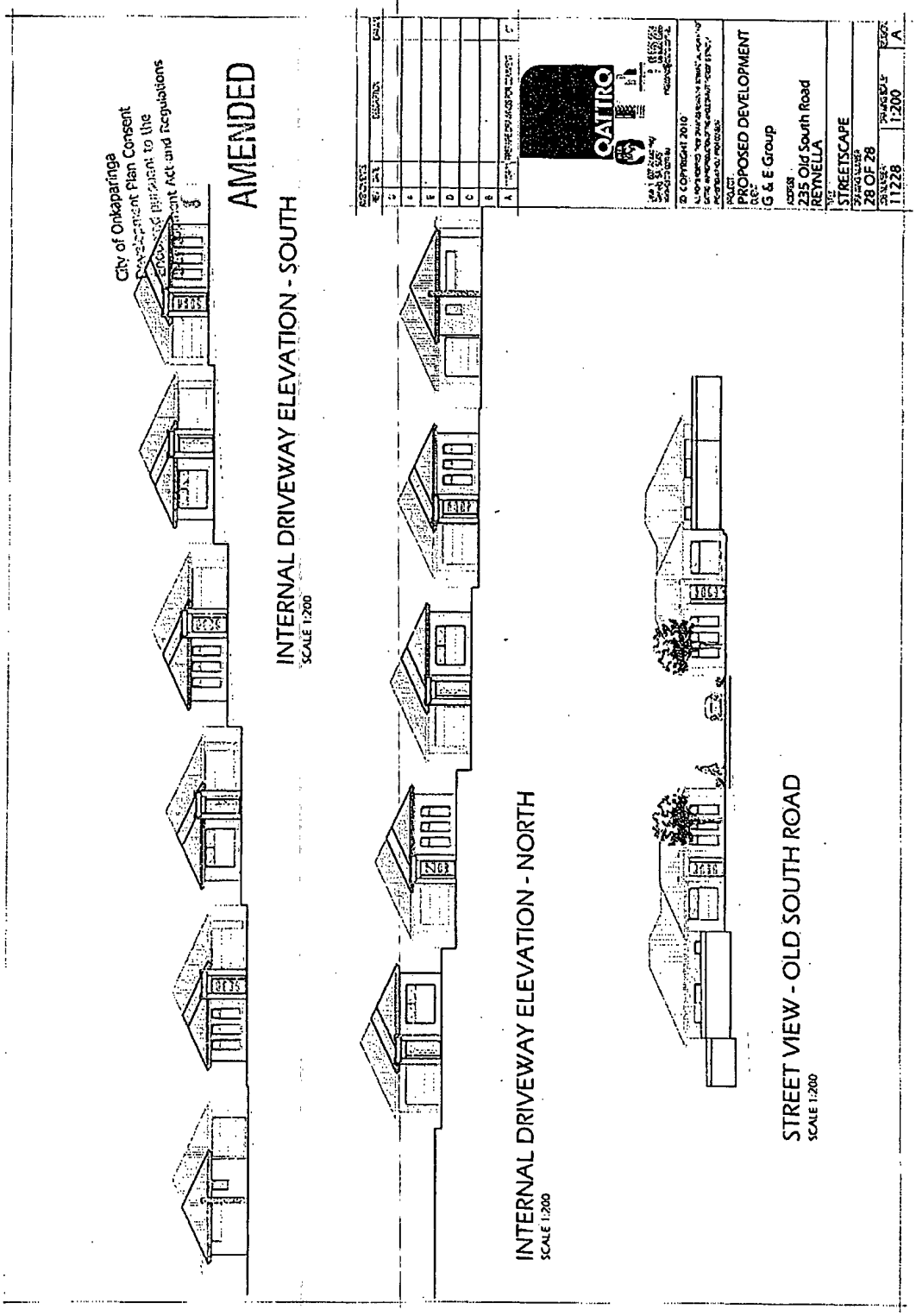
Development No. 145/C156/11



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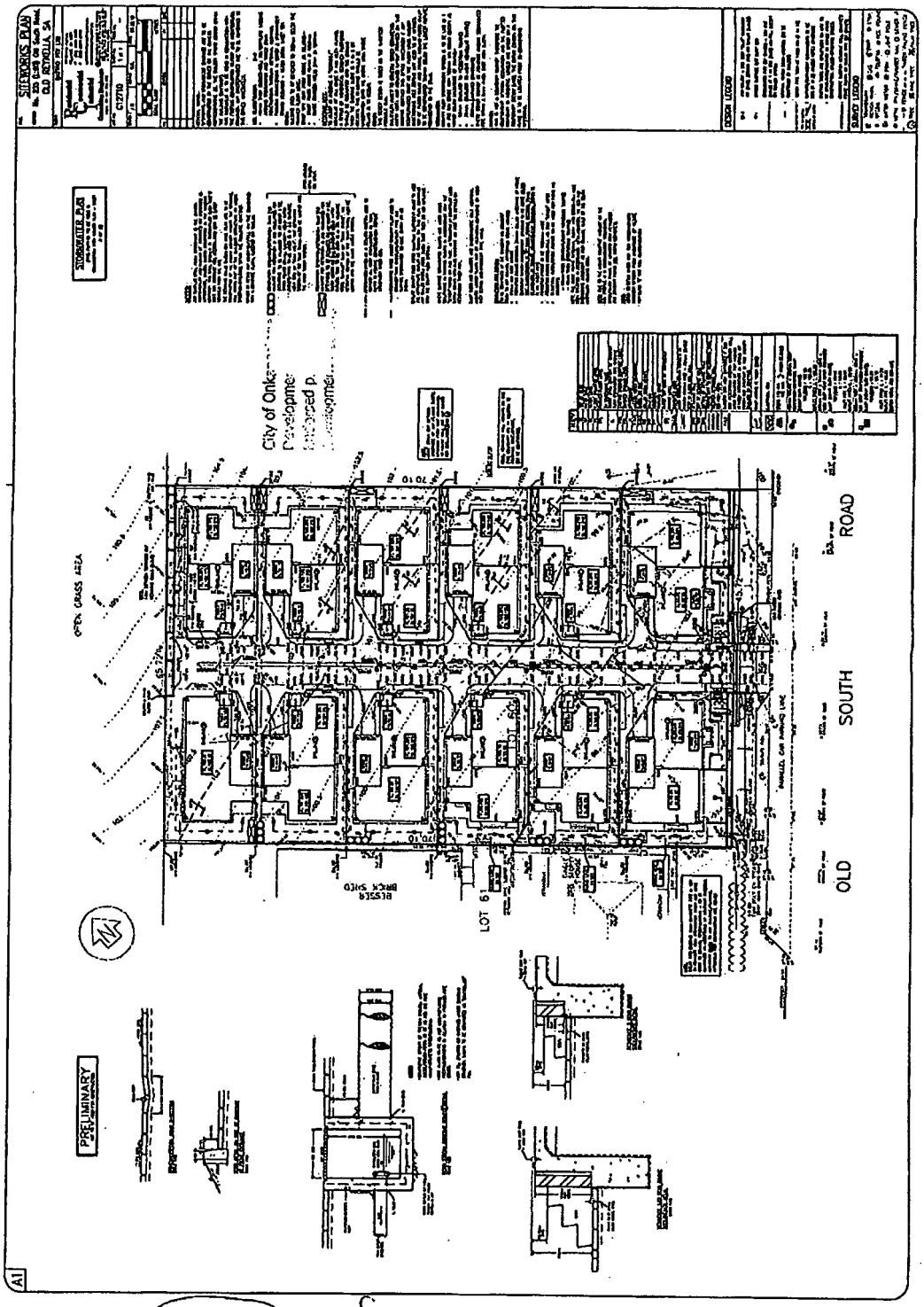
LANDS TITLES OFFICE

Scheme Description
Development No. 145/C156/11



21 July 2011 (2031)

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	OLD REYNELLA	APPROVED: JULIA GADSDON 13/08/2013	C27912
MAP REF:	6627/10/Q, 6627/10/K	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED: MARK MCNEIL 01/10/2013	SHEET 1 OF 2
LAST PLAN:	D91478	DEVELOPMENT NO:	145/C156/11/001/35779		39281_text_01_v04_Version_4

AGENT DETAILS: LOCK SURVEYS
87 SPRINGBANK ROAD
CLAPHAM SA 5062
PH: (08) 8277 9552
FAX: (08) 8357 6491

AGENT CODE: LOCK

REFERENCE: 11073 CP1

SURVEYORS CERTIFICATION: I Michael Grant Lock , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996
12th day of August 2013 Michael Grant Lock Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6111	747		ALLOTMENT(S)	27	D	91478	NOARLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 28 / 02 / 2013

C27912

SHEET 2 OF 2

39281_pland_1_V01_Version_4

BEARING DATUM: (1) - (2) 222°17'50"
DERIVATION: D91478 ADOPTED

TOTAL AREA: 3084m²

LOCK SURVEYS
LICENSED AND ENGINEERING SURVEYS
87 SPRINGBANK ROAD CLAPHAM SA 5062
PH (08) 8277 9552 FAX (08) 8357 6491
MOBILE 0407 719455
Email michael@locksurveys.com.au
REF 11073

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C 27912

SHEET 1 OF 1

ACCEPTED

Mark Michel 1/10/2013

PRO REGISTRAR-GENERAL

DEV. No. 145 : C156 : 11

APPLICATION 12006581

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
1	835	
2	833	
3	833	
4	833	
5	833	
6	833	
7	833	
8	833	
9	833	
10	833	
11	833	
12	835	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I, GEOFFREY PAUL KURTZE
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 the 14th day of AUGUST 2013

.....
Signature of Land Valuer

City Of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168

Telephone (08) 8384 0666

Certificate No: S74919/2025

IMPORTANT INFORMATION REGARDING SEARCHES

Duncan Sande & Associates
PO Box 3033
NORWOOD SA 5067

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 Councils 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. Electronic settlement of funds is still preferred.

Yours sincerely

City Of Onkaparinga

City Of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168

Telephone (08) 8384 0666

Certificate No: S74919/2025

Property Information And Particulars
In response to an enquiry pursuant to Section 7 of the
The Land & Business (Sale & Conveyancing) Act, 1994

TO: Duncan Sande & Associates
PO Box 3033
NORWOOD SA 5067

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	110471
VALUER GENERAL NO	:	8646616601
VALUATION	:	$560,000.00
OWNER	:	Ms Natalie Michelle Langman
PROPERTY ADDRESS	:	11/235 Old South Road OLD REYNELLA SA 5161
VOLUME/FOLIO	:	CT-6120/267
LOT/PLAN NUMBER	:	Community Plan Parcel 11 CP 27912
WARD	:	03 Knox Ward

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	145/1517/2011
Description	Erect 12 single storey group dwellings with driveway, decking, retaining walls and landscaping
Decision	Approved
Decision Date	12 July 2013

Development Plan Consent Conditions

1. All development shall be completed in accordance with the drawings numbered 1 28 of 28 (drafted by Qattro) amended 25 January 2012, the siteworks plan (drafted by RCI Consulting Engineers) amendments dated 10 July 2012 and other plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).
2. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.
3. A stormwater management plan is to be provided and endorsed by councils engineers prior to development approval being granted.
4. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb. Verge slope shall be no greater than 2.5 per cent fall towards the road, suitable for pedestrian traffic under the Disability Discrimination Act and in accordance with the current Australian Standard 2890.1.
5. The driveway servicing the herein approved dwellings shall be paved or surfaced, drained and marked to accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times.
6. The landscaping shall be maintained in good condition at all times. Dead, dying or diseased trees and shrubs shall be replaced when necessary. The landscaping shall be established within three months of completion of the development.
7. No advertising display shall be erected or displayed in the subject land, without the prior consent of Council.
8. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
   - prevent silt run-off from the land to adjoining properties, roads and drains
   - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
   - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
   - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure, and
   - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

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.
Future Local Road Widening
The Future Local Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.
Native Vegetation
The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.
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.
Traffic Generating Development
The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.
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 significate 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

Section 46
Prohibition order NO

Housing Improvement Act 1940 (repealed)

Section 23
Declaration that house is undesirable or unfit for human habitation NO

Land Acquisition Act 1969

Section 10
Notice of intention to acquire NO

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30
Nuisance or litter abatement notice *issued against the land* NO

Planning, Development and Infrastructure Act 2016

Section 139
Notice of proposed work and notice may require access NO

Section 140
Notice requesting access NO

Section 141
Order to remove or perform work NO

Section 142
Notice to complete development NO

Section 155
Emergency order NO

Section 157
Fire safety notice NO

Section 192 or 193
Land Management Agreements NO

Section 198(1)
Requirement to vest land in a council or the Crown to be held as open space NO

Section 198(2)
Agreement to vest land in a council or the Crown to be held as open space NO

Part 16 - Division 1
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 NO
Part 4 – Condition (that continues to apply) of an approval

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 YES

Does a Council drainage easement exist on common land? – 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).

Easements over private land may show on a certificate of title and indicate that council or another authority have some form of infrastructure within them, such as stormwater drainage pipes or other services. Refer to 'Encroachment over council easements' on our website for further information.

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 02 September 2025

Thomas Caiapich
(Acting) Team Leader Development Support
AUTHORISED OFFICER

City of Onkaparinga
PO Box 1
Noarlunga Centre, SA 5168

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

CITY OF ONKAPARINGA

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.

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 we 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: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still 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 us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

How to advise us 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 (LTO), 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 us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

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

Electronic settlement of funds is still preferred.

Certificate No: S74919/2025

CITY OF ONKAPARINGA

LOCAL GOVERNMENT RATES SEARCH

TO: Duncan Sande & Associates
PO Box 3033
NORWOOD SA 5067

03 September 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID	:	75116
Valuer General No	:	8646616601
Valuation	:	$560,000.00
Owner	:	Ms Natalie Michelle Langman
Property Address	:	11/235 Old South Road OLD REYNELLA SA 5161
Volume/Folio	:	CT-6120/267
Lot/Plan No	:	Community Plan Parcel 11 CP 27912
Ward	:	03 Knox 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.

Opening 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	**$1,746.60**
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	-$435.60
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	$1,311.00
Property Related Debts	$0.00
TOTAL BALANCE	**$1,311.00**

BPAY Biller Code: 421503
Ref: 1364840751169

AUTHORISED OFFICER
Carol Pilkington

This statement is made the 03 September 2025

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
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: 2707957

DATE OF ISSUE
03/09/2025

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

ENQUIRIES:
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER
16748670

OWNERSHIP NAME
N M LANGMAN

PROPERTY DESCRIPTION
11 / 235 OLD SOUTH RD / OLD REYNELLA SA 5161 / LT 11 C27912

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
8646616601	CT 6120/267	$560,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2025-2026

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	189.50
- REMISSION	**$**	114.05
- CONCESSION	**$**	0.00
+ ARREARS / - PAYMENTS	**$**	0.00
= AMOUNT PAYABLE	**$**	125.45

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 Certficate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE **02/12/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
16748670

OWNERSHIP NAME
N M LANGMAN

AGENT NUMBER
100018849

ASSESSMENT NUMBER
8646616601

AGENT NAME
DUNCAN SANDE & ASSOCIATES

AMOUNT PAYABLE
$125.45

EXPIRY DATE
02/12/2025

+70074488190022> +001571+ <0550692244> <0000012545> +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
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7007448819** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Land Tax Act 1936

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: 2707957

DATE OF ISSUE
03/09/2025

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

ENQUIRIES:
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
N M LANGMAN

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION
11 / 235 OLD SOUTH RD / OLD REYNELLA SA 5161 / LT 11 C27912

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
8646616601	CT 6120/267	$240,000.00	0.0212 HA

DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:

CURRENT TAX	**$**	0.00	**SINGLE HOLDING**	**$**	0.00
- DEDUCTIONS	**$**	0.00			
+ ARREARS	**$**	0.00			
- PAYMENTS	**$**	0.00			
= AMOUNT PAYABLE	**$**	**0.00**			

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 **02/12/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

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
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456293 **Ref: 7007448728** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
86 46616 60 1	CT6120267	3/9/2025	198	2707957

DUNCAN SANDE & ASSOC
PO BOX 3033
NORWOOD SA 5067
office@duncansande.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: NM LONGMAN
Location: U11 235 OLD SOUTH RD OLD REYNELLA LT 11 C27912
Description: 3HG Capital Value: $ 560 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

				$
		Arrears as at: 30/6/2025	:	0.00
Water main available:	1/7/2014	Water rates	:	82.30
Sewer main available:	1/7/2014	Sewer rates	:	94.00
		Water use	:	27.76
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	0.00
		Balance outstanding	:	204.06

Degree of concession: 00.00%
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 3/12/2025

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 28/05/2025.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

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.

SA Water

South Australian Water Corporation

Name:
NM LONGMAN

Water & Sewer Account
Acct. No.: 86 46616 60 1

Amount: _____

Address:
U11 235 OLD SOUTH RD OLD REYNELLA
LT 11 C27912

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8646616601

Biller code: 8888
Ref: 8646616601

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

Paying online

Pay online at 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: 8646616601

STATEMENT PURSUANT TO SECTION 139 OF THE *COMMUNITY TITLES ACT*

Date of Statement: **9 September 2025**

OWNED BY Natalie Langman

Unit in respect of which the Statement is issued: **Unit 11** in **Community Plan 27912 at 235- 237 Old South Road, OLD REYNELLA SA 5161**

Person requesting certificate:
Name: Duncan Sande & Associates,
Address: 249 The Parade Beulah Park SA 5067

The Community Corporation certifies following with respect to Unit being subject of this Statement:

Unit Entitlement: 833
Total Unit Entitlement: 10 000

1. Administrative fund – contributions payable by regular periodic instalments or lump sum

Total amount last determined with respect to the lot

Amount	Period
$749.68	01 Jun 2025 to 31 May 2026

Number of instalments payable (if contributions payable by instalments) 4

Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date due
$187.42	01 Jun 2025 to 31 Aug 2025	01 Jun 2025
$187.42	01 Sep 2025 to 30 Nov 2025	01 Sep 2025
$187.42	01 Dec 2025 to 28 Feb 2026	01 Dec 2025
$187.42	01 Mar 2026 to 31 May 2026	01 Mar 2026

Amount owing	$0.00
Interest due on unpaid levies	$0.00
Amount in credit for prepaid levies	$0.00

NB: Interest Accrues at 15% per annum
Water charges to be paid by Corporation/Owner

2. Sinking fund – contributions payable by regular periodic instalments or lump sum (section 76(1) of the Act)

Total amount last determined with respect to the lot

Amount	Period
$249.92	01 Jun 2025 to 31 May 2026

Number of instalments payable (if contributions payable by instalments) 4

Amount of each instalment, period to which instalment relates and date due

Amount	Period	Date due
$62.48	01 Jun 2025 to 31 Aug 2025	01 Jun 2025
$62.48	01 Sep 2025 to 30 Nov 2025	01 Sep 2025
$62.48	01 Dec 2025 to 28 Feb 2026	01 Dec 2025
$62.48	01 Mar 2026 to 31 May 2026	01 Mar 2026

Amount owing	$0.00
Interest due on unpaid levies	$0.00
Amount in credit for prepaid levies	$0.00

NB: Please ensure you contact Adcorp for an update of outstanding levies prior to settlement.

3. Special contributions

Corporation 27912 Inc currently has an open insurance claim on behalf of the corporation

Until the claim is resolved, the potential need for additional funds remains uncertain.

4. Particulars of Assets and Liabilities of the Corporation

A copy of the Balance Sheet at the date of this Statement is attached.

5. Particulars of any Expenditure

(a) Incurred by the Corporation

REFER MINUTES OF MEETINGS ATTACHED for 2025 & 2024

(b) Resolved to be incurred to which the unit holder must, or is likely to be required to contribute
REFER MINUTES OF MEETINGS ATTACHED for 2025 & 2024

6. Insurance policies

Policy No. CAH0001353 CHU Underwriting Agencies Pty Ltd Type: Common Property
Premium: $1,154.25 Paid on: 10/09/2024 Policy start date: 28/10/2024 Next due: 28/10/2025

Cover	*Sum insured*	*Excess*
Common Property	$275,000.00	$300.00
Public Liability	$20,000,000.00	$300.00
Fidelity Guarantee	$100,000.00	$300.00
Voluntary Workers	$200,000/2,000	$300.00
Flood Cover	Included	$300.00

7. Documents Supplied

(i) Minutes of general meetings of corporation and meetings of management committee for last two years
(ii) Statement of Accounts of the corporation last prepared by the corporation
(iii) The Articles for the time being in force
(iv) The current policies of insurance taken out by the corporation

The information provided is accurate as at the date of this Statement and is not intended to be relied upon by any party other than the person who requested this Statement under Section 41 of the Act.

NOTE: Please refer to the Corporation's Resolutions & Disclaimer

An inspection of the accounting records, minute books of the corporation and any other prescribed documentary material may be arranged by application to the Agent at the address listed below:

This Statement was prepared on behalf of Community Corporation 27912 Inc by

…….
Stacey Summerton - Strata Manager
Adcorp Property Group
231 Greenhill Road
Dulwich SA 5065

Owner Ledger

Start Date: 01/09/2023
End Date: 30/09/2027
Owners: One only

Adcorp Property Group Pty Ltd
ABN: 35 099 140 505
231 Greenhill Road
DULWICH SA 5065
p: 08 8361 3333
e: strata.admin@adcorpgroup.com.au

Community Corporation 27912 Inc — 235- 237 Old South Road, OLD REYNELLA SA 5161

Lot 11 **Unit 11** **N Langman** — UE / AE: 833.00 / 10,000.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund Due	Admin Fund Paid	Sinking Fund Due	Sinking Fund Paid	Interest paid	Discount	Levy type	Status	Group
			Balance brought forward	**0.00**		**0.00**						
1	01/09/2023	Quarterly	Quarterly Admin/Sinking Levy	177.01	177.01	20.82	20.82	0.00	0.00%	Standard	Normal	None
2	01/12/2023	Quarterly	Quarterly Admin/Sinking Levy	177.01	177.01	20.82	20.82	0.00	0.00%	Standard	Normal	None
3	01/03/2024	Quarterly	Quarterly Admin/Sinking Levy	177.01	177.01	20.82	20.82	0.00	0.00%	Standard	Normal	None
4	01/06/2024	Quarterly	Quarterly Admin/Sinking Levy 01/06/2024 - 31/08/2024	177.01	177.01	72.89	72.89	0.00	0.00%	Standard	Normal	None
5	01/09/2024	Quarterly	Quarterly Admin/Sinking Levy 01/09/2024 - 30/11/2024	177.01	177.01	72.89	72.89	0.00	0.00%	Standard	Normal	None
6	01/12/2024	Quarterly	Quarterly Admin/Sinking Levy 01/12/2024 - 28/02/2025	177.01	177.01	72.89	72.89	0.00	0.00%	Standard	Normal	None
7	01/03/2025	Quarterly	Quarterly Admin/Sinking Levy 01/03/2025 - 31/05/2025	177.01	177.01	72.89	72.89	0.00	0.00%	Standard	Normal	None
8	01/06/2025	Quarterly	Quarterly Admin/Sinking Levy 01/06/2025 - 31/08/2025	187.42	187.42	62.48	62.48	0.00	0.00%	Standard	Normal	None
9	01/09/2025	Quarterly	Quarterly Admin/Sinking Levy 01/09/2025 - 30/11/2025	187.42	187.42	62.48	62.48	0.00	0.00%	Standard	Normal	None
10	01/12/2025	Quarterly	Quarterly Admin/Sinking Levy 01/12/2025 - 28/02/2026	187.42	0.00	62.48	0.00	0.00	0.00%	Standard	Normal	None
11	01/03/2026	Quarterly	Quarterly Admin/Sinking Levy 01/03/2026 - 31/05/2026	187.42	0.00	62.48	0.00	0.00	0.00%	Standard	Normal	None

Current position: Unallocated prepayments $0.00 — Levy arrears & owner invoices due $0.00 — Interest on levy arrears $0.00

Community Corporation 27912 Inc 235- 237 Old South Road, OLD REYNELLA SA 5161

Lot 11 **Unit 11** **N Langman** UE / AE: 833.00 / 10,000.00

Receipts

					Admin Fund		Sinking Fund		Unallocated			
Date	**Receipt no.**	**Subtype**	**Status**	**Source**	**Paid**	**Interest**	**Paid**	**Interest**	**Paid**	**Total amount**	**Cheque no.**	**Levy no.**
15/11/2023	44654	Receipt	Banked		177.01	0.00	20.82	0.00	0.00	197.83		2
29/02/2024	48202	Receipt	Banked		177.01	0.00	20.82	0.00	0.00	197.83		3
31/05/2024	51379	Receipt	Banked		176.37	0.00	72.63	0.00	0.00	249.00		4
31/05/2024	51394	Receipt	Banked		0.64	0.00	0.26	0.00	0.00	0.90		4
29/08/2024	54521	Receipt	Banked		177.01	0.00	72.89	0.00	0.00	249.90		5
27/11/2024	57709	Receipt	Banked		177.01	0.00	72.89	0.00	0.00	249.90		6
26/02/2025	60810	Receipt	Banked		177.01	0.00	72.89	0.00	0.00	249.90		7
02/06/2025	64138	Receipt	Banked		187.42	0.00	62.48	0.00	0.00	249.90		8
01/09/2025	67374	Receipt	Banked		187.42	0.00	62.48	0.00	0.00	249.90		9

Adcorp Property Group Pty Ltd
ABN: 35 099 140 505
231 Greenhill Road
DULWICH SA 5065
p: 08 8361 3333
e: strata.admin@adcorpgroup.com.au

Balance Sheet
As at 09/09/2025

Community Corporation 27912 Inc — 235- 237 Old South Road, OLD REYNELLA SA 5161

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	2,798.13
Owners Equity--Admin	5,132.06
	7,930.19
Sinking Fund	
Operating Surplus/Deficit--Sinking	2,394.81
Owners Equity--Sinking	5,008.81
	7,403.62
Net owners' funds	$15,333.81
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	7,052.44
Receivable--Levies--Admin	877.75
	7,930.19
Sinking Fund	
Cash at Bank--Sinking	7,086.27
Receivable--Levies--Sinking	317.35
	7,403.62
Unallocated Money	
	0.00
Total assets	15,333.81
Less liabilities	
Administrative Fund	
	0.00
Sinking Fund	
	0.00
Unallocated Money	
	0.00
Total liabilities	0.00
Net assets	$15,333.81

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for the financial year to 31/01/2025

Community Corporation 27912

235- 237 Old South Road, OLD REYNELLA SA 5161

Manager: Stacey Summerton

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Adcorp Property Group Pty Ltd
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Balance Sheet
As at 31/01/2025

Community Corporation 27912 Inc — 235- 237 Old South Road, OLD REYNELLA SA 5161

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	366.49
Owners Equity--Admin	4,765.57
	5,132.06
Sinking Fund	
Operating Surplus/Deficit--Sinking	2,880.78
Owners Equity--Sinking	2,128.03
	5,008.81
Net owners' funds	$10,140.87
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	4,713.49
Receivable--Levies--Admin	418.57
	5,132.06
Sinking Fund	
Cash at Bank--Sinking	4,836.45
Receivable--Levies--Sinking	172.36
	5,008.81
Unallocated Money	
	0.00
Total assets	10,140.87
Less liabilities	
Administrative Fund	
	0.00
Sinking Fund	
	0.00
Unallocated Money	
	0.00
Total liabilities	0.00
Net assets	$10,140.87

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Income/Expenditure Statement for the financial year to 31/01/2025

Community Corporation 27912 Inc — 235- 237 Old South Road, OLD REYNELLA SA 5161

Administrative Fund

	Current period 01/02/2024-31/01/2025
Revenue	
Interest on Arrears--Admin	13.98
Interest--Bank	87.21
Levies Due--Admin	8,499.92
Total revenue	8,601.11
Less expenses	
Admin--Agent Disbursements	858.00
Admin--Auditors--Audit Services	264.00
Admin--Auditors--Taxation Services	210.00
Admin--Bank Charges	49.26
Admin--Management Fees--Standard	3,793.96
Admin--Meeting Fee	250.00
Insurance--Premiums	1,154.25
Insurance--Valuation	375.00
Maint Grounds--Gardening Materials	66.00
Maint Grounds--Gates	770.00
Utility--Electricity	444.15
Total expenses	8,234.62
Surplus/Deficit	366.49
Opening balance	4,765.57
Closing balance	$5,132.06

Sinking Fund

	Current period 01/02/2024-31/01/2025
Revenue	
Interest on Arrears--Sinking	5.76
Levies Due--Sinking	2,875.02
Total revenue	2,880.78
Less expenses	
Total expenses	0.00
Surplus/Deficit	2,880.78
Opening balance	2,128.03
Closing balance	$5,008.81

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Minutes of **Annual General Meeting** for **Community Corporation 27912 Inc** 235- 237 Old South Road, OLD REYNELLA SA 5161

Held 03:00 PM, on Thursday, 06 March 2025, via teleconference.

1 ATTENDANCE

Unit #	Attendance	Owner Name	Representative
10	Yes	N & D Berry	Proxy, Adcorp
11	Yes	N Langman	Proxy, Adcorp
7	Yes	P Heystek	Proxy, Adcorp
2	Yes	R Hows	Proxy, Steve Grace
4	Yes	S Grace	In person
5	Yes	Tom R M Jolley	In person
9	Yes	Wendy Lyn Toomer	Proxy, Adcorp

2 QUORUM

A quorum was present and the meeting commenced at 3.00PM with 6 of the 9 financial units in attendance by person or by proxy. It was resolved that Stacey Summerton of Adcorp Property Group assist the Presiding Officer by conducting the meeting on their behalf.

3 OFFICE BEARERS

It was resolved that the following Office Bearers be appointed for the coming year:

Presiding Officer:	Steve Grace	Unit 3
Secretary:	Steve Grace	Unit 3
Treasurer:	Tom Jolley	Unit 5

4 MANAGEMENT COMMITTEE

It was resolved to appoint a Management Committee, to include the office bearers, with authority to approve day to day maintenance and upkeep of the common areas. It was further resolved that the Management Committee be authorised to approve works to the value of $5,000 per job by a majority vote, without further reference to the corporation.

5 MINUTES

It was resolved that the Minutes of the last meeting, held 07/03/2024 having been circulated, tabled and read be accepted as a true and accurate record of the proceedings of that meeting.

Motion Carried

6 MATTERS ARISING

Nil

7 INSURANCE

The Body Corporate Manager advised that they cannot guide the corporation on the amount of cover required, and does not accept responsibility for the sum insured. Legislation requires the corporation to insure the buildings/common property for the full replacement value including removal of debris etc and loss of rent. This can be ascertained by an insurance valuation, however the decision to appoint a valuer or determine the renewal amount rests with the body corporate. The Body Corporate Manager explained that Adcorp is required to obtain clear instructions for the renewal of insurance.

The Body Corporate Manager also explained the importance of the continuity to comply with the body corporate's legal responsibilities, and that he can only give general advice not personal advice. The Body Corporate Manager also emphasized the importance of having enough insurance to cover the property

according to increases in value. The corporation resolved to give the Body Corporate Manager a standing direction to renew insurance in accordance with the resolution made at the AGM or other special meeting.

The Body Corporate Manager advised owners that as general advice they should seek professional insurance advice about arranging their own insurance cover, including contents insurance cover, for the following reasons. The corporation's policy does not cover curtains and window treatments, floor coverings and light fittings as these are classed as contents. Secondly, the corporation's policy covers public liability for events occurring on common property but not on owners' property such as inside their unit, their porch, balcony, carport, back yard etc.

That is, they are not covered for Legal/Public Liability for events in their own property. The Body Corporate Manager also advised that their tenant's contents policy only covers the tenant's interests and does not cover the owner's interest. For all these reasons the Body Corporate Manager urged owners to seek professional insurance advice about their own insurance cover.

Following the meeting, Adcorp Property Group made available copies of the current FSG & PDS documentation. Owners were advised that the FSG & PDS documents are also available for viewing and download from the insures website and www.adcorpgroup.com.au

Smoke Detectors
The Body Corporate Manager reminded Owners present that all units must be fitted with approved smoke detectors. This is an owner responsibility and owners should seek advice from the Fire Department or employ an electrician to check the smoke detectors.

The corporation's insurance is currently with
Policy No.CAH0001353
CHU Underwriting Agencies Pty Ltd
Type : Common Property
Broker :

Premium : $1,154.25 Paid on : 10/09/2024 Start : 28/10/2024 Next due : 28/10/2025

Cover	Sum Insured	Excess
Common Property	**$275,000.00**	**$300.00**
Public Liability	**$20,000,000.00**	**$300.00**
Voluntary Workers	**$200,000/2,000**	**$300.00**
Fidelity Guarantee	**$100,000.00**	**$300.00**
Flood Cover	**Included**	**$300.00**

Last Valuation: $210,000 19/03/2024 McLean Gladstone Pty Ltd

Following discussion on these matters it was resolved that the following insurance be organised on behalf of the Body Corporate:

New insurance valuation: It was resolved not to arrange a new insurance valuation forthwith.

Building cover: It was resolved to leave as is at renewal.

Office Bearers' cover: It was resolved to source a quote for coverage effective forthwith and the community corporation to indemnify all office bearers against any loss suffered directly or indirectly from the result of their appointment.

Once quote sourced committee to provide further instruction on action required.

Legal Liability cover: It was resolved to maintain cover at $20,000,000 at renewal.

Catastrophe cover: It was resolved to decline to have cover at renewal.

UNANIMOUS

Lot Owners Insurance
In line with the corporation's By-Laws, all owners are responsible for insuring the buildings and improvements including within their own respective lot . It was noted that the corporation may, from time to time request evidence of this
(certificate of currency).

8 FINANCIAL REPORT

It was resolved that the financial reports, for the period ending 31/01/2025 having been circulated, tabled and discussed, be adopted.

Motion Carried

It was noted that as at the day of the meeting the corporation has the following cash at bank amounts

Administration Fund:	$5,858.25
Sinking Fund	$5,536.12

9 APPOINTMENT OF BODY CORPORATE MANAGER

Adcorp Property Group Pty Ltd were reappointed as Body Corporate Managers for the next twelve months to assist the strata corporation and office bearers, at the fee of $4,053.00 including GST, per annum plus disbursements and audit fees, and costs as per Schedule One in the Body Corporate Management Agreement.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the body corporate. Adcorp Property Group explained that should the management agreement not be returned, signed, within 14 days of the meeting, then the agreement will be deemed as signed. Adcorp Property Group will stamp the agreement with the Body Corporate's common seal and place on file.

Further, it was agreed that Adcorp Property Group, may now charge a recovery fee for overdue accounts as follows:

Overdue notices:-

a. Stage 1 debt recovery $22.00 (inclusive of GST) after 30 days from due date,
b. Stage 2 debt recovery $27.50 (inclusive of GST) after 60 days from due date,
c. Stage 3 debt recovery $33.00 (inclusive of GST) after 90 days from due date,
d. Interest charged at 15 % per annum on overdue levies and debts after 30 days from due date.

Legal action charges

All court charges and fees and any costs awarded by the court.

UNANIMOUS

It was resolved that these costs (including all costs incurred by the strata corporation for recovery work) will be debited against the relevant unit holder as an amount due and owing to the corporation.

UNANIMOUS

It was further agreed that where a special meeting is required to consider approvals for individuals, that person shall pay all costs of the meeting.

UNANIMOUS

10 REPAIRS AND MAINTENANCE

That the following maintenance items be considered:

Gutter and Downpipe Clean

It was agreed all unit owners are responsible for their own gutter and downpipe cleaning.

Grounds Maintenance

It was agreed if common grounds maintenance is required will be on an ad-hoc basis and requested by the committee.

Termites - Owners are asked to be vigilant and report any new activity to the Body Corporate Manager.

11 PROJECTED MAINTENANCE

After discussion it was resolved that a sinking fund forecast be obtained. A copy of this report is to be included in the agenda of the following Annual General Meeting for consideration and instruction.

DRIVEWAY PAVING

It was noted the pavers are in a stable condition with no obvious signs of liability risk. Driveway will continue to be monitored and is currently functioning OK.

12 BUDGET & CONTRIBUTION AMOUNTS

Adcorp presented a forecast of projected expenditure and proposed that contribution amounts for the Administration Fund be $ 8,610.00, and that contribution amounts for the Sinking Fund be $ 1,000.00 for the coming year.

The proposed budget was rejected and agreed on a budget to keep quarterly payments same at ~$250/quarter.

After discussion it was resolved that the annual contribution amount be:

Administration Fund	**$ 9,000.00**
Special Levy	**$ 0.00/0.00**
Sinking Fund	**$ 3,000.00**

Contributions are to be raised **by unit entitlement** in **Quarterly** instalments, the first such instalment being due on **01/06/2025** and subsequent instalments being due on **01/09/2025, 01/12/2025, 01/03/2026**

Motion Carried

13 BY LAWS (approvals & policies)

Owners were reminded that for any "Prescribed Works" (an alteration and/or addition to the external appearance of a building or structure), that approval is required by way of Special Resolution at a duly convened meeting. It was recommended that owners submit written applications to the Body Corporate Manager detailing intended scope of works (where appropriate the application should include any style, colour, dimensions, position and imagery of intended works).

It was further noted that where an additional meeting is required, that the cost to arrange such a meeting would be borne by the relevant Unit Owners.

Adcorp reminded all Owners present, that the articles and policies of the Body Corporate are binding on the corporation, its owners, occupiers, and invitees.

14 OTHER BUSINESS

Owners were reminded of the following resolutions previously adopted by the Corporation.

- Corporation records to be destroyed in line with COMMUNITY TITLES REGULATIONS 2011 - REG 23
- Special Levy Authority
- Interest charges apply to contributions more than 30 days overdue (15% p.a)
- Authority to appoint debt collectors to recover debts at the cost of the relevant debtor
- Bank charges will be levied against owners where search fees are required to determine the origin of unidentified monies
- Contractors must have current insurances and appropriate licenses

Owners are reminded to ensure that contact details and method of delivery are kept up to date at all times and are requested (if convenient) to receive correspondence electronically.

CHU INSURANCE STATUS

There was a general discussion with owners regarding the status of the legal matter. Steve Grace will provide a communication with additional information to the email sent to owners from Adcorp.

15 DATE OF NEXT MEETING

The next Annual General Meeting has been scheduled for;

DATE:	Feb/March 2026 - on a Wednesday
TIME:	04:00 PM
VENUE:	Via Teleconference

It was noted that the above date and time may change throughout the course of the year subject to availability.

16 MEETING CLOSE

Meeting closed at 4.00pm.

Adcorp Property Group Pty Ltd
ABN: 35 099 140 505
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ANNUAL REPORTS

for the financial year to 31/01/2024

Community Corporation 27912

235- 237 Old South Road, OLD REYNELLA SA 5161

Manager: Stacey Summerton

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Balance Sheet
As at 31/01/2024

Community Corporation 27912 Inc — 235- 237 Old South Road, OLD REYNELLA SA 5161

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	3,068.44
Owners Equity--Admin	1,697.13
	4,765.57
Sinking Fund	
Operating Surplus/Deficit--Sinking	1,002.28
Owners Equity--Sinking	1,125.75
	2,128.03
Net owners' funds	$6,893.60
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	4,547.79
Receivable--Levies--Admin	217.78
	4,765.57
Sinking Fund	
Cash at Bank--Sinking	2,102.41
Receivable--Levies--Sinking	25.62
	2,128.03
Unallocated Money	
	0.00
Total assets	6,893.60
Less liabilities	
Administrative Fund	
	0.00
Sinking Fund	
	0.00
Unallocated Money	
	0.00
Total liabilities	0.00
Net assets	$6,893.60

Adcorp Property Group Pty Ltd
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Income/Expenditure Statement for the financial year to 31/01/2024

Community Corporation 27912 Inc — 235- 237 Old South Road, OLD REYNELLA SA 5161

Administrative Fund

	Current period 01/02/2023-31/01/2024
Revenue	
Interest on Arrears--Admin	19.76
Interest--Bank	70.66
Levies Due--Admin	9,124.98
Total revenue	9,215.40
Less expenses	
Admin--Agent Disbursements	792.00
Admin--Auditors--Audit Services	222.00
Admin--Auditors--Taxation Services	190.00
Admin--Bank Charges	42.00
Admin--Management Fees--Standard	2,980.20
Admin--Meeting Fee	165.00
Insurance--Premiums	1,146.10
Maint Grounds--Gates	200.00
Utility--Electricity	409.66
Total expenses	6,146.96
Surplus/Deficit	3,068.44
Opening balance	1,697.13
Closing balance	$4,765.57

Sinking Fund

	Current period 01/02/2023-31/01/2024
Revenue	
Interest on Arrears--Sinking	2.34
Levies Due--Sinking	999.94
Total revenue	1,002.28
Less expenses	
Total expenses	0.00
Surplus/Deficit	1,002.28
Opening balance	1,125.75
Closing balance	$2,128.03

Minutes of **Annual General Meeting** for **Community Corporation 27912 Inc** 235- 237 Old South Road, OLD REYNELLA SA 5161

Held 03:00 PM, on Thursday, 07 March 2024, at Via Teleconference .

1 ATTENDANCE

Unit #	Attendance	Owner Name	Representative
10	Yes	N & D Berry	Adcorp Property Group
11	Yes	Natalie Langman	Adcorp Property Group
7	Yes	P Heystek	Adcorp Property Group
2	Yes	Ryan Hows	Adcorp Property Group
4	Yes	Steve Grace	In person
9	Yes	Wendy Lyn Toomer	Steve Grace

2 QUORUM

A quorum was present and the meeting commenced at 3.00pm with 6 of the 10 financial units in attendance by person or by proxy. It was agreed that Stacey Summerton of Adcorp Property Group assist the presiding officer by conducting the meeting on their behalf.

UNANIMOUS

3 OFFICE BEARERS

It was resolved that the following Office Bearers be appointed for the coming year:

Presiding Officer:	*Steve Grace*	(of unit 4)
Secretary:	*Steve Grace*	(of unit 4)
Treasurer:	*Steve Grace*	(of unit 4)

Motion Carried

4 MANAGEMENT COMMITTEE

It was resolved to appoint a Management Committee comprising the office bearers with authority to approve day to day maintenance and upkeep of the common areas. It was further resolved that the Management Committee be authorised to approve works to the value of $5000.00 per job by a majority vote, without further reference to the corporation.

5 MINUTES

It was resolved that the Minutes of the last meeting, held 17 April 2023 having been circulated, tabled and read be accepted as a true and accurate record of the proceedings of that meeting.

Motion Carried

6 MATTERS ARISING

Nil

7 INSURANCE

The Body Corporate Manager advised that they cannot guide the corporation on the amount of cover required, and does not accept responsibility for the sum insured. Legislation requires the corporation to insure the buildings/common property for the full replacement value including removal of debris etc and loss of rent. This can be ascertained by an insurance valuation, however the decision to appoint a valuer or determine the renewal amount rests with the body corporate. The Body Corporate Manager explained that Adcorp is required to obtain clear instructions for the renewal of insurance.

The Body Corporate Manager also explained the importance of the continuity to comply with the body corporate's legal responsibilities, and that he can only give general advice not personal advice. The Body Corporate Manager also emphasized the importance of having enough insurance to cover the property according to increases in value. The corporation resolved to give the Body Corporate Manager a standing direction to renew insurance in accordance with the resolution made at the AGM or other special meeting.

The Body Corporate Manager advised owners that as general advice they should seek professional insurance

advice about arranging their own insurance cover, including contents insurance cover, for the following reasons. The corporation's policy does not cover curtains and window treatments, floor coverings and light fittings as these are classed as contents. Secondly, the corporation's policy covers public liability for events occurring on common property but not on owners' property such as inside their unit, their porch, balcony, carport, back yard etc.

That is, they are not covered for Legal/Public Liability for events in their own property. The Body Corporate Manager also advised that their tenant's contents policy only covers the tenant's interests and does not cover the owner's interest. For all these reasons the Body Corporate Manager urged owners to seek professional insurance advice about their own insurance cover.

Following the meeting, Adcorp Property Group made available copies of the current FSG & PDS documentation. Owners were advised that the FSG & PDS documents are also available for viewing and download from the insures website and www.adcorpgroup.com.au

Smoke Detectors
The Body Corporate Manager reminded Owners present that all units must be fitted with approved smoke detectors. This is an owner responsibility and owners should seek advice from the Fire Department or employ an electrician to check the smoke detectors.

The corporation's insurance is currently with
Policy No.CAH0001353
CHU Underwriting Agencies Pty Ltd
Type : Common Property
Broker :

Premium : $1,146.10 Paid on : 29/08/2023 Start : 28/10/2023 Next due : 28/10/2024

Cover	Sum Insured	Excess
Common Property	**$275,000.00**	**$300.00**
Public Liability	**$20,000,000.00**	**$300.00**
Voluntary Workers	**$200,000/2,000**	**$300.00**
Fidelity Guarantee	**$100,000.00**	**$300.00**
Flood Cover	**Included**	**$300.00**

Last Valuation: $0 01/01/1900 [not provided/completed]

Following discussion on these matters it was resolved that the following insurance be organised on behalf of the Body Corporate:

New insurance valuation: It was resolved to arrange a new insurance valuation forthwith

Common Property cover: It was resolved to Adjust building cover to equal the new insurance valuation, effective as soon as it is received.

Office Bearers' cover: It was resolved to decline to have cover at renewal, and the community corporation to indemnify all office bearers against any loss suffered directly or indirectly from the result of their appointment.

Legal Liability cover: It was resolved to maintain cover at $20,000,000 at renewal.

Catastrophe cover: It was resolved to decline to have cover at renewal. UNANIMOUS

8 FINANCIAL REPORT
It was resolved that the financial reports, for the period ending 31/01/2024 having been circulated, tabled and discussed, be adopted.

Motion Carried

It was noted that as at the day of the meeting the corporation has the following cash at bank amounts

Administration Fund:	$6,240.66
Sinking Fund	$2,346.71

9 APPOINTMENT OF BODY CORPORATE MANAGER
Adcorp Property Group Pty Ltd were reappointed as Body Corporate Managers for the next twelve months to assist the strata corporation and office bearers, at the fee of $3,860.00 including GST, per annum plus disbursements and audit fees, and costs as per Schedule One in the Body Corporate Management Agreement.

Any elected Office Bearer is authorised to sign the Management Agreement on behalf of the body corporate. Adcorp Property Group explained that should the management agreement not be returned, signed, within 14 days of the meeting, then the agreement will be deemed as signed. Adcorp Property Group will stamp the agreement with the Body Corporate's common seal and place on file.

Further, it was agreed that Adcorp Property Group, may now charge a recovery fee for overdue accounts as follows:

Overdue notices:-

a. Stage 1 debt recovery $22.00 (inclusive of GST) after 30 days from due date,
b. Stage 2 debt recovery $27.50 (inclusive of GST) after 60 days from due date,
c. Stage 3 debt recovery $33.00 (inclusive of GST) after 90 days from due date,
d. Interest charged at 15 % per annum on overdue levies and debts after 30 days from due date.

Legal action charges

All court charges and fees and any costs awarded by the court.

UNANIMOUS

It was resolved that these costs (including all costs incurred by the strata corporation for recovery work) will be debited against the relevant unit holder as an amount due and owing to the corporation.

UNANIMOUS

It was further agreed that where a special meeting is required to consider approvals for individuals, that person shall pay all costs of the meeting.

UNANIMOUS

10 REPAIRS AND MAINTENANCE

That the following maintenance items be considered:

Common Grounds Maintenance

It was agreed if any maintenance is required this would be done on an ad-hoc basis

Termites - Owners are asked to be vigilant and report any new activity to the Body Corporate Manager.

11 PROJECTED MAINTENANCE

After discussion it was resolved that a sinking fund forecast be obtained. A copy of this report is to be included in the agenda of the following Annual General Meeting for consideration and instruction.

Common Driveway

It was agreed the driveway would continue to be monitored and noted that repairs will be required. At this stage the driveway has not deteriorated any further.

12 BUDGET & CONTRIBUTION AMOUNTS

Adcorp presented a forecast of projected expenditure and proposed that contribution amounts for the Administration Fund be $ 8,500.00, and that contribution amounts for the Sinking Fund be $ 1,000.00 for the coming year .

After discussion it was resolved that the annual contribution amount be:

Administration Fund	**$ 8,500.00**
Sinking Fund	**$ 3,500.00**

Contributions are to be raised **by unit entitlement** in **Quarterly** instalments, the first such instalment being due on **01/06/2024** and subsequent instalments being due on **01/09/2024, 01/12/2024, 01/03/2025**

Motion Carried

It was agreed to increase the sinking fund budget from $1,000 to $3,500 to prepare for driveway works/repairs as they will be required moving forward. The driveway will be tabled again for discussion in 2025.

13 BY LAWS (approvals & policies)

Owners were reminded that for any "Prescribed Works" (an alteration and/or addition to the external appearance of a building or structure), that approval is required by way of Special Resolution at a duly convened meeting. It was recommended that owners submit written applications to the Body Corporate Manager detailing intended scope of works (where appropriate the application should include any style, colour, dimensions, position and imagery of intended works).

It was further noted that where an additional meeting is required, that the cost to arrange such a meeting would be borne by the relevant Unit Owners.

Adcorp reminded all Owners present, that the articles and policies of the Body Corporate are binding on the corporation, its owners, occupiers, and invitees.

14 OTHER BUSINESS

Owners were reminded of the following resolutions previously adopted by the Corporation.

- Corporation records to be destroyed in line with COMMUNITY TITLES REGULATIONS 2011 - REG 23
- Special Levy Authority
- Interest charges apply to contributions more than 30 days overdue (15% p.a)
- Authority to appoint debt collectors to recover debts at the cost of the relevant debtor
- Bank charges will be levied against owners where search fees are required to determine the origin of unidentified monies
- Contractors must have current insurances and appropriate licenses

Owners are reminded to ensure that contact details and method of delivery are kept up to date at all times and are requested (if convenient) to receive correspondence electronically.

15 DATE OF NEXT MEETING

The next Annual General Meeting has been scheduled for

DATE: **On a Wednesday in early March 2025.**
TIME: **03:00 PM**
VENUE: **Via Teleconference**

It was noted that the above date and time may change throughout the course of the year subject to availability.

16 MEETING CLOSE

Meeting closed at 3.38pm.

Orig. LF 12006583

11:37 17-Sep-2013
3 of 3 Fees: $0.00

Prefix
LF
Series No
3

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 OFFICE & STAMP DUTY PURPOSES ONLY

BELOW THIS LINE FOR AGENT USE ONLY

	AGENT CODE
Lodged by: HGP CONVEYANCING PTY.LTD.	**HGPC**
Correction to: HGP CONVEYANCING PTY.LTD.	**HGPC**

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

1. .....
2. .....
3. .....
4. .....

10:09 19/09/2013 02-016338
REGISTRATION FEE $133.00
TRANSACTION FEE $15.00

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

ITEM	AGENT CODE
	HGPC

PICK-UP NO.	
CP	

CORRECTION	PASSED
FILED 1/10/2013	

REGISTRAR-GENERAL SOUTH AUSTRALIA

PRO REGISTRAR-GENERAL

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

BY- LAWS
Development No. 145/C156/11

BY - LAWS

COMMUNITY PLAN NO. 27912

Allotment 27 in Deposited Plan 91478
Certificate of Title Volume 6111 Folio 747
235-237 Old South Road, Old Reynella, South Australia 5161

Certified correctly prepared in accordance with the requirements of the *Community Titles Act 1996* by the person who prepared the document

16.9.13

HERODOTOS GEORGE PAPAS
Registered Conveyancer
HGP Conveyancing Pty.Ltd.
Level 6, 117 King William Street
Adelaide SA 5000

TERMS OF INSTRUMENT
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LANDS TITLES OFFICE

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COMMUNITY TITLES ACT 1996

COMMUNITY CORPORATION NO. 27912

ALLOTMENT 60 IN FILED PLAN 148898,

LOCATED AT 235- 237 OLD SOUTH ROAD, OLD REYNELLA, SOUTH AUSTRALIA 5161

BY-LAWS

Interpretation and Definitions

1. In these By-Laws unless the context otherwise requires:

(a) **Act** means the Community Titles Act 1996;

(b) **Common Property** means the Common Property created by the Community Plan;

(c) **Community Lot** means the Lots comprised in the Community Plan;

(d) **Community Parcel** means the whole of the land comprised in the Community Plan;

(e) **Community Plan** means the Community Corporation Plan No. 27912;

(f) **Community Scheme** means the scheme for division of the Community Parcel;

(g) **Corporation** means Community Corporation No. 27912 Incorporated;

(h) **Develop** includes:

(i) the construction or alteration of any building, structure, fence, wall or other external fixture or fitting;

(ii) any site works or landscaping;

(iii) any change to any improvement on the Community Lot;

and **Development** has a corresponding meaning;

(i) **GST Legislation** means A New Tax System (Goods and Services Tax) Act 1999;

(j) **GST** means the goods and services tax established under the GST legislation;

(k) **Improvement** means any thing which has been done to the Community Lot by the Development of the Community Lot;

(l) **Landscaping** includes the provision and arrangement of trees, shrubs, ground covers, grassed areas, paving and similar site works;

(m) **Lot** or **lot** has the meaning given to it in the Act and **Lotholder** means the Owner of a Lot from time to time;

(n) **Motor Vehicle** includes motor cycle, caravan, boat, trailer and bicycle;

(o) **Owner** or **Owners** means a registered proprietor or proprietors of a Lot or a person recorded on the relevant register of Lot Owners are the proprietors or proprietor of the Lot;

(p) **Plan** means a document showing the Development and in particular illustrating:

(i) the access to the Community Lot;

(ii) the onsite parking on the Community Lot;

(iii) the storm water drainage system for the Community Lot;

(iv) the elevation and other details of the Development sufficient to indicate the architectural theme of the Development;

(v) the construction materials and colours;

(vi) the location of the Development in relation to the boundaries of the Community Lot;

(vii) the landscaping for the Development;

(viii) the location and type of fence or wall involved in the Development;

(q) **Visitors** includes customers, invitees and clients of the Owner or occupier of a Community Lot;

(r) other words have the definition given to them in the Act;

(s) a reference to any statute, regulation or council By-Law includes all amendments, consolidations or replacements of them;

(t) one gender includes all the other genders;

(u) the singular includes the plural and the other way around.

Persons bound by these By-Laws

2. The following persons are bound by these By-Laws:

(a) the Corporation;

(b) the Owners and occupiers of the Community Lots comprising the Community Scheme;

(c) persons entering the Community Parcel.

TERMS OF INSTRUMENT
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LANDS TITLES OFFICE

Commencement of these By-Laws

3. These By-Laws come into operation when the plan of community division is deposited in the Land Titles Registration Office.

4. These By-Laws continue until varied or cancelled as provided for in the Act.

Variation of By-Laws

5. These By-Laws may be varied by a special resolution of the Corporation.

6. Within 14 days after the passing of the special resolution varying the By-Laws or the making of an order by a Court varying a By-Law, the Corporation must lodge with the Registrar-General:

   (a) a copy of the By-Laws as varied;

   (b) a copy of the resolution or order;

   (c) the fee prescribed by regulation.

7. The Corporation must comply with the Act in respect of the variation of the By-Laws.

Administration, Management and Control of the Common Property

8. The Corporation is responsible for the tasks set out in the Act as the functions of the Corporation, and any additional functions given to it under these By-Laws.

9. The Corporation is (in addition to its responsibilities under the Act) responsible for:

   (a) the repair, maintenance and replacement of any security lighting on the Common Property;

   (b) the repair, maintenance and replacement of the paving or bitumen on the Common Property or bitumen with paving of a similar colour and quality as exists at the time of creation of the Community Parcel;

   (c) the repair, maintenance and replacement of any entrance statement on the Common Property;

   (d) the repair, maintenance and replacement of any landscaping on the Common Property;

   (e) ensuring that the landscaping and the roadways on the Common Property remain in substantially the same layout as at the creation of the Community Parcel.

10. Any costs incurred by the Corporation in fulfilling its functions under either or both the Act and these By-Laws are recoverable from the Owners of the Community Lots in proportion to the lot

11. entitlement of each lot unless properly recoverable from a Lotholder where breach of a By-Law has occurred.

12. If the costs incurred by the Corporation (referred to in clause 10) are a taxable supply under the GST legislation then:

    (a) the costs are calculated on a GST inclusive basis;

    (b) the Owner of the Community Lot must pay the GST on the GST inclusive price;

    (c) the Corporation must, at the time of requesting payment provide the Owner of the Community Lot with a tax invoice in accordance with the GST legislation;

    (d) if an adjustment event occurs as defined in the GST legislation, then the Corporation must provide an adjustment note within 7 days of the happening of the adjustment event.

13. In the administration, management and control of the Common Property, the Corporation must ensure that these By-Laws are adhered to by the persons that are bound by the By-Laws. The Corporation has an obligation to enforce the By-Laws for the benefit of the Owners and occupiers of the Community Lots and for the benefit of the Corporation.

14. The Community Corporation may appoint a Management Committee which shall be responsible to the Community Corporation for the administration and control of the Common Property except with respect to those matters concerning:

    (a) the appointment of a manager pursuant to By-Law 14;

    (b) maintenance, upgrading or improvements to the Common Property where the item to be considered exceeds $5,000.00; and

    (c) the Corporation's obligations regarding the insurance under the Act.

15. The Community Corporation may appoint a Manager to carry out, on behalf of the Community Corporation, the function administering, managing and controlling the Common Property.

16. If the Community Corporation elects to appoint a manager, the manager shall be appointed on a contract that is subject to annual review by the Community Corporation.

17. If an annual review the Community Corporation is dissatisfied with the performance of the manager, the Community Corporation may terminate the management contract.

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Use and Enjoyment of the Common Property

18. The Common Property is, subject to the Act and these By-Laws for the common use and enjoyment of Owners and occupiers in the Community Scheme and their visitors and ingress and egress to and from the Community Lots by foot or vehicle.

19. A person bound by these By-Laws:

    (a) must not obstruct the lawful use of the Common Property by any person;

    (b) must not use the Common Property in a manner that unreasonably interferes with the use and enjoyment of the Common Property by the other persons bound by these By-Laws or their visitors;

    (c) must not make, or allow that person's visitors to make, undue noise in or about the Common Property;

    (d) must not interfere, or allow that person's visitors to interfere, with other people in the enjoyment of their rights in relation to the Common Property;

    (e) must not repair motor vehicles on the Common Property;

    (f) must not drive a motor vehicle at a speed of greater than 5 km/hour on the Common Property;

    (g) must not damage or interfere with any landscaping on the Common Property;

    (h) must not use any portion of the Common Property for that person's garden;

    (i) must not display any sign, or any other conspicuous material of a similar nature on any part of the Common Property;

    (j) must not allow a visitor's motor vehicle to use the Common Property as access to a lot unless the visitor's motor vehicle can be parked entirely within the boundaries of a lot;

    (k) must not damage or interfere with any improvements on the Common Property.

20. The Corporation may by ordinary resolution approve the use of the Common Property in a manner inconsistent with these By-Laws.

Use and Enjoyment of the Community Lots

21. A person bound by these By-Laws may only use a Community Lot for residential purposes and in accordance with the Development Act 1993.

22. A person bound by these By-Laws must use reasonable endeavours not to trespass on any other Community Lot.

Development of Community Lots

23. The following By-Laws regulate any future Development on the Community Lots, and the word **Developer** means any person who conducts any Development on the Community Lot.

24. The Developer must not develop a Community Lot unless the Development complies with the requirements of these By-Laws, the Scheme Description for this Development, and the requirements of the relevant Development Authority.

25. The Corporation may by prior special resolution approve any Development which would otherwise be in breach of these By-Laws.

26. The Developer must only use a Community Lot for the purpose of a private residential dwelling.

Maintenance and Repair of Buildings or other Improvements on Community Lots

27. The Owner of a Community Lot must:

    (a) maintain their Community Lot and all buildings and improvements on it in good repair; and

    (b) carry out any work ordered by any statutory authority in respect of their Community Lot or the buildings or improvements on it;

28. The Owner and the occupier of a Community Lot must keep the Community Lot and any buildings and improvements on it in a clean and tidy condition.

29. The Owner and the occupier of a Community Lot must properly maintain the landscaping on a Community Lot and in particular between the forward building envelope and the Common Property.

Solar Panels and Roller Shutters

30. Subject to the provisions of any legislation or Council by-laws, an Owner bound by these By-Laws may install:

    (a) solar panels on the roof of a private residential dwelling: or

    (b) roller shutters in the window spaces of private residential dwelling,

    provided either of those do not create a nuisance to other lot owners or occupiers.

Pets

31. Subject to the provisions of any legislation or Council by-laws, an Owner bound by these By-Laws may with the consent of the Corporation, keep a small animal of not more than ten (10) kilograms in, or in the vicinity of, a Community Lot provided that it does not create a nuisance to other lot owners or occupiers.

Insurance Requirements

32. The Owner and/or the occupier of a Community Lot must not do any of the following acts namely:
    (a) anything that might void or prejudice any insurance effected by the Corporation;
    (b) anything which might increase any insurance premium payable by the Corporation.
33. The Community Corporation must review, on an annual basis:-
    (a) all insurance effected by it; and
    (b) the need for new or additional insurances.
34. Notice of an Annual General Meeting must include a form of motion to decide whether insurance(s) effected by the Corporation should be confirmed, varied or extended; and
35. The Corporation must immediately effect new insurances or vary or extend insurances if there is an increase in risk or a new risk to Common Property or the Corporation.
36. A Owner or occupier must not do anything that might:-
    (a) void or prejudice insurance effected by the Community Corporation; or
    (b) increase any insurance premium payable by the Community Corporation.
37. The Committee may make rules relating to the Common Property not inconsistent with these By-Laws and the same shall be observed by the Lotholders and their tenants, servants, agents, guests, employees, invitees or licensees unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Lotholders.
38. A Lotholder (which expression shall extend to a Corporation and a mortgagee in possession) must pay on demand:-
    (a) the whole of the Corporation's costs and expenses (including Solicitors and own client costs) incurred in recovering levies or moneys duly levied upon that proprietor's Lot in

the Plan by the Corporation pursuant to the Act or pursuant to the By-Laws of the Corporation;

(b) such costs as may have been ordered to be paid by the Lotholder to the Corporation by any Court Tribunal or body with authority to order the payment of costs.

39. In the event that the Lotholder fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Corporation may take action for the recovery of same in any Court of competent jurisdiction with the proviso that, in respect of the Corporation's party and party costs, the Corporation shall comply with any procedure for the taxation and recovery of costs provided for in the rules of the Court, Tribunal or other body which orders payment in costs in favour of the Corporation. The Corporation may also enter any costs payable to it under these By-Laws against the levy account of the Lotholder's Lot in the Plan and note the amount of such costs on any certificate issued in respect of the Lot pursuant to the Real Property Act.

40. If a contribution levied under the Act is unpaid 30 days after it falls due for payment, then the amount of the unpaid contribution will bear interest thereafter at an annual rate as determined by the Corporation from time to time, unless otherwise determined by Ordinary Resolution at a general meeting. At the discretion of the Committee, any Corporation Manager has administrative discretion to write off interest at a limit to be determined by the Corporation from time to time.

41. If at the time a person becomes the Lotholder of a lot, another person is liable in respect of the lot to pay interest on a contribution, the Lotholder is jointly and severally liable with the other person for the payment of the interest.

42. The amount of any interest is recoverable by the Corporation as a liquidated debt.

43. Where the Corporation expends money to make good damage caused by a breach of the Act, or of these By-Laws by any Lotholder or the tenants, occupiers, guests, servants, employees, agents, children, invitees or licensees of the Proprietor or any of the them the Committee shall be entitled to recover the amount so expended as debt in an action in any Court of competent jurisdiction from the Proprietor of the lot at the time when the breach occurred.

44. Any person who contravenes or fails to comply with the provisions contained in these By-Laws or Rules is guilty of an offence.

45. The maximum penalty for the breach of any of these By-Laws or the Rules is $500.00 or such other maximum amount as may from time to time be provided for by Section 34(3) of the Act.

Footpath Maintenance

46. Responsibility for maintenance of the footpaths of the Community Lot rests with the Corporation and the cost of any work to repair the footpaths shall be borne by the Corporation, unless an individual Owner or their occupier or invitee causes the damage in which event the cost will be recoverable by the Corporation from the Owner.

Services

47. Notwithstanding any implication or rule of law to the contrary, the Community Corporation shall not in any circumstances be liable to an Owner for any loss or damage suffered by the Owner for any malfunction, failure to function or interruption of or to the water, gas, electricity, power, telephone or other services to the Lot or for the blockage of any sewers, wastes or drains from any cause whatsoever.

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

Intentionally Blank

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	OLD REYNELLA	APPROVED: JULIA GADSDON 13/08/2013	C27912
MAP REF:	6627/10/Q, 6627/10/K	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED: MARK MCNEIL 01/10/2013	SHEET 1 OF 2
LAST PLAN:	D91478	DEVELOPMENT NO:	145/C156/11/001/35779		39281_text_01_v04_Version_4

AGENT DETAILS: LOCK SURVEYS
87 SPRINGBANK ROAD
CLAPHAM SA 5062
PH: (08) 8277 9552
FAX: (08) 8357 6491

AGENT CODE: LOCK

REFERENCE: 11073 CP1

SURVEYORS CERTIFICATION: I Michael Grant Lock , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996
12th day of August 2013 Michael Grant Lock Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6111	747		ALLOTMENT(S)	27	D	91478	NOARLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 28 / 02 / 2013

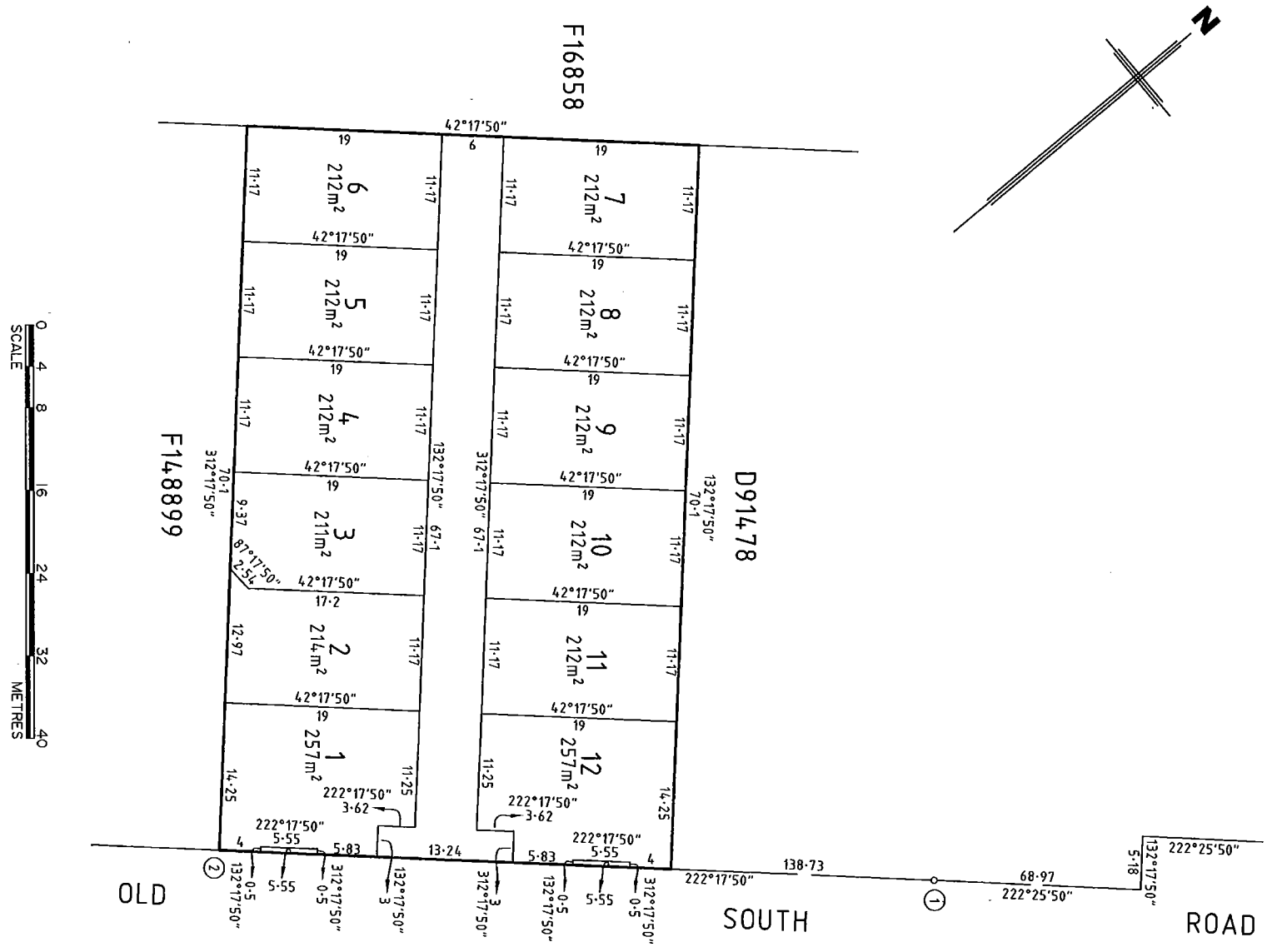
C27912

SHEET 2 OF 2

39281_pland_1_V01_Version_4

BEARING DATUM: (1) - (2) 222°17'50"
DERIVATION: D91478 ADOPTED

TOTAL AREA: 3084m²



LOCK SURVEYS
LICENSED AND ENGINEERING SURVEYS
87 SPRINGBANK ROAD CLAPHAM SA 5062
PH (08) 8277 9552 FAX (08) 8357 6491
MOBILE 0407 719455
Email michael@locksurveys.com.au
REF 11073

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER
C 27912

SHEET 1 OF 1

ACCEPTED
Mark Michel 1/10/2013
PRO REGISTRAR-GENERAL

DEV. No. 145 : C156 : 11

APPLICATION 12006581

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	835	
2	833	
3	833	
4	833	
5	833	
6	833	
7	833	
8	833	
9	833	
10	833	
11	833	
12	835	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I, GEOFFREY PAUL KURTZE
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 the 14th day of AUGUST 2013

Signature of Land Valuer

AMENDMENTS, APPROVALS, SPECIAL RESOLUTIONS. Community Corporation 27912 INC.

Date Special Resolution / Amendment / Approval .

20. 02. 2017

Raise funds by special levy
It was resolved to authorise the Body Corporate Manager to raise additional funds when necessary to meet necessary expenses by special levy on demand without further reference to the Strata Corporation.

Debt Collection for outstanding levies and contributions
It was agreed that a debt against a unit holder will be given to a debt collection agency to recover, and all the costs involved will be debited against the relevant unit holder as an amount due and owing to the corporation. UNANIMOUS

Interest charged on overdue levies and other debts to the corporation
Interest charged on overdue levies and other debts to the corporation is 15% after 30 days overdue. UNANIMOUS

Bank charges charged to owners where searches are required to determine origin of unidentified monies
That Adcorp Property Group Pty. Ltd. be granted consent after a period of 4 months to conduct, and charge to the individual owner a bank search to determine origin of unidentified monies being held in trust by Adcorp Property Group Pty. Ltd. Definite Proof of payment will need to be provided should an owner wish to verify funds held prior to a search being completed. UNANIMOUS

Email correspondence
Email is to become the preferred method of delivery by the Adcorp Property Group, for all levies, agendas, minutes, letters and other correspondence. Over the coming months Adcorp will implement procedures to facilitate the move away from conventional mail delivery where possible.
Australia Post has already announced that mail delivery times will become significantly longer, even for mail within the same city and suburbs. Both the Strata Titles Act 1988 and the Community Titles Act 1996 allow for correspondence to be delivered via email if the recipient gives their consent. This may also assist the corporation to reduce the cost of disbursements, will greatly speed up delivery time, and provide greater assurance of delivery.
Owners are reminded they are responsible for ensuring that Adcorp have their current email address on file at all times, as failure to notify may result in overdue levies and initiate the arrears process.

adcorp
PROPERTY GROUP
231 Greenhill Road, Dulwich
P (08) 8361 3333 | F (08) 8139 2300
adcorpgroup.com.au | RLA 68780

ANNEXURE 'A' TO SECTION 139 STATEMENTS DISCLAIMER

Adcorp Property Group advise that alterations to the unit may have been completed without the knowledge or consent of the Strata or Community Corporation or their unit holders. In Accordance with section 29 of the strata titles act, and the by-laws of the community corporation structural alterations or alterations which alter the external appearance of the corporation (front or rear) need the consent of the corporation.

Any alteration that changes the character or description needs prior consent of the body corporate. Any additional building to the units or change of use must be reflected on the strata or community plan. In other words, the strata or community plan should be amended to reflect the true description of the buildings.

Therefore, if the unit or lot being sold is not accurately reflected on the strata or community plan you are advised to make further inquiries with the vendor or their representative. We do not guarantee the accuracy of the section 139 statements in this respect, and advise you to make sufficient inquiries before acting.

You are advised that the insurance cover on the complex may not be adequate and you should make further inquiries to satisfy yourself regarding this matter. Future liabilities may not necessarily be funded, as strata or community lot contributions may not cover expected or future contingent liabilities.

The articles and bylaws bind owners, including any resolutions regarding the strata or Community Corporation's policy on the keeping of animals. Anyone who wishes to keep an animal must ensure that approval has been given **PRIOR** to signing a contract as many strata and community corporations do not allow animals.

If approval has been granted for solar panels a certificate must be sent to the Body Corporate Managers certifying that the roof can sustain the solar panels. A purchaser should sight a copy to avoid potential liability.

This is the annexure marked 'A' referred to in the section 139 statement regarding:

COMMUNITY CORPORATION: 12912

ADDRESS: Unit 11 / 235 – 237 Old South Road OLD REYNELLA SA 5161

DATE: September 9, 2025

CONVEYANCING NOTICE

Vendor/s Name_____

Purchaser/s name:_____

Strata Corporation / Community Corporation No_____

Unit/ Lot _____**Settlement Date**_____

Property address_____

Purchaser's contact details

Address_____

_____**Postcode**_____

Mobile_____**Home**_____**Work**_____

Email:_____

Owner Occupied / Rental Unit (Please Circle) If Rental, please complete below

Rental Manager / Agent_____

Address_____

_____ **Postcode**_____

Mobile_____**Office**_____**Email**_____

Purchaser/s Conveyancer:_____

Address_____**Postcode**_____

Phone:_____**Email:**_____

Vendor/s Conveyancer:_____

Address_____**Postcode**_____

Phone: _____**Email:**_____

ANY OUTSTANDING ACCOUNTS MUST BE FINALISED AT SETTLEMENT

Please email strata.admin@adcorpgroup.com.au to order a financial search if needed.

Please complete & return this form to Adcorp Property Group strata.admin@adcorpgroup.com.au