

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 6092 Folio 421

Parent Title(s) CT 5863/211
Creating Dealing(s) ACT 11724533
Title Issued 23/03/2012 **Edition** 2 **Edition Issued** 10/09/2012

Estate Type

FEE SIMPLE

Registered Proprietor

ALLAN ENGLEFIELD DEAM
SUSAN MILDRED DEAM
OF 56 NASH LANE MORPHETT VALE SA 5162
AS JOINT TENANTS

Description of Land

LOT 8 PRIMARY COMMUNITY PLAN 27224
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A AND B ON CP 27224 FOR DRAINAGE PURPOSES (RTC 9177766 AND TG 9177768 RESPECTIVELY)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
01/03/2012	11724534	SCHEME DESCRIPTION	FILED
01/03/2012	11724535	BY-LAWS	FILED
01/03/2012	11724536	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

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

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.

LOCAL GOVERNMENT RATES SEARCH

TO: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

03 December 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 74004
 Valuer General No : 8611026855
 Valuation : \$610,000.00
 Owner : Mrs Susan Mildred Deam & Estate of Allan Englefield
 Deam
 Property Address : 56 Nash Lane MORPHETT VALE SA 5162
 Volume/Folio : CT-6092/421
 Lot/Plan No : Community Plan Parcel 8 CP 27224
 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, block clearing charges and legal fees	\$0.00
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Postponed Amount in Arrears	\$0.00
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Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:

Total Rates Levied 2025-2026	\$1,832.01
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Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
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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
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Postponed Interest	\$0.00
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Less paid current financial year	-\$458.01
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Overpayment	\$0.00
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Legal Fees (current)	\$0.00
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Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
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Balance - rates and other monies due and payable	\$1,374.00
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Property Related Debts	\$0.00
------------------------	--------

BPAY Biller Code: 421503

TOTAL BALANCE

\$1,374.00

Ref: 1038870740044

AUTHORISED OFFICER
Jessica Dahlitz

This statement is made the 03 December 2025

IMPORTANT INFORMATION REGARDING SEARCHES

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Attention Conveyancers

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

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

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

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

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

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

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

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

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

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

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S76880/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	108815
VALUER GENERAL NO	:	8611026855
VALUATION	:	\$610,000.00
OWNER	:	Mrs Susan Mildred Deam & Estate of Allan Englefield Deam
PROPERTY ADDRESS	:	56 Nash Lane MORPHETT VALE SA 5162
VOLUME/FOLIO	:	CT-6092/421
LOT/PLAN NUMBER	:	Community Plan Parcel 8 CP 27224
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	145/724/2011
Description	Construct 3 single storey row dwellings fronting Blaby Rd and 5 single storey row dwellings fronting Nash Lane with garages
Decision	Approved
Decision Date	23 June 2011

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. The front setback area (between the front property boundary and front of the dwelling) shall be landscaped with suitable trees, shrubs, lawn, and/or ground cover, and may include some paving, retaining and the like. Such landscaping shall be completed within 2 years of completion of the dwelling and maintained in good condition at all times. In the period until the landscaping is completed, the front setback area shall be maintained in a neat and tidy appearance to the reasonable satisfaction of Council.
3. 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.
4. All stormwater discharged from the development shall be connected to the Council underground stormwater drainage system. The design and construction of the stormwater system and connection to the Council drain is required to be approved by Council prior to Development Approval.
5. 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
 - 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.

Building Rules Consent Conditions

1. The building owner proposing any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 2008 is required to serve upon the adjoining owner a notice of their intention to perform that work at least 28 days prior to commencing work as required by Section 60 of the Development Act 1993. (Section 60 & Regulation 75).
2. Party wall construction, notifications, costs and registering rights of easements on the certificate of titles for each adjoining owner must be in accordance with the Real Property Act, 1886, the Registration of Deeds Act, 1935 (if applicable) and with this Section of the Development Act 1993. (Section 61).
3. The building works must conform to the development plan consent requirements, including any conditions of that consent subject to any specified Schedule 22A certificate of consistency variations. (Section 93).

Application Number 145/612/2013
Description Verandah
Decision Approved
Decision Date 01 May 2013

Development Plan Consent Conditions

1. All development shall be completed and maintained in accordance with the 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. 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
 - 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.

Building Rules Consent Conditions

For Building Rules consent conditions refer to the attached Private Certifiers decision notification form.

- 1 The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.
- 2 The development shall be undertaken in accordance with the Council approved Development Plan Consent plans and conditions subject only to the variations specified in the Schedule 22A – Certificate of Consistency.

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.

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

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

Is the land designated as a Local Heritage Place? NO

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

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

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

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

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information. <https://code.plan.sa.gov.au/>

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

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

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

Section 127

Condition (that continues to apply) of a development authorisation

NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space

NO

Section 50(2)

Agreement to vest land in council to be held as open space

NO

Section 55

Order to remove or perform work

NO

Section 56

Notice to complete development

NO

Section 57

Land management agreement

NO

Section 69

Emergency order

NO

Section 71 (only)

Fire safety notice

NO

Section 84

Enforcement notice

NO

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

Enforcement Order

NO

Part 11 Division 2

Proceedings

NO

Fire and Emergency Services Act 2005

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

Notice

NO

Section 56 (repealed)

Notice issued

NO

Food Act 2001

Section 44

Improvement notice *issued against the land*

NO

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
Part 4 – Condition (that continues to apply) of an approval NO

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

Particulars relating to environment protection

Further information held by council
Does the council hold details of any development approvals relating to: NO
(a) commercial or industrial activity at the land; or
(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*) or the *Planning, Development and Infrastructure Act 2016*?

Note –

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

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

It should be noted that –

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

General

Easement

NO

Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Other

Charge for any kind affecting the land (not included in another item)

NO

PLEASE NOTE:

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

This statement is made the 03 December 2025

Thomas Caiapich
Project Officer – Development Support
AUTHORISED OFFICER

Property Interest Report

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

Title Reference	CT 6092/421	Reference No. 2736160
Registered Proprietors	A E & S M*DEAM	Prepared 02/12/2025 10:06
Address of Property	56 NASH LANE, MORPHETT VALE, SA 5162	
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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

Note--"Easement" includes rights of way and party wall rights

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(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.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

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 <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | 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. <i>Fences Act 1975</i>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. <i>Fire and Emergency Services Act 2005</i>		
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. <i>Food Act 2001</i>		
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. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i>		
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. <i>Heritage Places Act 1993</i>		
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. <i>Highways Act 1926</i>		
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. <i>Housing Improvement Act 1940 (repealed)</i>		
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. <i>Housing Improvement Act 2016</i>		

- | | | |
|------|--|--|
| 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 <i>Livestock Act, 1997</i> | 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 (<i>Dog Fence Act 1946</i>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9. | Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

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.

Certificate of Title

Title Reference: CT 6092/421
Status: CURRENT
Parent Title(s): CT 5863/211
Dealing(s) Creating Title: ACT 11724533
Title Issued: 23/03/2012
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
24/08/2012	10/09/2012	11810768	TRANSFER	REGISTERED	ALLAN ENGLEFIELD DEAM, SUSAN MILDRED DEAM
24/08/2012	10/09/2012	11810767	DISCHARGE OF MORTGAGE	REGISTERED	11630324
17/08/2011	31/08/2011	11630324	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Certificate of Title

Title Reference CT 6092/421
Status CURRENT
Easement YES
Owner Number 0092043*
Address for Notices 56 NASH LANE MORPHETT VALE 5162
Area 243m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

ALLAN ENGLEFIELD DEAM
SUSAN MILDRED DEAM
OF 56 NASH LANE MORPHETT VALE SA 5162
AS JOINT TENANTS

Description of Land

LOT 8 PRIMARY COMMUNITY PLAN 27224
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 11810768
Dealing Date 23/08/2012
Sale Price \$305,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8611026855	CURRENT	56 NASH LANE, MORPHETT VALE, SA 5162

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
01/03/2012 10:32	11724534	SCHEME DESCRIPTION	FILED
01/03/2012 10:32	11724535	BY-LAWS	FILED
01/03/2012 10:32	11724536	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8611026855
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2012
Property Location	56 NASH LANE, MORPHETT VALE, SA 5162
Local Government	ONKAPARINGA
Owner Names	ALLAN ENGLEFIELD DEAM SUSAN MILDRED DEAM
Owner Number	0092043*
Address for Notices	56 NASH LANE MORPHETT VALE 5162
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	4HG V
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C27224 LOT 8	CT 6092/421

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$250,000	\$610,000			
Previous	\$210,000	\$530,000			

Building Details

Valuation Number	8611026855
Building Style	Conventional
Year Built	2011
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	123 sqm
Number of Main Rooms	4

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

Certificate of Title

Title Reference: CT 6092/421
Status: CURRENT
Edition: 2

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
01/03/2012	15/03/2012	11724534	SCHEME DESCRIPTION	FILED	C27224
01/03/2012	15/03/2012	11724535	BY-LAWS	FILED	C27224
01/03/2012	15/03/2012	11724536	DEVELOPMENT CONTRACT	FILED	C27224

Registrar-General's Notes

No Registrar-General's Notes exist for this title



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

ABN 19 040 349 865
Emergency Services Funding Act 1998

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2736160

DIVINE FORMS PTY LTD
UNIT 21
1007-1009 NORTH EAST ROAD
RIDGEHAVEN SA 5097

DATE OF ISSUE

02/12/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
0092043*	A E & S M DEAM			
PROPERTY DESCRIPTION				
56 NASH LANE / MORPHETT VALE SA 5162 / LT 8 C27224				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
8611026855	CT 6092/421	\$610,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	206.40	
	- REMISSION	\$	124.20	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-132.20	
	= <u>AMOUNT PAYABLE</u>	\$	0.00	
FINANCIAL YEAR				
2025-2026				

Please Note: If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE 02/03/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

Emergency Services Funding Act 1998

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

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

 <p>Billers Code: 456285 Ref: 7012037110</p> <p>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</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>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</p>
--	---	---

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: 2736160

DATE OF ISSUE

02/12/2025

DIVINE FORMS PTY LTD
UNIT 21
1007-1009 NORTH EAST ROAD
RIDGEHAVEN SA 5097

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

A E & S M DEAM

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

56 NASH LANE / MORPHETT VALE SA 5162 / LT 8 C27224

ASSESSMENT NUMBER

8611026855

TITLE REF.

(A "+" indicates multiple titles)

CT 6092/421

TAXABLE SITE VALUE

\$250,000.00

AREA

0.0243 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

02/03/2026



**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

OFFICIAL: Sensitive

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

 <p>Billers Code: 456293 Ref: 7012037029</p> <p>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</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>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</p>
--	---	--

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.

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

South Australian Water Corporation

Name:
MRS SM DEAM

Water & Sewer Account
Acct. No.: 86 11026 85 5

Amount: _____

Address:
56 NASH LANE MORPHETT VALE LT 8
C27224

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8611026855



Bill code: 8888
Ref: 8611026855

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: 8611026855



Orig. LF 11724534



10:32 1-Mar-2012
2 of 4

Fees: \$0.00

LF
Series No.
2

\$140 -

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: PSARROS & ALLEN

PSAL

Correction to:
PSARROS & ALLEN

PSAL

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

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

12:05:13 13-Mar-2012
REGISTERED
17:49:01 13-Mar-2012

PICK-UP NO.	DA 11721632
CP	27224

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED <i>David</i>
REGISTERED <i>[Signature]</i>	14 MAR 2012  REGISTRAR-GENERAL

COMMUNITY TITLES ACT 1996

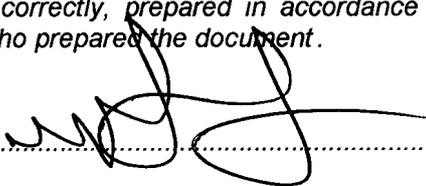
SCHEME DESCRIPTION

COMMUNITY CORPORATION NO. 27224 INC.

ADDRESS:

10 Blaby Road Morphett Vale S A 5162

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



Mark Anthony Psarros

U5/72-78 Carrington Street
Adelaide SA 5000

**COMMUNITY SCHEME DESCRIPTION
COMMUNITY PLAN NO. 27224**

INDEX

1. Identification of the community parcel, lots and common property.
2. Purposes for which the lots and common property may be used.
3. Standard of buildings and other improvements.
4. Conditions of development imposed pursuant to the Development Act, 1993.
5. Other Important features of the scheme.
6. Other information required by the regulations.

Attachment "A"

1. Identification of the Community Parcel, Lots and Common Property.

- 1.1 The community parcel and the lots and common property into which the parcel is to be divided are identified on the plan attached hereto (see attachment A).
- 1.2 The community plan is a primary plan being the division of an allotment into 8 community lots and common property.
- 1.3 The community plan comprises a residential land and building development in which the developer will construct 8 single storey dwellings.

2. Purposes for which the Lots and Common Property may used.

- 2.1 The community lots may be used for residential purposes.
- 2.2 Not more than one dwelling may be erected on a community lot.
- 2.3 The common property shall be used for the accommodation of service infrastructure.

3. Standard of Buildings and Other Improvements

- 3.1 The developer will construct the 8 single storey dwellings on the community parcel as referred to in Paragraph 1.3 of this Scheme Description in accordance with the Development Approval(s) granted by The City of Onkaparinga.
- 3.2 The standard of the work to be performed and the materials to be used on the community lots and common property will be a fair average standard or such higher standard as the developer, in its absolute discretion, may determine.
- 3.3 The estimated time for completion of the community lots and the common property is 15th April 2012.
- 3.4 Any additional 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 undertaken by the developer and referred to in Paragraph 3 of this Scheme Description.

4. Conditions of Development Imposed Pursuant to the Development Act, 1993

The division of the community parcel and erection of a dwelling on each community lot is subject to conditions imposed by the CITY OF ONKAPARINGA in relation to ..

- 4.1 Development Plan Consent and Land Division Consent contained within the Development Approval attached, and
- 4.2 the Development Plan Consent and the Building Rules Consent contained within the Development Approval referred to in Paragraph 3.1 of this Scheme Description.

A copy of each of the Decision Notification Forms with the conditions set out in full are attached (see Attachment A).

5. Other Important Features of the Scheme

There shall be no division of a community lot by a secondary plan.

6. Other Information required by the regulations.

No other information is required by the regulations.

ENDORSEMENT BY THE RELEVANT AUTHORITY PURSUANT TO REGULATION 45A OF THE DEVELOPMENT REGULATIONS 1993

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.

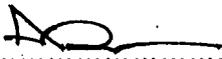
This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorization under the Development Act 1993 in relation to any other development envisaged by this scheme description.

The City of Onkparinga as the relevant authority endorses the within scheme description.

The City of Onkparinga

Per:

Signature of Authorised Officer:


.....

Name of Authorised Officer

Alex Wilkinson
.....

Date of Consent

15/09/11
.....

ATTACHMENT A

DECISION NOTIFICATION FORMS

1. Copy of Community Plan
2. Decision Notification Forms

PURPOSE: PRIMARY COMMUNITY

AREA NAME: MORPHEIT VALE

MAP REF: 6627/11/B

COUNCIL: CITY OF ONKAPARINGA

DEVELOPMENT NO: 145/C158/11

APPROVED: [Signature]

DEPOSITED/FILED:

SHEET 1 OF 2

V01

AGENT DETAILS: LOCK SURVEYS
 LICENSED AND ENGINEERING SURVEYS
 87 SPRINGBANK ROAD CLAPHAM SA 5062
 PH (08) 8271 9552 FAX (08) 8357 6491
 MOBILE 04 07 719455 DATE: 11/08/11
 Email michael@locksurveys.com.au

SURVEYORS I. Michael Grant LOCK a licensed Surveyor under the Survey Act 1992, certify that this plan is correct and true to the location of the ~~service infrastructure~~ ~~shown between the points marked~~ ~~end on the plan~~ and this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a state prescribed by regulation

CERTIFICATION:
 (a) ~~is~~ correct and true to the location of the ~~service infrastructure~~ ~~shown between the points marked~~ ~~end on the plan~~ and this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a state prescribed by regulation
 (b) ~~is~~ correct and true to the location of the ~~service infrastructure~~ ~~shown between the points marked~~ ~~end on the plan~~ and this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a state prescribed by regulation

AGENT CODE: LOCK

REFERENCE: 11071

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	5863	211		ALLOTMENT(S)	100	D	57452	NDARLUNGA		

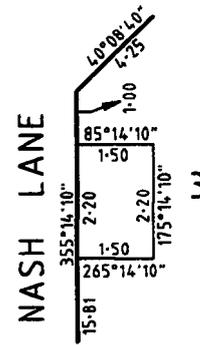
OTHER TITLES AFFECTED:

EASEMENT DETAILS:

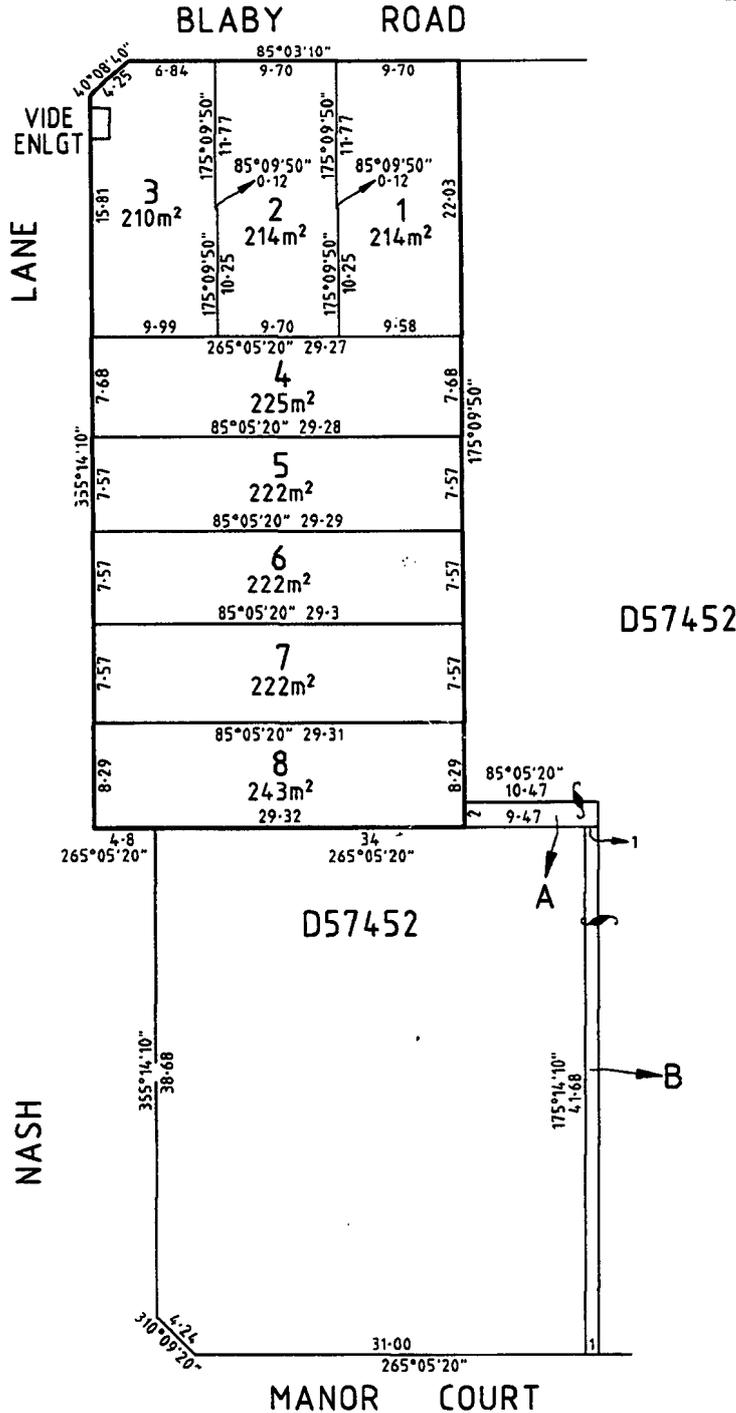
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING	SHORT	EASEMENT(S)	A		DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY	RTC9177766
EXISTING	SHORT	EASEMENT(S)	B		DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY	TG9177768

ANNOTATIONS:
 THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 16th JUNE 2011

ENLARGEMENT



LOCATION PLAN



D57452

D57452



LOCK SURVEYS
LICENSED AND ENGINEERING SURVEYS
87 SPRINGBANK ROAD CLAPHAM SA 5062
PH (08) 8277 9552 FAX (08) 8357 6491
MOBILE 04-07 719455
Email: michael@locks-surveys.com.au
REF 11071

27 JUN 2011

23 June 2011

Prime Building Company
PO Box 348
BRIGHTON SA 5048

Dear Sir/Madam

Development Application No. : 145/724/2011
Proposed Development : Construct 3 single storey row dwellings fronting Blaby Rd and 5 single storey row dwellings fronting Nash Lane with garages
Location of Proposed Development : 10 Blaby Road, MORPHETT VALE SA 5162
Property Identification : Allot 100 DP 57452

A Decision Notification Form for the above application is attached. You will note that Development Approval has been issued and that conditions may be attached.

You have the right of appeal to the Environment, Resources and Development Court against any conditions imposed on this approval*. Any appeal should be lodged within 2 months after you receive notice of the decision, unless the Court in its discretion allows an extension of time.

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

This approval will lapse twelve months after the date of the decision if substantial work has not commenced on the site. In addition, the development must be fully or substantially completed within 3 years of the date of the approval. Council may, prior to the end of the 12 month period, grant an extension of time to the approval. Any request must be received in writing.

A Mandatory Notification form is attached and must be submitted to Council* to provide notification at the various stages of construction, including commencement and completion.

On the completion of building work, parts A and B of the attached Statement of Compliance form are to be completed. The form, together with any certificates, reports or other documents as prescribed within the Decision Notification, are to be provided to the Relevant Authority within ten (10) business days after a notification of completion of the building work. Should a Class 1a building (or part of) be occupied before a notice of completion has been given, the Statement

DN06A



City of Onkaparinga
PO Box 1
Noarlunga Centre
South Australia 5168
www.onkaparingacity.com
ABN 97 047 258 128

Noarlunga office
Ramsay Place
Noarlunga Centre
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

Aberfoyle Park office
The Hub
Aberfoyle Park
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

Willunga office
St Peters Terrace
Willunga
Telephone (08) 8384 0666
Facsimile (08) 8382 8744

of Compliance must be provided to the relevant authority within ten (10) business days after the building (or part of) is occupied*.

Should you wish to enquire about the planning assessment and/or conditions please contact me.

Alternatively if you wish to enquire about the building assessment and/or conditions please contact Rocco Ciancio (private certifier) on 08 8390 3915.

Yours sincerely



Stewart Hocking
Development Officer (Planning)
Telephone: 8384 0186
stehoc1@onkaparinga.sa.gov.au

cc Prime Property SA Pty Ltd PO Box 348, BRIGHTON SA 5048

- *Section 86 Development Act
- * Section 74 Development Act
- * Regulation 83 AB Development Regulations

CITY OF ONKAPARINGA

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

**DEVELOPMENT
NUMBER**
145/724/2011

FOR DEVELOPMENT APPLICATION **DATED:** 17-Mar-2011
REGISTERED ON: 17-Mar-2011

TO:	Prime Building Company PO Box 348 BRIGHTON SA 5048
------------	--

LOCATION OF PROPOSED DEVELOPMENT	
PROPERTY DESCRIPTION	Allot 100 DP 57452
PROPERTY ADDRESS	10 Blaby Road, MORPHETT VALE SA 5162
CERTIFICATE(S) OF TITLE	CT-5863/211

NATURE OF PROPOSED DEVELOPMENT
Construct 3 single storey row dwellings fronting Blaby Rd and 5 single storey row dwellings fronting Nash Lane with garages

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	5
BUILDING RULES CONSENT	Granted	3
DEVELOPMENT APPROVAL	Granted	8

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: 23-Jun-2011	<input type="checkbox"/> Development Assessment Commission or Delegate
Signed:	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date: 23/6/11	<input type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached

CITY OF ONKAPARINGA

DEVELOPMENT APPLICATION NUMBER : 145/724/2011
APPLICANT : Prime Building Company
LOCATION : 10 Blaby Road, MORPHETT VALE SA 5162
PROPOSED DEVELOPMENT : Construct 3 single storey row dwellings fronting Blaby Rd and 5 single storey row dwellings fronting Nash Lane with garages
DECISION : Development Approval
DATE OF DECISION : 23-Jun-2011
APPROVED CLASSIFICATION : 1A, 10(1A)

DEVELOPMENT PLAN CONSENT ***Conditions of Consent by Council***

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. The front setback area (between the front property boundary and front of the dwelling) shall be landscaped with suitable trees, shrubs, lawn, and/or ground cover, and may include some paving, retaining and the like. Such landscaping shall be completed within 2 years of completion of the dwelling and maintained in good condition at all times. In the period until the landscaping is completed, the front setback area shall be maintained in a neat and tidy appearance to the reasonable satisfaction of Council.
3. 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.
4. All stormwater discharged from the development shall be connected to the Council underground stormwater drainage system. The design and construction of the stormwater system and connection to the Council drain is required to be approved by Council prior to Development Approval.
5. 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
 - 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.

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

1. The building owner proposing any excavation or filling of a nature prescribed in Regulation 75 of the Develop meet Regulations 2008 is required to serve upon the adjoining owner a notice of their intention to perform that work at least 28 days prior to commencing work as required by Section 60 of the Development Act 1993. (Section 60 & Regulation 75).
2. Party wall construction, notifications, costs and registering rights of easements on the certificate of titles for each adjoining owner must be in accordance with the Real Property Act, 1886, the Registration of Deeds Act, 1935 (if applicable) and with this Section of the Development Act 1993. (Section 61).

3. The building works must conform to the development plan consent requirements, including any conditions of that consent subject to any specified Schedule 22A certificate of consistency variations. (Section 93).

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. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
3. Whilst not administered by Council, the provisions of the Fences Act 1975 may apply to any works proposed affecting boundary fences, including requirements for consultation and notification of adjoining owners. It is recommended that your obligations under the Fences Act are confirmed prior to any works affecting boundary fences (existing or proposed).
4. An application is required to be lodged with Councils property department for removal of the street tree on the Blaby Road verge.
5. Refer to Notes as per attached Decision Notification (Building Rules) issued by the Private Certifier.



Stewart Hocking

AUTHORISED OFFICER

Dated: 23/6/11

23 June 2011

Development Approval - Mandatory Notifications to Council

Development Application No. : 145/724/2011
Proposed Development : Construct 3 single storey row dwellings fronting Blaby Rd and 5 single storey row dwellings fronting Nash Lane with garages
Location of Proposed Development : 10 Blaby Road, MORPHETT VALE SA 5162
Property Identification : Allot 100 DP 57452

Due to the changes in the Development Act, the following mandatory notifications are required to be submitted, to Council within 24 hours of each staged requirement. (Photocopies are acceptable)

1. The following notifications are required for Building Classifications 1 and 2 only:

(Please tick and date the relevant notification)

- | | | | |
|---|------|---|---|
| <input type="checkbox"/> Commencement of building work on site:* | Date | / | / |
| <input type="checkbox"/> Commencement of pouring of footings on site: | Date | / | / |
| <input type="checkbox"/> Completion of cavity masonry walls: | Date | / | / |
| <input type="checkbox"/> Completion of party walls: | Date | / | / |
| <input type="checkbox"/> Completion of wall and roof framing: | Date | / | / |
| <input type="checkbox"/> Completion of the building work: | Date | / | / |

* Please note that a notification for the commencement of building work on site must include the name, address and telephone number of the persons who are proposed to sign Parts A and B of the Statement of Compliance. If there is no building work contractor responsible for carrying out the relevant building work, Part A must be signed by either a registered building work supervisor or a private certifier.

Part A Name:
Address:
Tel No:

Part B Name:
Address:
Tel No:

Statement of Compliance
Development Act
Development Regulations – Regulation 83AB

Development Application No : 145/724/2011
Proposed Development : Construct 3 single storey row dwellings fronting Blaby Rd and 5 single storey row dwellings fronting Nash Lane with garages
Location of Proposed Development : 10 Blaby Road, MORPHETT VALE SA 5162
Property Identification : Allot 100 DP 57452
Date of Approval : 23-Jun-2011

THIS STATEMENT MUST BE ACCOMPANIED BY ANY CERTIFICATES, REPORTS OR OTHER DOCUMENTS SPECIFIED BY THE RELEVANT AUTHORITY FOR THE PURPOSES OF REGULATION 83AB OF THE DEVELOPMENT REGULATIONS

PART A – BUILDER’S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority*.
3. All requirements under regulation 76(3) of the *Development Regulations* relating to essential safety provisions have been satisfied*.
4. All notifications required under Section 59 of the *Development Act* have been given in accordance with that Act and the requirements of the *Development Regulations**.

*Strike out any item that is not relevant

Date:

Signed:

Name:

Status: Licence Number:

Address and contact telephone number:

.....

..... Telephone Number:

PART B – OWNER'S STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on 23-Jun-2011.
2. Any conditions of approval relating to the building work have been satisfied.

Date:

Signed:

Name:

Address and contact telephone number:

.....

..... Telephone Number:

Note: Pursuant to Section 45(1) of the Development Act, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

original to client

12/10/11

CITY OF ONKAPARINGA

DECISION NOTIFICATION FORM

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

DEVELOPMENT NUMBER

145/6158/2011

DAC Reference : 145/C158/11

LAND DIVISION

FOR DEVELOPMENT APPLICATION DATED: 08-Jul-2011
REGISTERED ON: 08-Jul-2011

TO:	Prime Building Company LOCK SURVEYS 87 Springbank Rd CLAPHAM SA 5062
-----	---

LOCATION OF PROPOSED DEVELOPMENT	
PROPERTY DESCRIPTION	Allot 100 DP 57452
PROPERTY ADDRESS	Proposed address details Alt 1 = 10B Blaby, Alt 2 = 10A Blaby, Alt 3 = 10 Blaby Road, Alt 4 = 64 Nash, Alt 5 = 62 Nash, Alt 6 = 60 Nash, Alt 7 = 58 Nash & Alt 8 = 56 Nash Lane, Morphett Vale
CERTIFICATE(S) OF TITLE	CT-5863/211

NATURE OF PROPOSED DEVELOPMENT
Community Division (1 into 8)

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	1
LAND DIVISION CONSENT	Granted	3
DEVELOPMENT APPROVAL	Granted	4

No work can commence on this development until the Development Assessment Commission has issued a Certificate of Approval pursuant to Section 51 of the Development Act 1993.

Date of Decision:	15-Sep-2011
Signed:	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date:	<input checked="" type="checkbox"/> Sheets Attached

CITY OF ONKAPARINGA

DEVELOPMENT APPLICATION NUMBER : 145/6158/2011
APPLICANT : Prime Building Company
LOCATION : Proposed address details Alt 1 = 10B Blaby, Alt 2 = 10A Blaby, Alt 3 = 10 Blaby Road, Alt 4 = 64 Nash, Alt 5 = 62 Nash, Alt 6 = 60 Nash, Alt 7 = 58 Nash & Alt 8 = 56 Nash Lane, Morphett Vale
PROPOSED DEVELOPMENT : Community Division (1 into 8)
DECISION : Development Approval
DATE OF DECISION : 15-Sep-2011

DEVELOPMENT PLAN CONSENT

Conditions of Consent by Council

1. All development shall be completed in accordance with the plans and documents submitted with and forming part of the development application.

Conditions of Consent by the Development Assessment Commission

Nil

LAND DIVISION CONSENT

Land Division Conditions

Nil

Statement of Development Assessment Commission Requirements

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water 05443/11).
2. Payment of \$39389 into the Planning and Development Fund (7 allotment/s @ \$5627/allotment). Cheques to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide SA 5001, or via the internet at www.planning.sa.gov.au.
3. A copy of a certified survey plan being lodged for Certificate purposes.

Note(s)

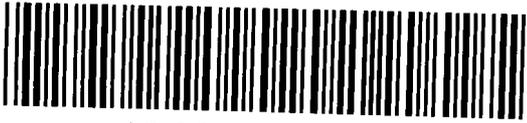
1. Please note this division will result in changes to current property addresses. Please contact a Business Support officer on 8384 0666 for confirmation.
2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
 - For further processing of this application by SA Water to establish the full requirements and costs of this development the developer will need to advise SA Water of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/SAWater/DevelopersBuilders/ServicesForDevelopers/Customers+Connections+Centre.htm>. For further information or queries please contact SA Water Land Developments on 7424 1119.
 - The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

Michael Gacher
AUTHORISED OFFICER

Dated: / /

Council has no requirements in respect to the proposed land division. Accordingly, we have no objection to the Development Assessment Commission issuing a Certificate of Approval pursuant to Section 51 of the Development Act 1993.

Orig. LF 11724535



10:32 1-Mar-2012
3 of 4 Fees: \$0.00

LF
Series No.
3

5 140 -

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: PSARROS & ALLEN

PSAL

12:03 05/03/2012 02-011229
REGISTRATION FEE \$125.00
TRANSACTION FEE \$15.00

Correction to:
PSARROS & ALLEN

PSAL

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

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

PICK-UP NO.	DA 11721632
CP	27224

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED <i>Dmv</i>
REGISTERED <i>[Signature]</i>	4 MAR 2012
 pro REGISTRAR-GENERAL SOUTH AUSTRALIA REGISTRAR-GENERAL	

The terms of this instrument have not been checked by the Lands Titles Registration Office

By-Laws
Development No.145/C158/2011
PAGE 1 OF 8

COMMUNITY TITLES ACT 1996

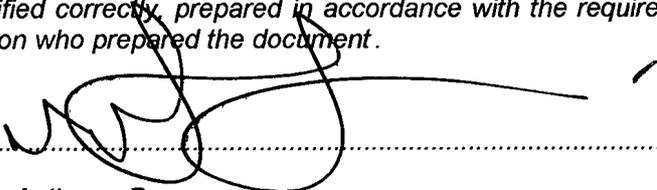
BY – LAWS

COMMUNITY CORPORATION NO. 27224 INC.

ADDRESS:

10 BLABY ROAD MORPHETT VALE SA 5162

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



Mark Anthony Psarros
U5/72-78 Carrington Street
Adelaide SA 5000

COMMUNITY TITLES ACT 1996.

COMMUNITY SCHEME PLAN NO. 27224

- Note: 1. These notes **DO NOT** form part of the annexed by-laws.
2. These notes **ARE NOT** a summary of the Community Titles Act 1996. Prospective purchasers and owners of lots should read a copy of the Act. Copies can be obtained from State Information, 101 Grenfell Street, Adelaide.

Persons bound by these by-laws

1. These by-laws bind –
- (a) the owners and occupiers of the community lots in the scheme,
 - (b) the community corporation, and
 - (c) persons entering the community parcel. (See section 43).

Variation of by-laws

2. These by-laws may be varied by a special resolution of the community corporation. (Section 39).

Insurance

3. (a) The buildings on the community lots **ARE NOT** insured by the community corporation.
- (b) The owners of lots who share a party wall must insure the buildings on their lots against risks that a normally prudent person would insure against for the full cost of replacing the buildings with new materials and must insure against incidental costs such as demolition, site clearance and architect's fees. Evidence of the insurance must be delivered to the community corporation. (Section 106).
- (c) The owners of lots should insure the buildings on their lot for their own protection.
- (d) The community corporation must take out the insurance specified in sections 103 and 104 of the Act.
- (e) The developer must insure and maintain that insurance for 6 months after the plan is deposited. (Section 107)

Membership of community corporation

4. The owners of the lots are members of the community corporation and are responsible for its debts. The affairs of the community corporation must be managed and conducted in accordance with the Community Titles Act 1996.

Fences

5. The owners of lots are responsible for the maintenance and repair of the fencing of their lots. The Fences Act 1975 applies as between adjoining owners.

COMMUNITY TITLES ACT 1996

COMMUNITY PLAN NO. 27224

INDEX to BY-LAWS

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1. Interpretation

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- 2 Administration of common property
3 Use of common property
4 Offences on common property

PART 3 – COMMUNITY PROPERTY

- 5 Use of lots
6 Gardens
7 Garbage
8 Painting
9 Building Work on Lots
10 Offensive objects and rubbish
11 Obligations of owners and occupiers
12 Notice of change of ownership or occupation

PART 4 – THE CORPORATION

- 13 Votes of members
14 Borrowing powers

PART 5 – GENERAL

- 15 Further division of lots
16 Prevention of Contravention of by-laws
17 Offences
-

COMMUNITY SCHEME PLAN NO. 27224

BY-LAWS of the community scheme in relation to the land divided by the plan of community division deposited in the Lands Titles Registration Office and numbered 27224 made pursuant to section 34 of the Community Titles Act 1996.

PART 1 – PRELIMINARY

Interpretation

1. (1) In these by-laws, unless the contrary intention appears –

“the Act” means the Community Titles Act 1996;

“the corporation” means the community corporation established upon the deposit of the plan;

“the plan” means the plan of community division deposited in the Lands Titles Registration Office and numbered 27224

“building” means building or other improvement;

“the common property” means the common property created by the plan and includes the service infrastructure (except any part of the service infrastructure that provides a service to only one lot or that is vested in a Minister of the Crown or other authority or person) and any other common property described in section 28 (1) of the Act;

“the community parcel” means the land divided by the plan except any street, road, thoroughfare, reserve or other similar open space that is vested in a council or a prescribed authority or that reverts to the Crown under section 26 of the Act;

“lot” means a lot created by the plan and includes any building on the lot;

“occupier” in relation to a lot means the occupier of the lot and, if the lot is not occupied, means the owner of the lot;

“service infrastructure” means any cables, wires, pipes, sewers, drains, ducts, plant or equipment by which lots or common property are provided with water, gas or electricity supply or reticulation, telephone services, sewer systems or drainage or other systems or services designed to improve the amenity, or enhance the enjoyment, of lots or common property;

“visitor” means any person who is on the community parcel at the invitation, by the licence, or with the permission, of the owner or occupier of a lot.

(2) Any term defined in the Act and used in these by-laws has the meaning stated in the Act unless the contrary intention appears.

(3) Notes to provisions of these by-laws or attached to these by-laws do not form part of these by-laws.

PART 2 – COMMON PROPERTY

Administration of common property

2. The corporation shall administer, manage and control the common property.
 - (a) The corporation shall maintain repair and replace all of the improvements and service infrastructure in or forming part of the common property,

Use of common property

3.
 - (1) Subject to the Act, these by-laws and any rights that may be granted by the corporation, the owners and occupiers of lots in the community parcel and their visitors may, jointly with the owners and occupiers of the other lots in the community parcel and their visitors, use and enjoy the common property for the purposes for which it is provided.
 - (2) Owners and occupiers of lots must comply with these by-laws and any rules made, or conditions imposed, by the corporation from time to time relating to the use or enjoyment of the common property.

Offences on common property

4. A person must not without the prior consent in writing of the corporation –
 - (a) enter upon the common property or use the common property in any manner or for any purpose provided that this clause does not apply to the owners and occupiers of lots or their visitors,
 - (b) obstruct, or unreasonably interfere with, the lawful use of the common property by the owner or occupier of any lot or his or her visitors,
 - (c) deposit any rubbish, waste or other material (whether of a similar nature or not) on the common property.

PART 3 – COMMUNITY LOTS

Use of lots

5.
 - (1) Lots may be used for residential purposes and for purposes that are normally incidental or ancillary to the use of land for residential purposes but must not be used for any other purpose.

- (2) A person must not use, or suffer or permit a lot to be used, for any unlawful purpose.

Gardens

6. The owner and the occupier of each lot must establish, cultivate, and keep the garden and grounds of the lot and all lawns, plants, trees and shrubs on the lot in good order and condition and properly tended and cultivated and must replace any plants, trees or shrubs which may perish.

Garbage

7. The owner and the occupier of a lot –
 - (1) must maintain on the lot a receptacle for garbage properly covered; and
 - (2) must comply with all by-laws relating to the disposal of garbage.

Painting

8.
 - (1) A person must not, without the prior consent in writing of the corporation paint or decorate the façade, verandah or any other external part of any building on a lot with colours different to the existing colours thereof.
 - (2) Subject to clause (1) of this by-law, a person may paint or redecorate the exterior of any building on a lot at any time.

Building Work on Lots

9. The owner or occupier of a lot must not, without the corporation's approval:-
 - (1) Erect any further buildings or structural improvements on a lot which may be visible from the public street, or
 - (2) alter the external appearance of their lot in any manner which may be visible from the public street, or
 - (3) effect any penetration whatsoever of any acoustic or fire rated party wall.

Offensive objects and rubbish

10. A person must not –
 - (a) bring on to the community parcel any object or material of a kind that is likely to cause justified offence to the owner or occupier of any lot or his or her visitors; or
 - (b) allow refuse to accumulate on the community parcel so as to cause justified offence to the owner or occupier of any lot or his or her visitors.

Obligations of owners and occupiers

11. (a) The owner or occupier of a lot must not interfere, or permit interference, with the support or shelter provided by the lot for another lot or the common property,
- (b) interfere, or permit interference, whether within or outside the lot, with the service infrastructure or any service provided by means of the service of the use or enjoyment of another lot or the common property by another person who is lawfully on the other lot or the common property, or
- (c) use, or permit the use of, the lot or the common property in a way that –
- (i) causes a nuisance, or
 - (ii) interferes unreasonably with the use or enjoyment of another lot or the common property by any person who is lawfully on the other lot or the common property.

Notification of change of ownership or occupation

12. The owner of a lot must notify the corporation immediately of:-
- (a) any change in the ownership of the lot, or in the address of the owner: and
 - (b) any change in the occupancy of the lot.

PART 4 – THE CORPORATION

Votes of members

13. One vote may be cast in respect of each community lot on any matter arising for decision at a general meeting of the corporation.

Borrowing powers

14. The management committee of the corporation must not –
- (a) borrow money or obtain any other form of financial accommodation; or
 - (b) give any security for the payment of money or the performance of any other obligation;

unless the borrowing, obtaining or giving thereof has been specifically authorised by a unanimous resolution of the corporation.

PART 5 – GENERAL

Further division of lots

15. A community lot must not be divided by a secondary plan of community division.

Prevention of Contravention of by-laws

16. (1) Owners and occupiers of lots must not authorise or suffer or permit any person to contravene, or fail to comply with, any provision of these by-laws.
- (2) Owners and occupiers of lots must take all reasonable steps to ensure that their visitors do not contravene, or fail to comply with, any provision of these by-laws.

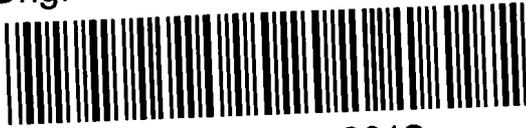
Offences

17. A person who contravenes, or fails to comply with, any provision of these by-laws is guilty of an offence.

Maximum penalty: \$500.00

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

Orig. LF 11724536



10:32 1-Mar-2012

4 of 4

Fees: \$0.00

Series No.
4

**LODGEMENT FOR FILING UNDER
THE COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &
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BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: PSARROS & ALLEN

AGENT CODE

PSAL

12:03 05/03/2012 02-011229
REGISTRATION FEE \$125.00
TRANSACTION FEE \$15.00

Correction to:
PSARROS & ALLEN

PSAL

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

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

PICK-UP NO.	RDA 11721632
CP	27224

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED <i>Dm</i>
REGISTERED <i>[Signature]</i>	14 MAR 2012
pro	
REGISTRAR-GENERAL	

COMMUNITY TITLES ACT 1996

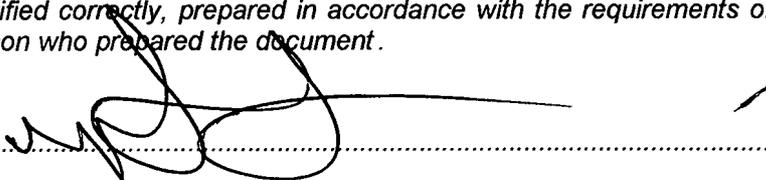
DEVELOPMENT CONTRACT

COMMUNITY CORPORATION NO. 27224 INC.

ADDRESS:

10 BLABY ROAD MORPHETT VALE S A 5162

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


.....
Mark Anthony Psarros

U5/72-78 Carrington Street
Adelaide SA 5000

COMMUNITY PLAN NO. 27224

INDEX

1. Interpretation
2. Important Notice
3. Description of Development
4. Common Property
5. Developer's Authorisation
6. Developer's Undertakings
7. Timing of Development Work
8. Access
9. Theme and Architectural Design and Standard
10. Services

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 "Plan of Community Division" means the plan attached hereto and marked "A";
- 1.4 "Common Property" means the Common Property defined in the Plan of Community Division;
- 1.5 "Community Parcel" means the land situated in the State of South Australia being the whole of the land in Volume 5863 Folio 211;
- 1.6 "Corporation" means the Community Corporation established when the Plan of Community Division is deposited by the Registrar General in the Lands Titles Registration Office;
- 1.7 "Council" means the City of Onkaparinga;
- 1.8 "Developer" means Prime Property SA No. 2 Pty. Ltd. A C N 150 062 061 of PO Box 348 Brighton S A 5048 being the registered proprietor of the Community Parcel prior to deposit of the Plan of Community Division;
- 1.9 "Development Consent" means the development authorization under the Development Act 1993 approved by the Council as amended or modified from time to time in Development No. 145/724/2011;
- 1.10 "the Development" means the development referred to in clause 3 of this Development Contract;
- 1.11 "Lots 1 to 8" means the eight (8) community lots to be created when the Community Division is deposited by the Registrar General in the Lands Titles Registration Office.
- 1.12 "Pictorial Representation" means the representation of the Development and the Common Property depicted on the plan attached hereto and marked "B".

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 provisions of Sections 50, 69 (8) or 70 (8) of the Act.

2.2 This Development 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 who undertakes to develop the Community Parcel in accordance with Development Consent.

3. Description of Development

The Community Parcel is to be divided into eight (8) separate community lots and common property as delineated on the Plan of Community Division.

4. Common Property

The Developer will construct or cause to be constructed the common infrastructure for services in accordance with the Development Consent for the use of the community lots.

5. Developer's Authorizations

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

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 reasonably practicable with the use and enjoyment by the owners and occupiers of lots 1 to 8 and the Common Property.

6.2 The Developer undertakes to construct or cause to be constructed 8 single storey brick veneer dwellings of the design, appearance and of the materials depicted on the Pictorial Representation.

6.3 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 to 8 or to the Common Property or to any building or other property on any community lot or the Common Property.

7. Timing of Development Work

Construction of the dwellings on the community lots and the Common Property works may be carried out between Monday to Friday of each week between the hours of 8.00 am and 5.30 pm and on Saturday between the hours of 9.00 am and 4.00 pm. In accordance with the Scheme Description the Developer estimated that the time for completion date of the Development would be the 15th of April 2012.

8. Access

In performing the obligations of this Contract, the Developer or owner of each community lot (personally and by their agents, employees or contractors) may take access by any means over the common property and may occupy and have access to any part of the community parcel which is reasonably necessary to perform any obligations under this Contract.

9. Theme and Architectural Design and Standard

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

10. Services

Gas reticulation, electricity-wiring and telephone-wiring are to be provided and installed by the Developer so that each community lot can be connected to gas, electricity and telephone.

DATED the 21st day of February 2012

EXECUTED AS AN AGREEMENT

Executed by Prime Property SA No. 2 Pty. Ltd. in accordance with the Corporations Act in the presence of:-


.....
Director


.....
Secretary

The terms of this instrument have not been
checked by the Lands Titles Registration
Office

Development Contract
Development No.145/6158/2011
PAGE 6 OF 7

"A"

PLAN OF COMMUNITY DIVISION

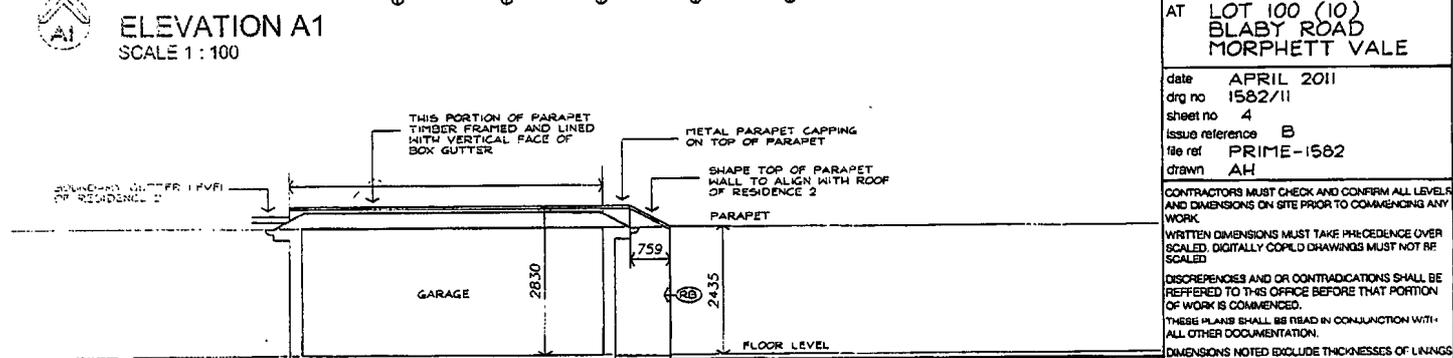
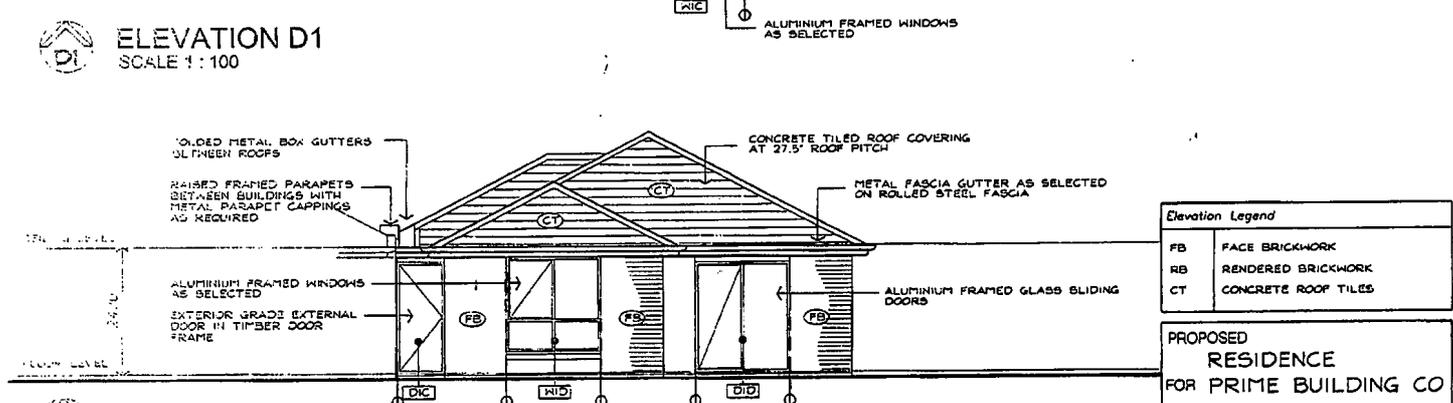
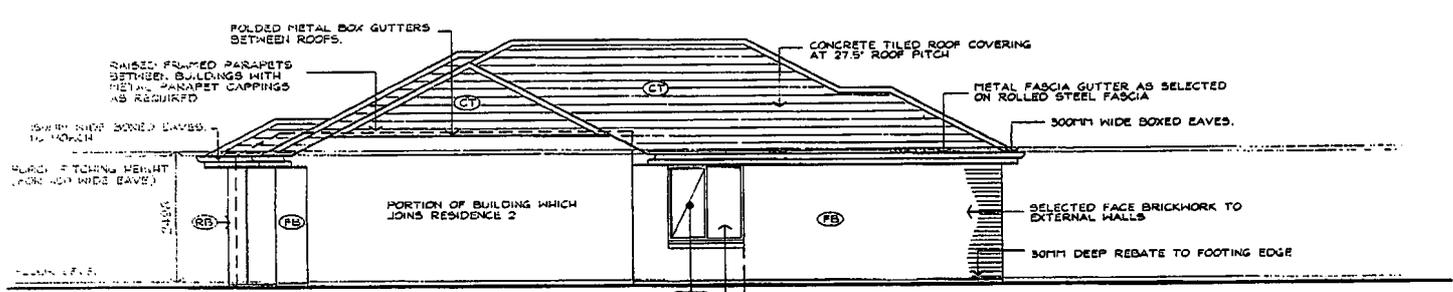
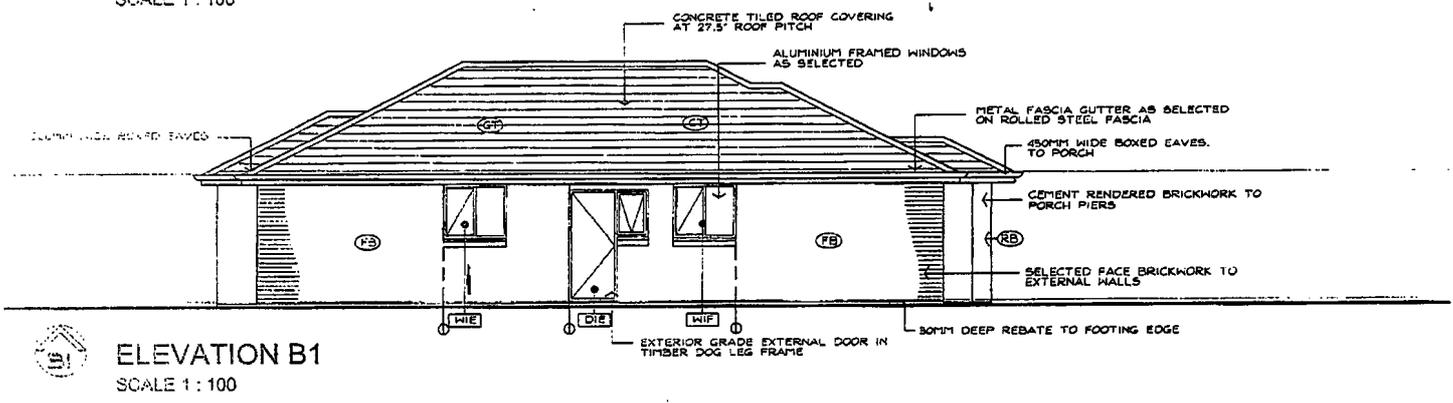
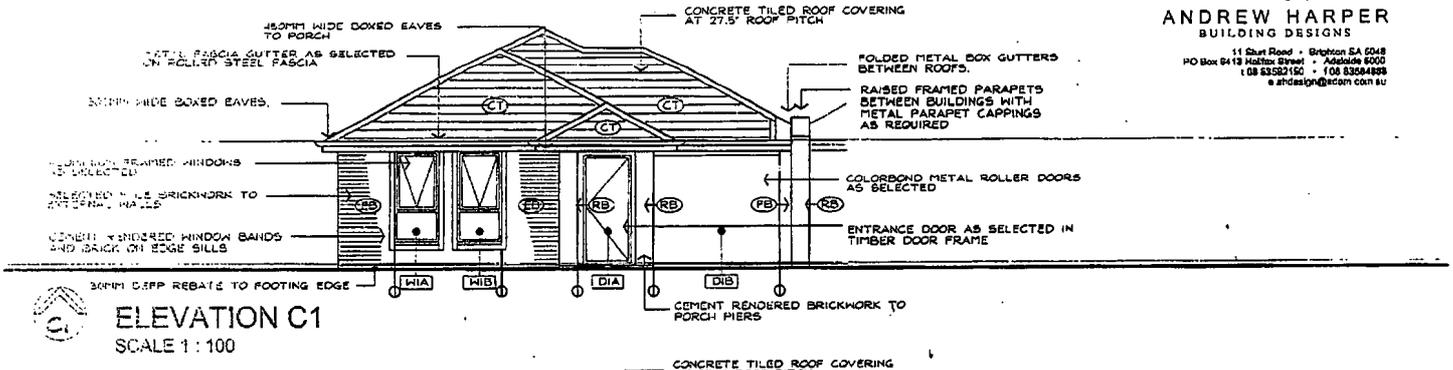
PURPOSE: PRIMARY COMMUNITY MAP REF: 6627/11/B LAST PLAN: F	AREA NAME: MORPHETT VALE COUNCIL: CITY OF DNKAPARINGA DEVELOPMENT NO: 145/CT158/11	APPROVED: DEPOSITED/FILED:	<div style="text-align: center; font-size: 2em; font-weight: bold;">C</div> SHEET 1 OF 2 V01							
AGENT DETAILS: LOCK SURVEYS LICENSED AND ENGINEERING SURVEYS 87 SPRINGBANK ROAD CLAPHAM SA 5062 PH (08) 8277 9552 FAX (08) 8357 6491 MOBILE 0407 719455 DATE: 11/08/11 Email: michael@locks-surveys.com.au										
AGENT CODE: LOCK REFERENCE: 11071										
SURVEYORS: 1. Michael Grant LOCK a licensed Surveyor under the Survey Act 1992, certify that this plan is correct and true to the location of that part of the service infrastructure shown between the points marked → and ← on the plan, and this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation										
CERTIFICATION: (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 to a scale prescribed by regulation										
AGENT CODE: LOCK REFERENCE: 11071 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	5863	211		ALLOTMENT(S)	100	D	57452		NDARLUNGA	
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				
EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				
EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				
EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				
EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
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EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				
EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EASEMENT DETAILS:										
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EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EASEMENT DETAILS:										
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EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				
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EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EASEMENT DETAILS:										
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EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EASEMENT DETAILS:										
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EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EASEMENT DETAILS:										
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EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
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EASEMENT DETAILS:										
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EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				
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EXISTING		SHORT	EASEMENT(S)	A	DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY				
EXISTING		SHORT	EASEMENT(S)	B	DRAINAGE PURPOSES	1.2.3.4				

The terms of this instrument have not been
checked by the Lands Titles Registration
Office

Development Contract
Development No.145/6158/2011
PAGE 7 OF 7

"B"

PICTORIAL REPRESENTATION



Elevation Legend	
FB	FACE BRICKWORK
RB	RENDERED BRICKWORK
CT	CONCRETE ROOF TILES

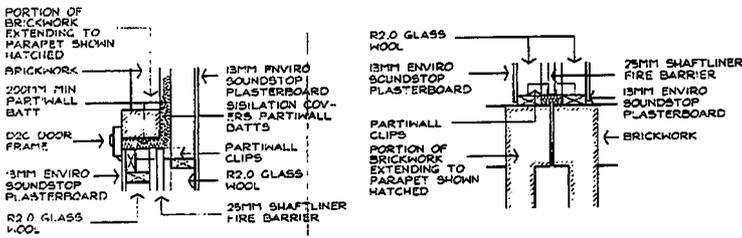
PROPOSED RESIDENCE FOR PRIME BUILDING CO AT LOT 100 (10) BLABY ROAD MORPHETT VALE

date APRIL 2011
 drg no 1582/11
 sheet no 4
 issue reference B
 file ref PRIME-1582
 drawn AH

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
 WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED. DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED.
 DISCREPANCIES AND OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
 THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
 DIMENSIONS NOTED EXCLUDE THICKNESSES OF LININGS
 REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Amendments	
A	25/5/11 CONTROL JOINTS ADDED
B	18/2/11 WINE WINDOW POSITION ATTENDED

RESIDENCE 1



DETAIL 21
SCALE 1:20

DETAIL 22
SCALE 1:20

floor plan legend

100MM WIDE BRICKWORK
90MM WIDE TIMBER WALL FRAMING
BG METAL BOUNDARY GUTTER AS SELECTED WITH FLASHING AS DETAILED
BPI 350MM SQUARE CONCRETE FILLED AND 1/16" REINFORCED BRICK WORK PIER TO ENGINEERS DETAIL 3
BP2 350MM WIDE CONCRETE FILLED AND 3/16" REINFORCED BRICK WORK PIER TO ENGINEERS DETAIL 3
BX FOLDED METAL BOX GUTTER AS DETAILED
BRM BROOM CUPBOARD
CSD CAVITY SLIDING DOOR
DP 75MM DIA PVC DOWNPIPE
DPR DP CONNECTED TO RAINWATER STORAGE TANK
DN DISHWASHER
EF EXTEND SHAFTLINER AND 16MM FTRECHECK INTO EAVE SPACE AS DETAILED ON SHEET 52
FB FACE BRICKWORK TO INTERNAL WALL
GD 30MM DEEP RECESS AT GARAGE DOOR OPENING
HP HOT PLATE
HWS HOT WATER SYSTEM
IW INSULATED INTERNAL WALL REFER TO ENERGY EFFICIENCY DETAILS FOR MINIMUM REQUIREMENTS
PAN PANTRY
PF PORCH FLOOR SET DOWN 20MM BELOW REBATE LEVEL FOR TILING
PHI 1X25MM SHAFTLINER PANEL WITH 13MM ENVIRO SOUNDSTOP PLASTERBOARD TO EACH SIDE OF TIMBER FRAME WITH R2.0 GLASS WOOL TO BOTH LEAVES
RH RANGE HOOD
SH WC DOOR ON REMOVABLE HINGES REFER TO DETAIL ON SHEET 54
TB TIMBER BEAM OVER UNDER BENCH OVER
US UP STAND TO CONCRETE EDGE AS PER ENGINEERS DETAILS
⊕ ARTICULATION JOINT AS PER THE ENGINEERS DETAILS
* ELECTRICAL EARTH CONNECTION REFER TO ELECTRICAL PLAN
⊕ HARD WIRED SMOKE ALARM

General Notes
REFER TO SHEET 2 FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Wind Speed Classification
NI AS PER THE SA HOUSING CODE WIND SPEED MAP

Energy Efficiency Notes

- EXTERNAL DOORS TO BE WEATHER SEALED
- EXHAUST FANS SEALED
- R4.0 BATTES TO CEILING
- R2.0 BATTES TO EXTERNAL WALLS

PROPOSED RESIDENCE FOR PRIME BUILDING CO AT LOT 100 (10) BLABY ROAD MORPHETT VALE

date APRIL 2011
dig no 1562/11
sheet no 8
issue reference B
file ref PRIME-1562
drawn AH

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED, DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED.

DISCREPANCIES AND OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT POINT CEILING WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED EXCLUDE THICKNESSES OF JOINERS
REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

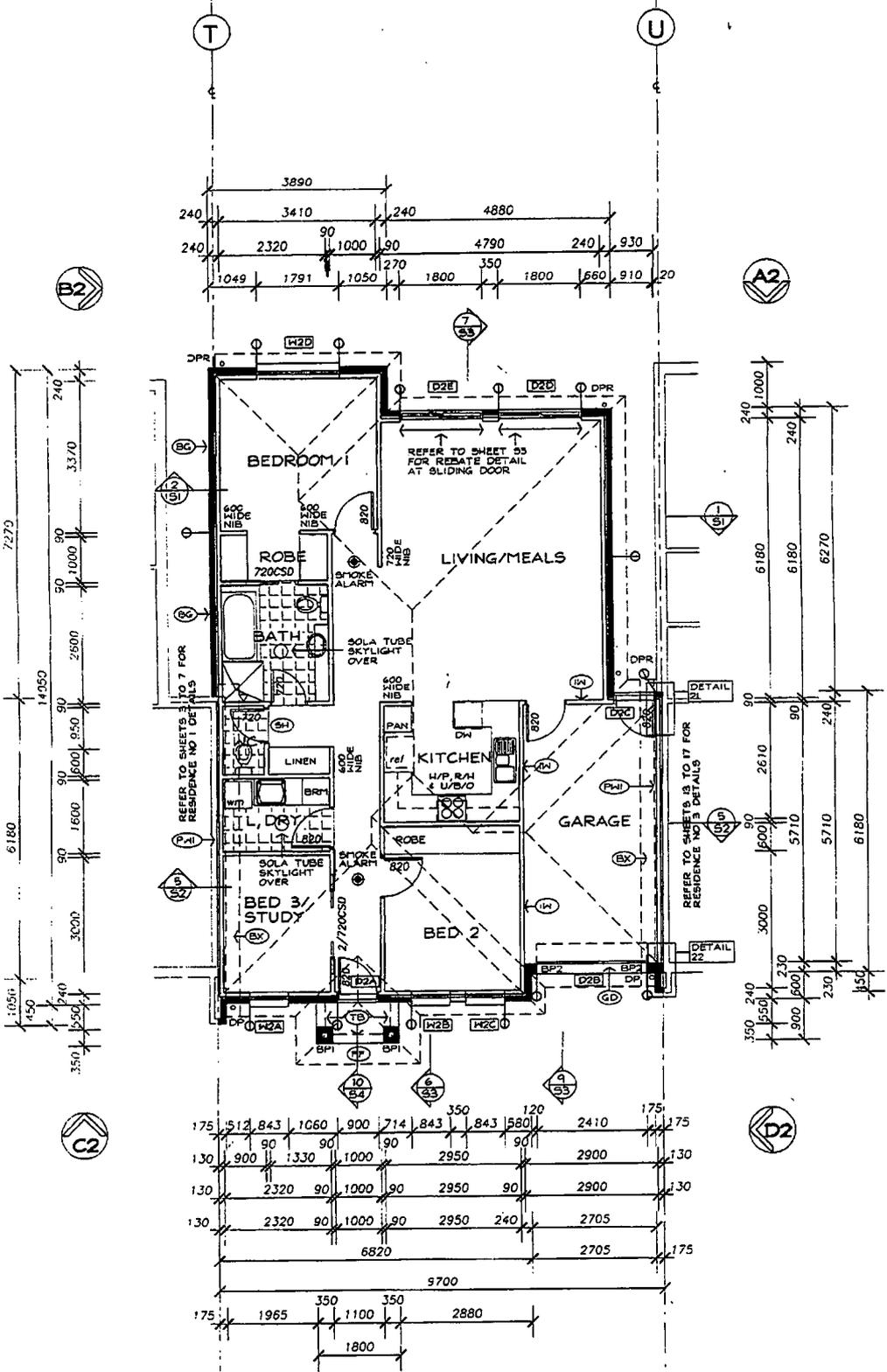
Amendments

A1	25/5/11	ENERGY EFFICIENCY REPORT REQUIREMENTS NOTED SKYLIGHT ADDED, CJS ADDED.
B	1/6/11	POIL UNDER ROOF COVERING DELETED.

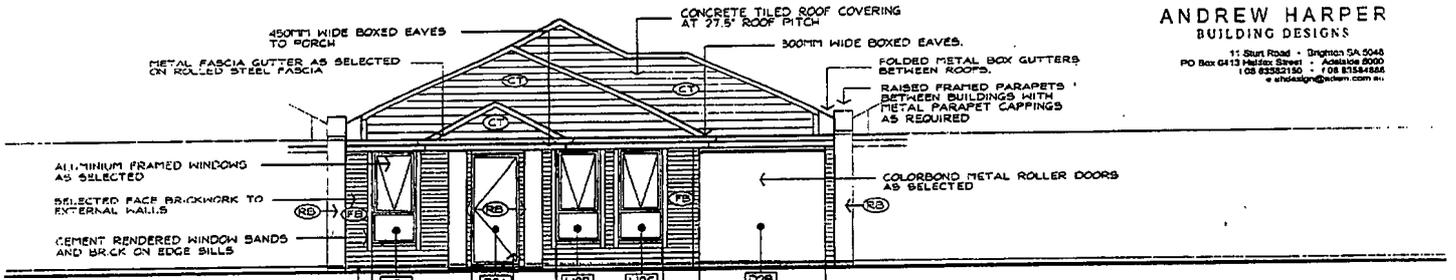
Areas

LIVING	104.77
GARAGE	18.33
PORCH	1.62
TOTAL	124.72

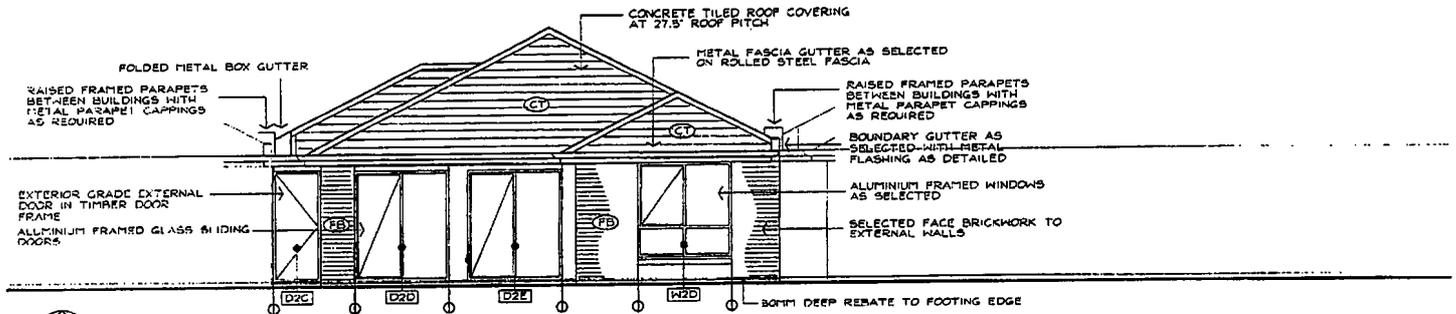
RESIDENCE 2



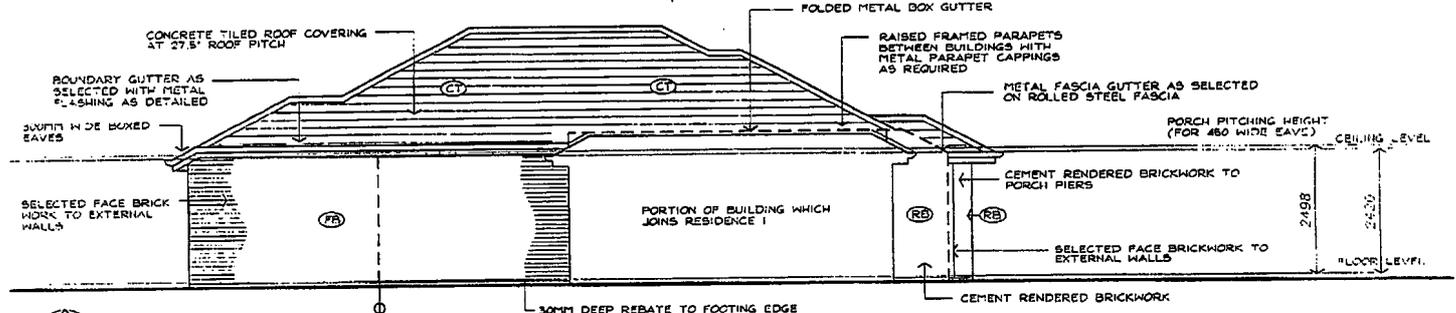
FLOOR PLAN
SCALE 1:100



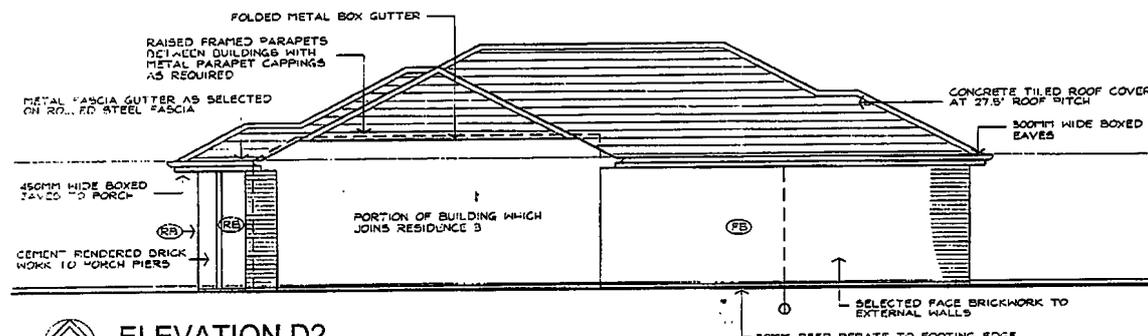
ELEVATION C2
SCALE 1 : 100



ELEVATION A2
SCALE 1 : 100



ELEVATION B2
SCALE 1 : 100



ELEVATION D2
SCALE 1 : 100

Elevation Legend	
FB	FACE BRICKWORK
RB	RENDERED BRICKWORK
CT	CONCRETE ROOF TILES

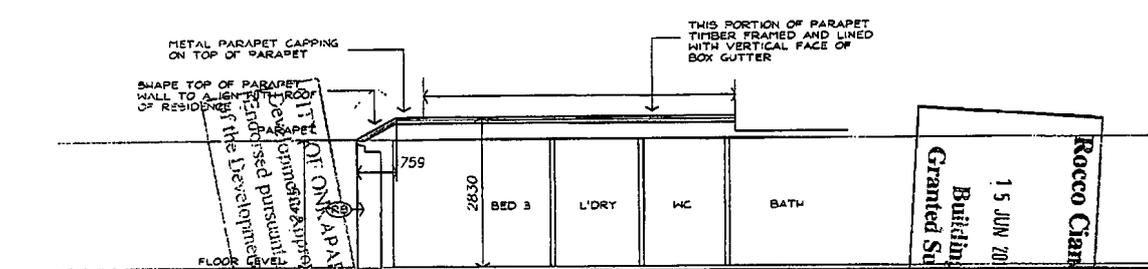
PROPOSED
RESIDENCE
FOR **PRIME BUILDING CO**
AT **LOT 100 (10)**
BLABY ROAD
MORPHETT VALE

date **APRIL 2011**
drg no **1582/11**
sheet no **9**
issue reference **A**
file ref **PRIME-1582**
drawn **AH**

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED, DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED.
DISCREPANCIES AND OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED EXCLUDE THICKNESS OF MATERIALS.
REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Amendments	
A1	CONTROL JOINTS ADDED
22/5/11	

RESIDENCE 2



ELEVATION D2 (THROUGH BUILDING)
SCALE 1 : 100

NOT TO SCALE
 THIS PORTION OF PARAPET
 IS TO BE CONSTRUCTED
 PURSUANT TO
 REGISTRATION 4271

Rocco Chiaro Private Certifier
 15 JUN 2011
 Building Rules Consent
 Granted Subject to Conditions
 89491

Floor plan legend	
	100MM WIDE BRICKWORK
	90MM WIDE TIMBER WALL FRAMING
BG	METAL BOUNDARY GUTTER AS SELECTED WITH FLASHING AS DETAILED
BP1	350MM GAUZE CONCRETE FILLED AND 3MM REINFORCED BRICK WORK PIER TO ENGINEERS DETAILS
BP2	230MM WIDE CONCRETE FILLED AND 3MM REINFORCED BRICK WORK PIER TO ENGINEERS DETAILS
EX	FOLDED METAL BOX GUTTER AS DETAILED
BRM	BROOM CURBOARD
CSD	CAVITY SLIDING DOOR
DP	75MM DIA PVC DOWNPIPE
DPR	DP CONNECTED TO RAINWATER STORAGE TANK
DW	DISHWASHER
EF	EXTEND SHAFTLINER AND 100MM FIRECHECK INTO BAVE SPACE AS DETAILED ON SHEET S2
FB	FACE BRICKWORK TO INTERNAL WALL
GD	50MM DEEP RECESS AT GARAGE DOOR OPENING
HP	HOT PLATE
HWS	HOT WATER SYSTEM
IN	INSULATED INTERNAL WALL REFER TO ENERGY EFFICIENCY DETAILS FOR MINIMUM REQUIREMENTS
PAN	PANTRY
PF	PORCH FLOOR SET DOWN 20MM BELOW REDEATE LEVEL FOR TILING
PH1	1025MM SHAFTLINER PANEL WITH 100MM ENVIRO SOUNDSTOP PLASTERBOARD TO EACH SIDE OF TIMBER FRAME WITH R2.0 GLASS WOOL TO BOTH LEAVES
RM	RANGE HOOD
SH	WC DOOR ON REMOVABLE HINGES REFER TO DETAIL ON SHEET S4
TB	TIMBER BEAM OVER UNDER BENCH OVER
US	UP STAND TO CONCRETE EDGE AS PER ENGINEERS DETAILS
⊕	ARTICULATION JOINT AS PER THE ENGINEERS DETAILS
*	ELECTRICAL EARTH CONNECTION REFER TO ELECTRICAL PLAN
⊕	HARD WIRED SMOKE ALARM

General Notes
REFER TO SHEET 2 FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Wind Speed Classification
NI AS PER THE SA HOUSING CODE WIND SPEED MAP

Energy Efficiency Notes

- EXTERNAL DOORS TO BE WEATHER SEALED
- EXHAUST FANS SEALED
- ROIL UNDER ROOF COVERING
- R4.0 BATTLS TO CEILING
- R2.0 BATTLS TO EXTERNAL WALLS

PROPOSED RESIDENCE FOR PRIME BUILDING CO AT LOT 100 (10) BLABY ROAD MORPHETT VALE

date APRIL 2011
drg no 1582/11
sheet no 13
issue reference A
the ref PRIME-1582
drawn AH

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK

WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED. DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED

DISCREPANCIES AND OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.

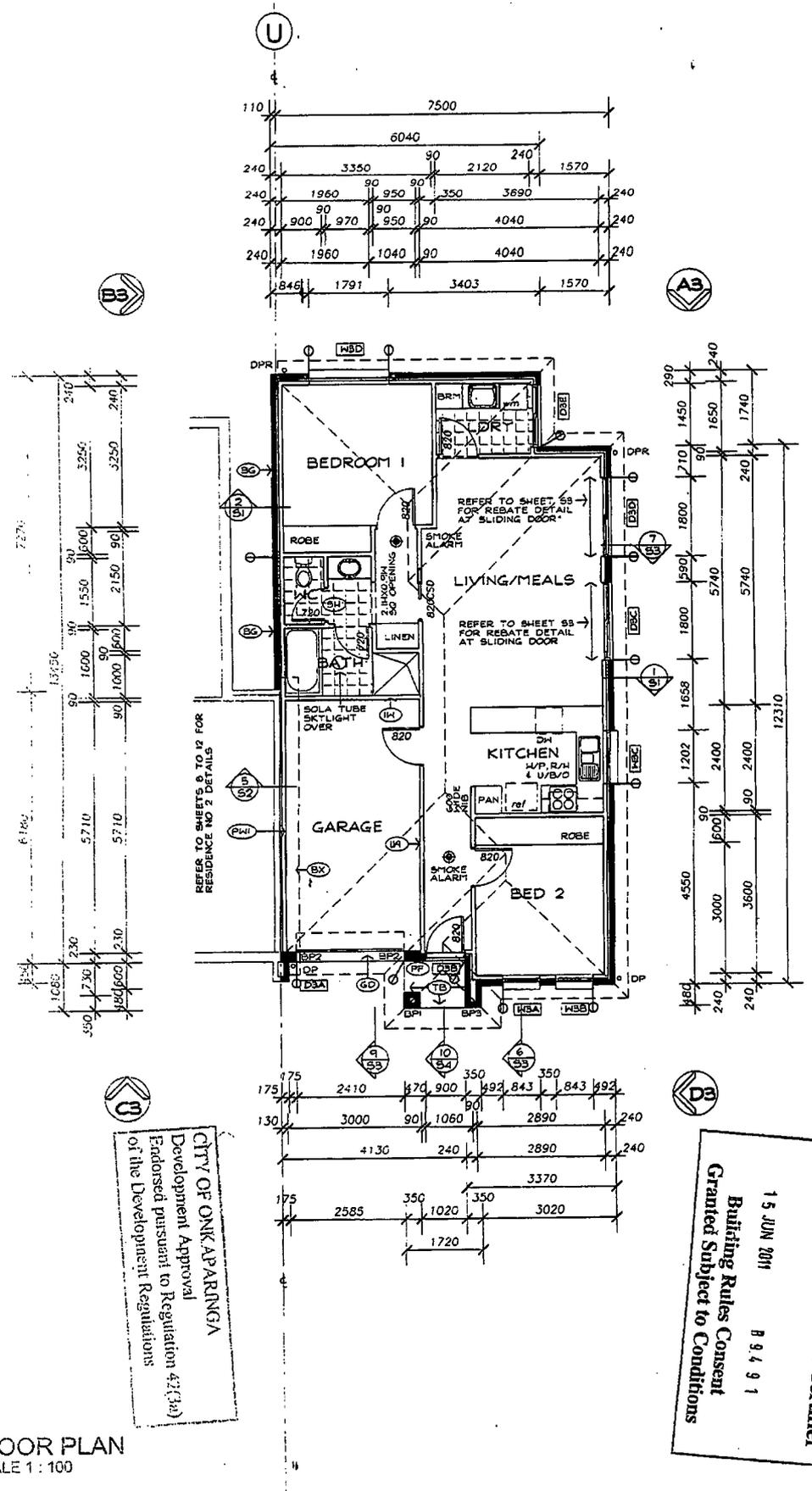
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION

DIMENSIONS NOTED EXCLUDE THICKNESSES OF LININGS REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Amendments
A: 25/5/11 ENERGY EFFICIENCY REPORT REQUIREMENTS NOTED SKYLIGHT ADDED. CJS ADDED

Areas	
LIVING	82.48
GARAGE	10.67
PORCH	1.65
TOTAL	102.80

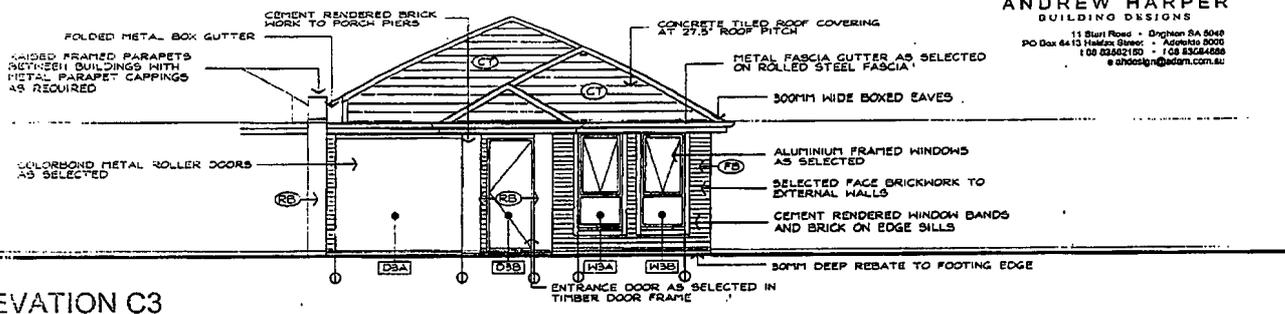
RESIDENCE 3



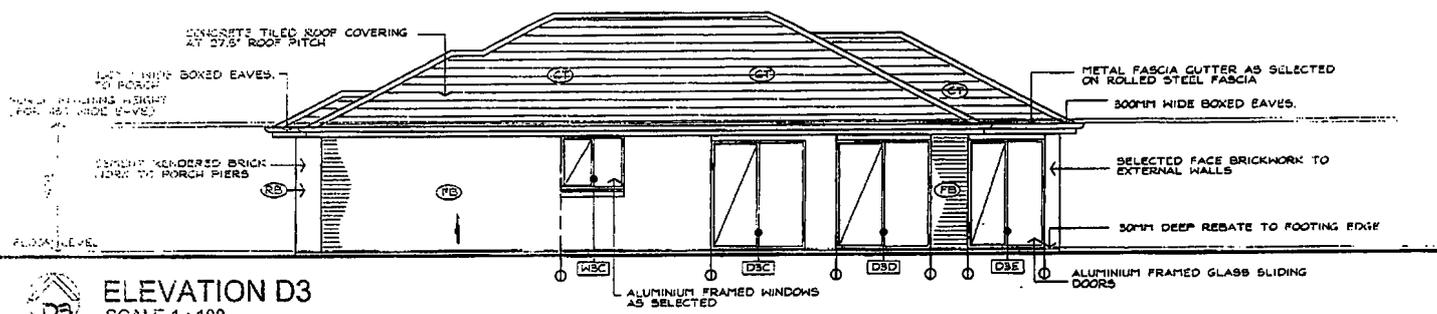
FLOOR PLAN
SCALE 1 : 100

CITY OF ONKAPARINGA
Development Approval
Endorsed pursuant to Regulation 47(3a)
of the Development Regulations

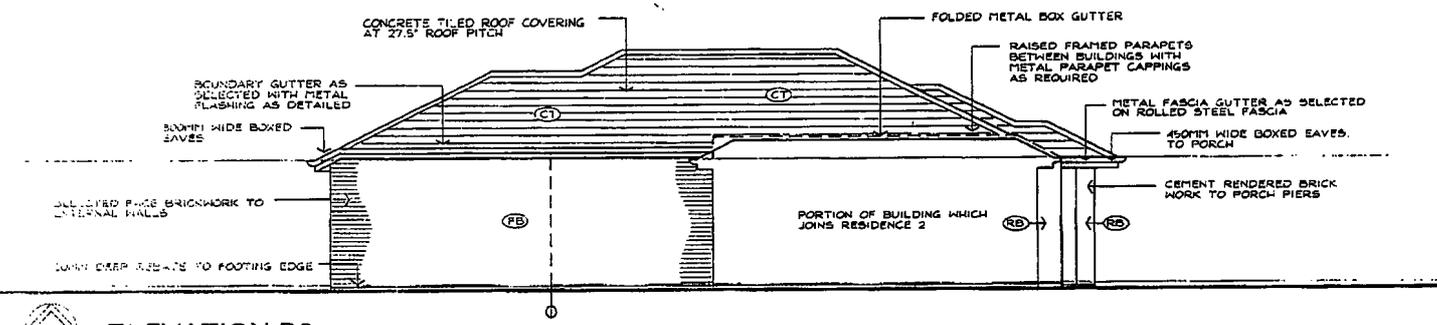
Rocco Ciancio Private Certifier
15 JUN 2011
Building Rules Consent
Granted Subject to Conditions
B 9 4 9 1



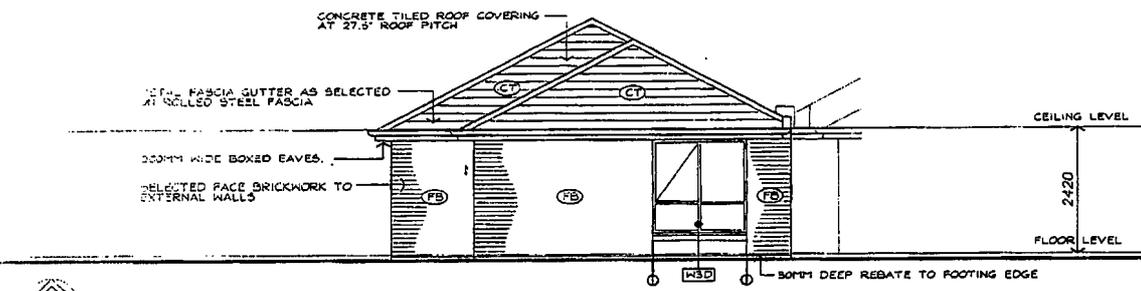
ELEVATION C3
SCALE 1 : 100



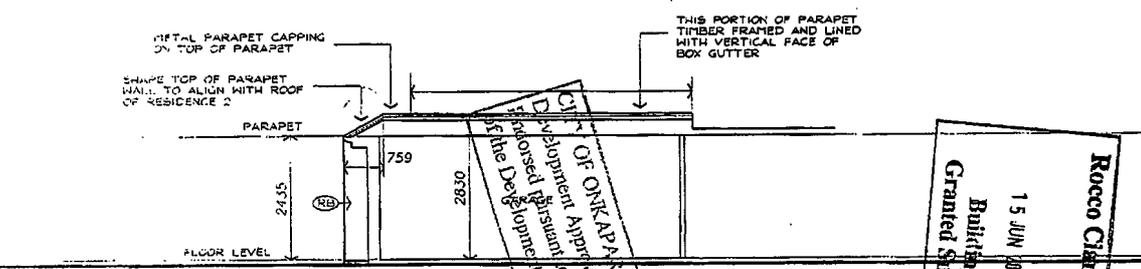
ELEVATION D3
SCALE 1 : 100



ELEVATION B3
SCALE 1 : 100



ELEVATION A3
SCALE 1 : 100



ELEVATION D3 (THROUGH BUILDING)
SCALE 1 : 100

PROPOSED
RESIDENCE
FOR PRIME BUILDING CO
AT LOT 100 (10)
BLABY ROAD
MORPHETT VALE

date APRIL 2011
drg no 1582/11
sheet no 14
issue reference A
file ref PRIME-1582
drawn AH

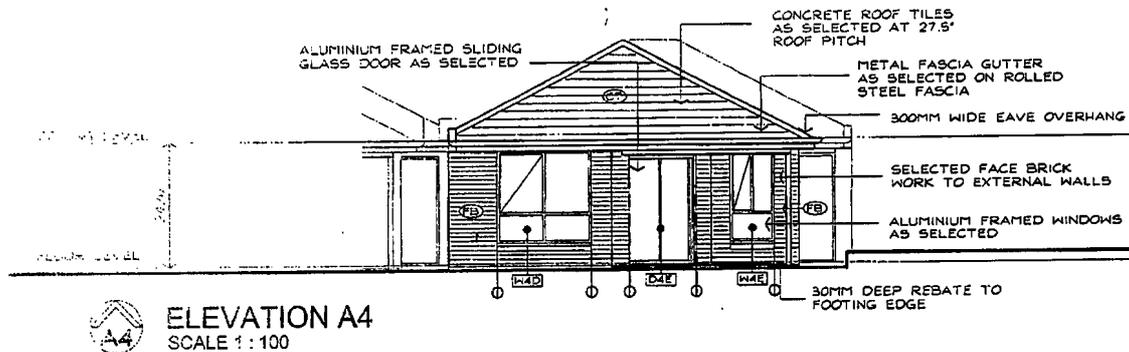
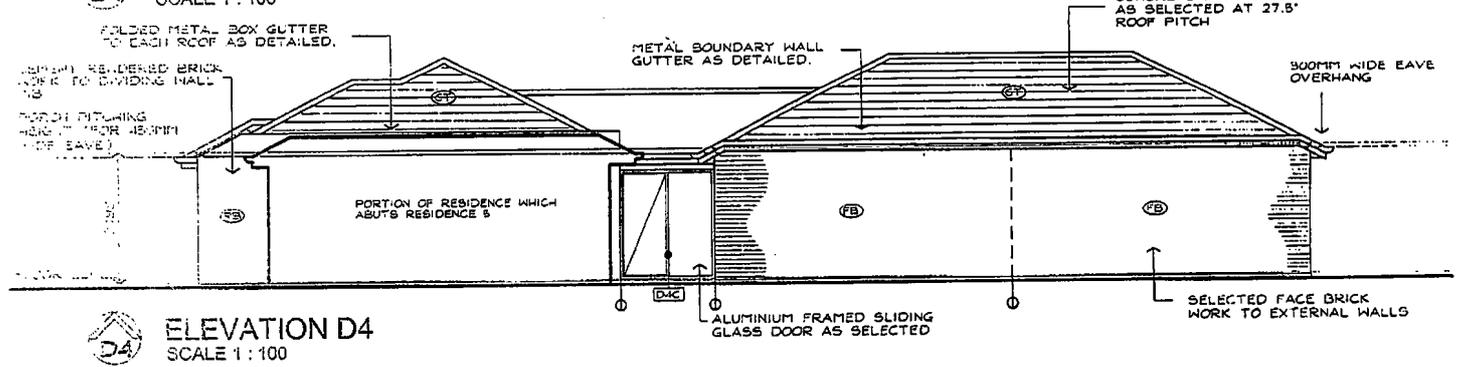
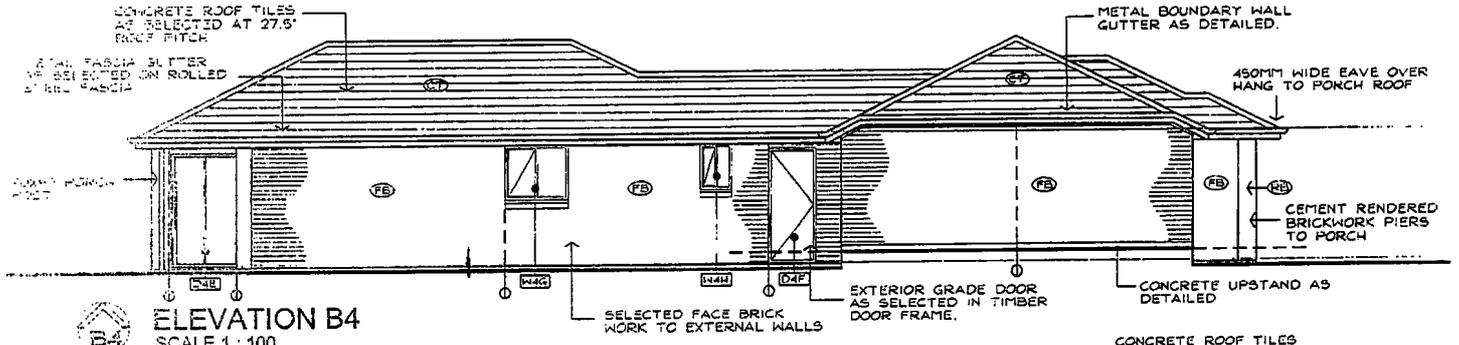
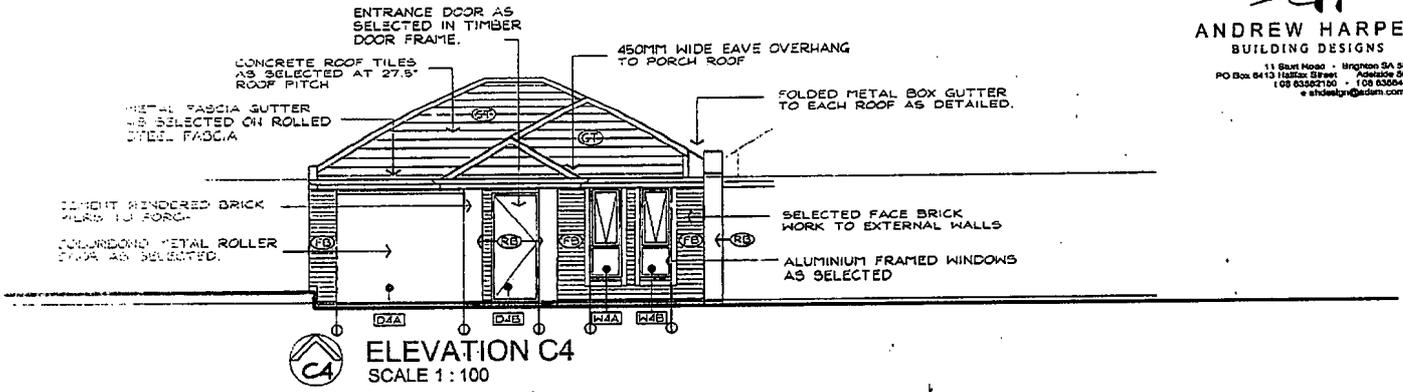
CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED, DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED
DISCREPANCIES AND OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION
DIMENSIONS NOTED EXCLUDE THICKNESSES OF LININGS REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Amendments

A1	25/5/11	CONTROL JOINTS' ADDED

Development Approval
 Proposed pursuant to Regulations
 of the Development Regulations 2009 (SA)

Rocco Ciancio Private Certifier
 15 JUN 2011 8 94 9 1
 Building Rules Consent
 Granted Subject to Conditions



Elevation Legend	
FB	FACE BRICKWORK
RB	RENDERED BRICKWORK
CT	CONCRETE ROOF TILES

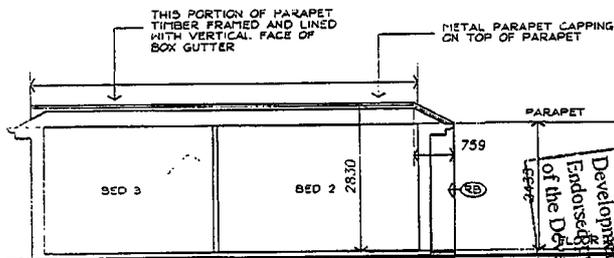
PROPOSED
RESIDENCE
FOR PRIME BUILDING CO
AT LOT 100 (10)
BLABY ROAD
MORPHETT VALE

date APRIL 2011
drg no 1582/11
sheet no 19
issue reference A
file ref PRIME-1582
drawn AH

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED, DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED.
DISCREPANCIES AND/OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED EXCLUDE TOLERANCES OF 1:1000
REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

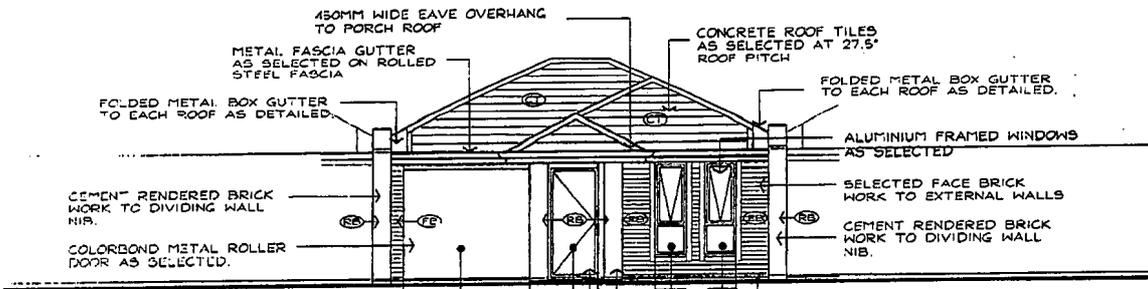
Amendments	
22/5/11	CONTROL JOINTS ADDED

RESIDENCE
4

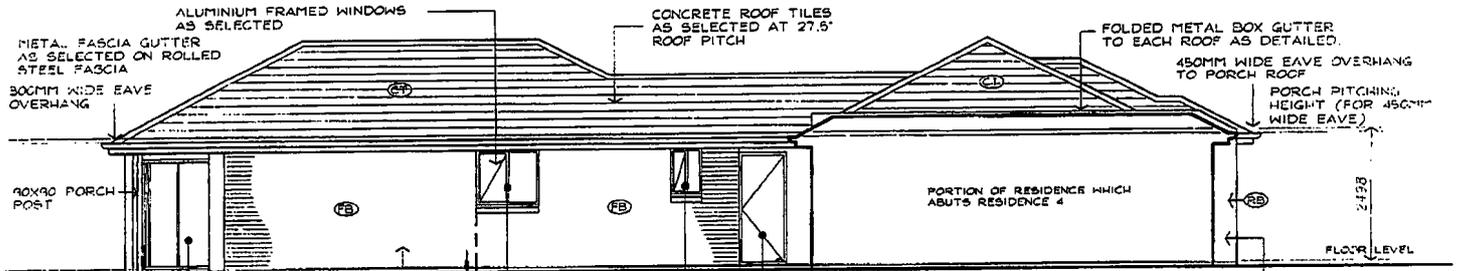


CITY OF ZIANKAPARKINGA
Development Approval
Endorsed pursuant to Regulation 42(3a)
of the Development Regulations

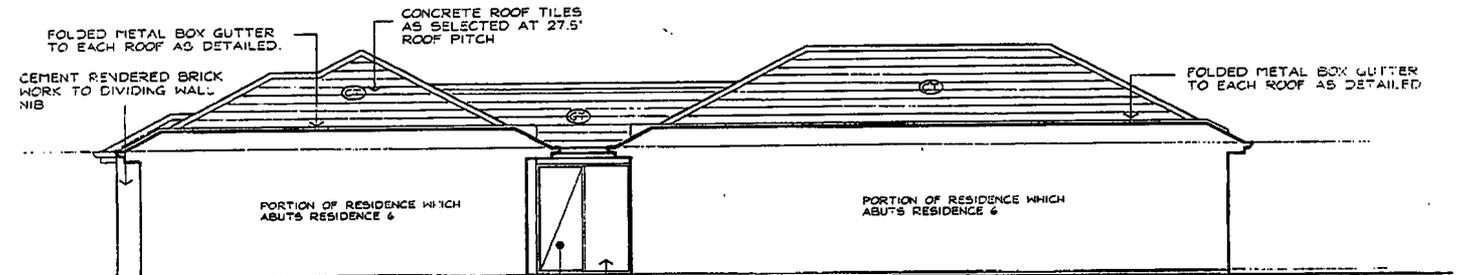
Rocco Ciancio Private Certifier
Building Rules Consent
Granted Subject to Conditions
15 JUN 2011
89491



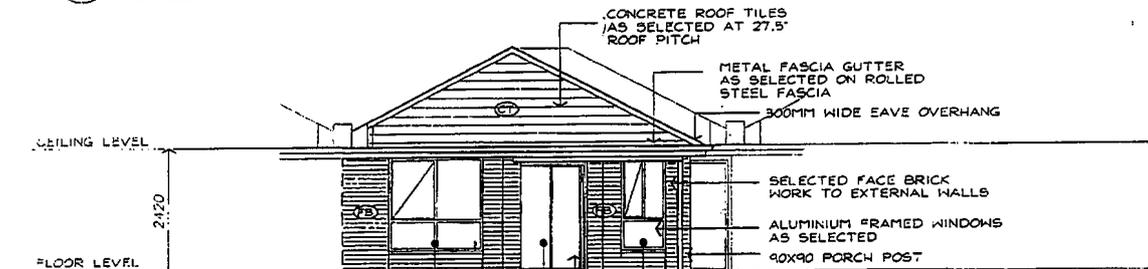
ELEVATION C5
SCALE 1:100



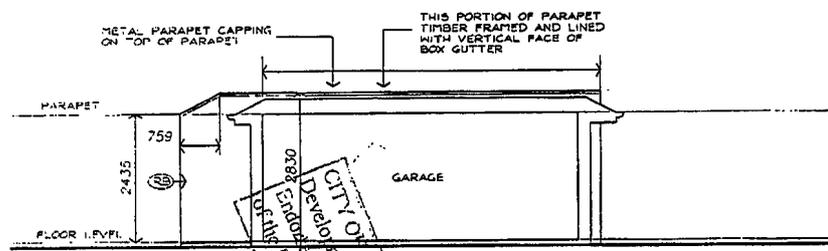
ELEVATION B5
SCALE 1:100



ELEVATION D5
SCALE 1:100



ELEVATION A5
SCALE 1:100



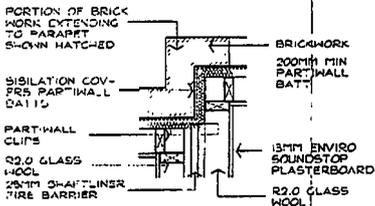
ELEVATION D5
SCALE 1:100
(THROUGH BUILDING)

CITY OF ONYK PARANGA
 Development Approval
 Endorsed pursuant to Regulation 42(3)(c)
 of the Development Regulations

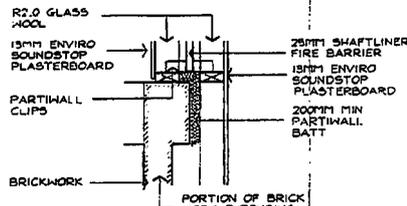
Rocco Ciancio Private Certifier
 15 JUN 2011
 Building Rules Consent
 Granted Subject to Conditions

Elevation Legend	
FB	FACE BRICKWORK
RB	RENDERED BRICKWORK
CT	CONCRETE ROOF TILES

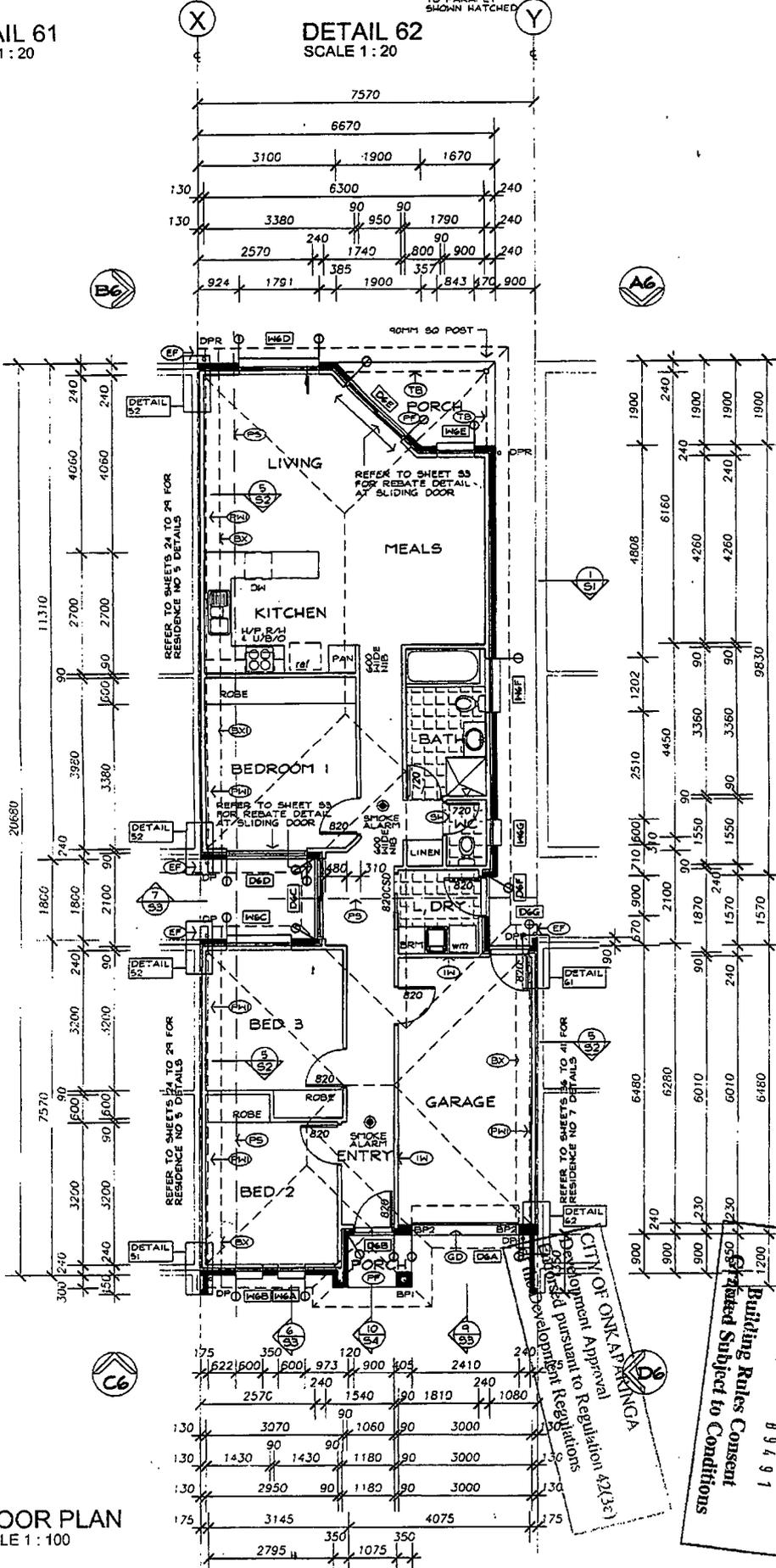
PROPOSED RESIDENCE FOR PRIME BUILDING CO AT LOT 100 (10) BLABY ROAD MORPHETT VALE	
date	APRIL 2011
drp no	1582/11
sheet no	25
issue reference	A
file ref	PRIME-1582
drawn	AH
CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED. DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED. DISCREPANCIES AND OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION. DIMENSIONS NOTED EXCLUDE THICKNESSES OF UNLESS REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS	
Amendments A: CONTROL JOINTS ADDED 28/5/11	
RESIDENCE 5	



DETAIL 61
SCALE 1 : 20



DETAIL 62
SCALE 1 : 20



FLOOR PLAN
SCALE 1 : 100

floor plan legend	
	110MM WIDE BRICKWORK
	90MM WIDE TIMBER WALL FRAMING
	METAL BOUNDARY GUTTER AS SELECTED WITH FLASHING AS DETAILED
	BPI 350MM SQUARE CONCRETE FILLED AND 1/16" REINFORCED BRICK WORK PIER TO ENGINEERS DETAILS
	BP2 230MM WIDE CONCRETE FILLED AND 1/16" REINFORCED BRICK WORK PIER TO ENGINEERS DETAILS
	BX FOLDED METAL BOX GUTTER AS DETAILED
	BRM BROOM CUPBOARD
	CSD CAVITY SLIDING DOOR
	DP 75MM DIA PVC DOWNPIPE
	DPR CONNECTED TO RAIN-WATER STORAGE TANK
	DH DISHWASHER
	EF EXTEND SHAFTLINER AND 16MM FTRECHECK INTO EAVE SPACE AS DETAILED ON SHEET 52
	FB FACE BRICKWORK TO INTERNAL WALL
	GD 80MM DEEP RECESS AT GARAGE DOOR OPENING
	HP HOT PLATE
	HWS HOT WATER SYSTEM
	IW INSULATED INTERNAL WALL. REFER TO ENERGY EFFICIENCY DETAILS FOR MINIMUM REQUIREMENTS
	PAN PANTRY
	PF PORCH FLOOR SET DOWN 20MM BELOW REBATE LEVEL FOR TILING
	PS PRELAIND STOP/WATER PIPE AS PER THE ENGINEERS DETAILS
	PNL 1025MM SHAFTLINER PANEL WITH 18MM ENVIRO SOUNDSTOP PLASTERBOARD TO EACH SIDE OF TIMBER FRAME WITH R2.0 GLASS WOOL TO BOTH LEAVES RANGE HOOD
	RD DOOR ON REMOVABLE HINGES REFER TO DETAIL ON SHEET 54
	TB TIMBER BEAM OVER
	UBO UNDER BENCH OVER
	US UP STAND TO CONCRETE EDGE AS PER ENGINEERS DETAILS
	AJ ARTICULATION JOINT AS PER THE ENGINEERS DETAILS
	EE ELECTRICAL EARTH CONNECTION REFER TO ELECTRICAL PLAN
	HWSA HARD WIRED SMOKE ALARM

General Notes
REFER TO SHEET 2 FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Wind Speed Classification
NI AS PER THE SA HOUSING CODE WIND SPEED MAP

Energy Efficiency Notes
 ● EXTERNAL DOORS TO BE WEATHER SEALED
 ● EXHAUST FANS SEALED
 ● FOIL UNDER ROOF COVERING.
 ● R4.0 BATTLS TO CEILING
 ● R2.0 BATTLS TO EXTERNAL WALLS
 ● R1.5 BATTLS TO GARAGE INTERNAL WALLS

PROPOSED
RESIDENCE
FOR PRIME BUILDING CO
AT LOT 100 (10)
BLABY ROAD
MORPHETT VALE

date APRIL 2011
drg no 1582/11
sheet no 30
issue reference A
file ref PRIME-1582
drawn AH

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED. DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED

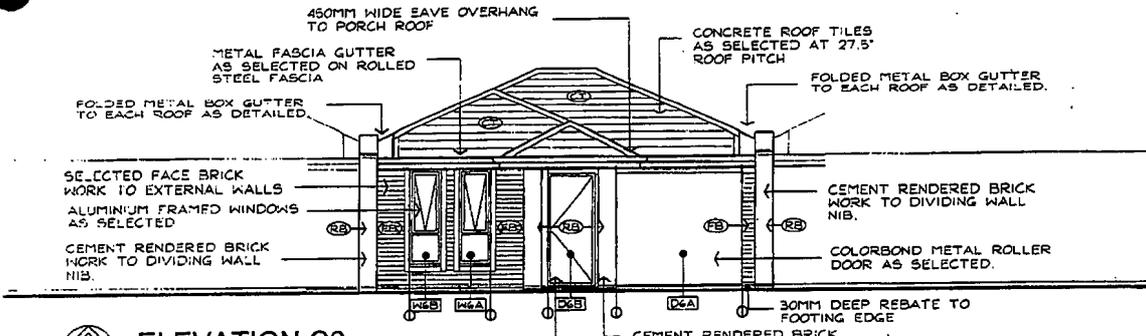
DISCREPANCIES AND/OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION
DIMENSIONS NOTED EXCLUDE THE THICKNESS OF LINES
REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Amendments	
A1	ENERGY EFFICIENCY REPORT
A2	DETAILS ADDED. C.S. ADDED

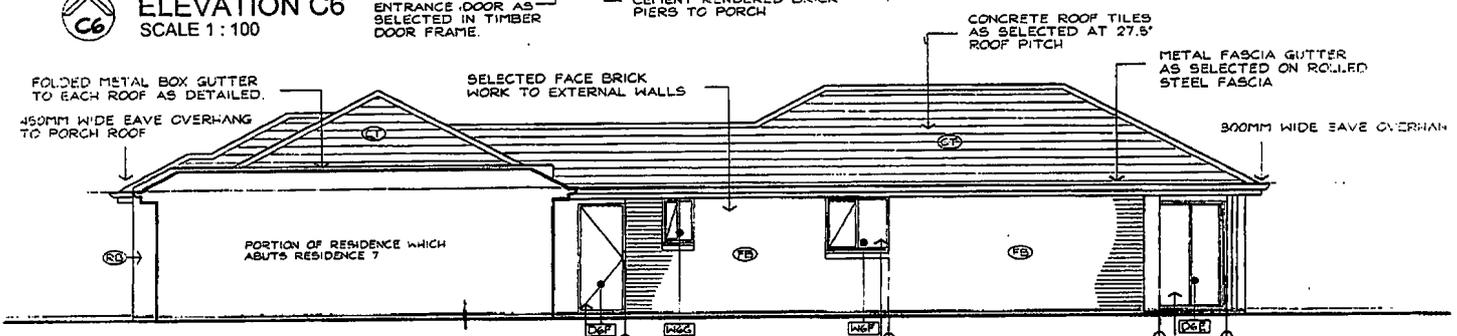
Areas	
LIVING	111.29
GARAGE	20.06
PORCHES	6.78
TOTAL	138.15

RESIDENCE 6

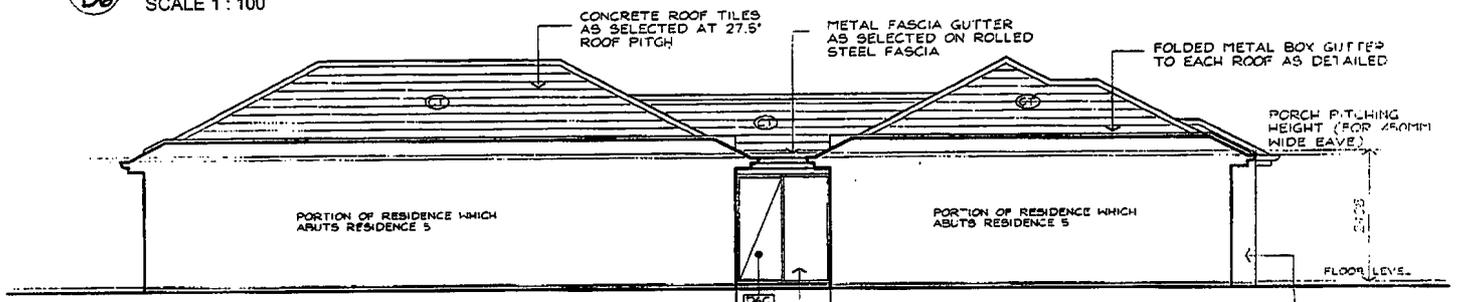
CITY OF ONKAPALINGA
Development Approval
pursuant to Regulations
15 JUN 2011
Building Rules Consent
Subject to Conditions
Rocco Ciancio Private Certifier



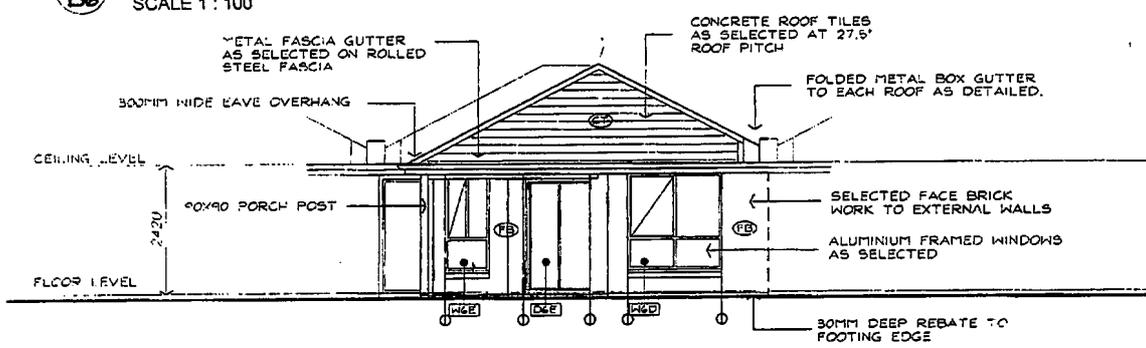
ELEVATION C6
SCALE 1 : 100



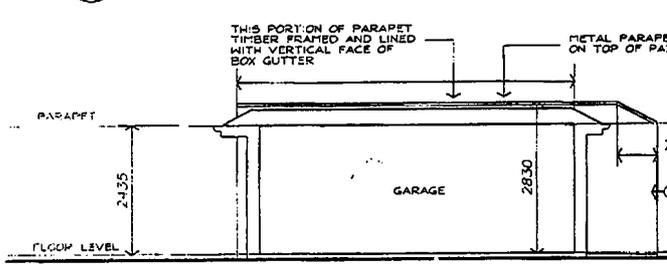
ELEVATION D6
SCALE 1 : 100



ELEVATION B6
SCALE 1 : 100



ELEVATION A6
SCALE 1 : 100



ELEVATION B6 (THROUGH BUILDING)
SCALE 1 : 100

Elevation Legend	
FB	FACE BRICKWORK
RB	RENDERED BRICKWORK
CT	CONCRETE ROOF TILES

PROPOSED
RESIDENCE
FOR PRIME BUILDING CO
AT LOT 100 (10)
BLABY ROAD
MORPHETT VALE

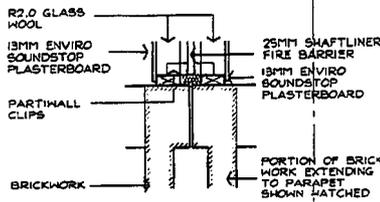
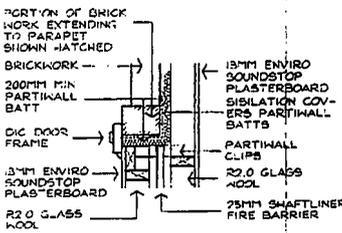
date APRIL 2011
drg no 1582/11
sheet no 31
issue reference A
file ref PRIME-1582
drawn AH

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED, DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED.
DISCREPANCIES AND OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED EXCLUDE THICKNESS OF UNLESS REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Amendments	
A:	CONTROL JOINTS ADDED
25/9/11	

RESIDENCE
6

Rocco Ciancio Private Certifier
 15 JUN 2011
 Building Rules Consent
 Granted Subject to Conditions
 89491
 CITY OF ONY APARINCA
 Development Approval
 Endorsed pursuant to Regulation 42(2a)
 of the Development Regulations



DETAIL 71
SCALE 1:20

DETAIL 72
SCALE 1:20

floor plan legend

110MM WIDE BRICKWORK
90MM WIDE TIMBER HALL FRAMING
BG METAL BOUNDARY GUTTER AS SELECTED WITH FLASHING AS DETAILED
BPI 350MM SQUARE CONCRETE FILLED AND 1/4% REINFORCED BRICK WORK PIER TO ENGINEERS DETAILS
BP2 230MM WIDE CONCRETE FILLED AND 3/4% REINFORCED BRICK WORK PIER TO ENGINEERS DETAILS
BX FOLDED METAL BOX GUTTER AS DETAILED
BRM BROOM CURBOARD
CSD CAVITY SLIDING DOOR
DP 75MM DIA PVC DOWNPIPE
DPR DP CONNECTED TO RAINWATER STORAGE TANK
DW DISHWASHER
EF EXTEND SHAFTLINER AND K11M FIRECHECK INTO EAVE SPACE AS DETAILED ON SHEET S2
FB FACE BRICKWORK TO INTERNAL HALL
GD 50MM DEEP RECESS AT GARAGE DOOR OPENING
HP HOT PLATE
HWS HOT WATER SYSTEM
IW INSULATED INTERNAL WALL REFER TO ENERGY EFFICIENCY DETAILS FOR MINIMUM REQUIREMENTS
PAN PANTRY
PF PORCH FLOOR SET DOWN 20MM BELOW REBATE LEVEL FOR TILING
PS PRELaid STORMWATER PIPE AS PER THE ENGINEERS DETAILS
PH 100MM SHAFTLINER PANEL WITH 15MM ENVIRO SOUNDSTOP PLASTERBOARD TO EACH SIDE OF TIMBER FRAME WITH R2.0 GLASS WOOD TO BOTH LEAVES
RH RANGE HOOD
SH WC DOOR ON REMOVABLE HINGES REFER TO DETAIL ON SHEET S4
TB TIMBER BEAM OVER UNDER BENCH OVER
UBO UP STAND TO CONCRETE EDGE AS PER ENGINEERS DETAILS
US ARTICULATION JOINT AS PER THE ENGINEERS DETAILS
* ELECTRICAL EARTH CONNECTION REFER TO ELECTRICAL PLAN
⊕ HARD WIRED SMOKE ALARM

General Notes
REFER TO SHEET 2 FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Wind Speed Classification
NI AS PER THE SA HOUSING CODE WIND SPEED MAP

Energy Efficiency Notes
● EXTERNAL DOORS TO BE WEATHER SEALED
● EXHAUST FANS SEALED
● FOIL UNDER ROOF COVERING
● R2.0 BATTS TO CEILING
● R2.0 BATTS TO EXTERNAL WALLS
● R1.5 BATTS TO GARAGE INTERNAL WALLS

PROPOSED
RESIDENCE
FOR PRIME BUILDING CO
AT LOT 100 (10)
BLABY ROAD
MORPHETT VALE

date APRIL 2011
drg no 1582/11
sheet no 36
issue reference A
file ref PRIME-1582
drawn AH

CONTRACTORS MUST CHECK AND CORRECT ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
WRITTEN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED, DIGITALLY COPIED DRAWINGS MUST NOT BE SCALED.

DISCREPANCIES AND/OR CONTRADICTIONS SHALL BE REFERRED TO THIS OFFICE BEFORE THAT PORTION OF WORK IS COMMENCED.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION.
DIMENSIONS NOTED EXCLUDE THICKNESSES OF FINISHES
REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

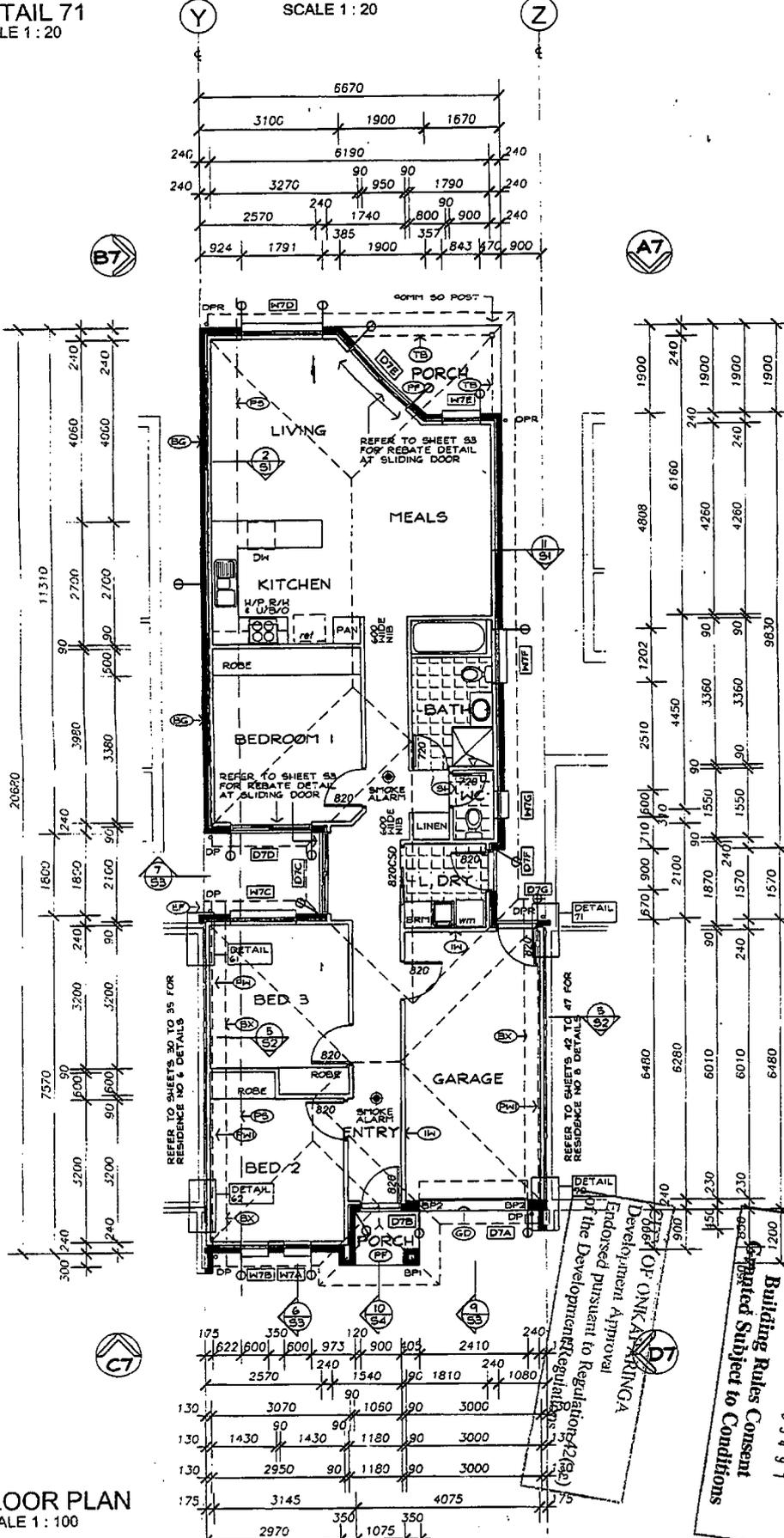
Amendments

A1	25/5/11	ENERGY EFFICIENCY REPORT DETAILS ADDED, CUS ADDED EXTERIOR TO BED 1, KITCHEN CORRECTED
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Areas

LIVING	111.29
GARAGE	20.06
PORCHES	8.78
TOTAL	138.15

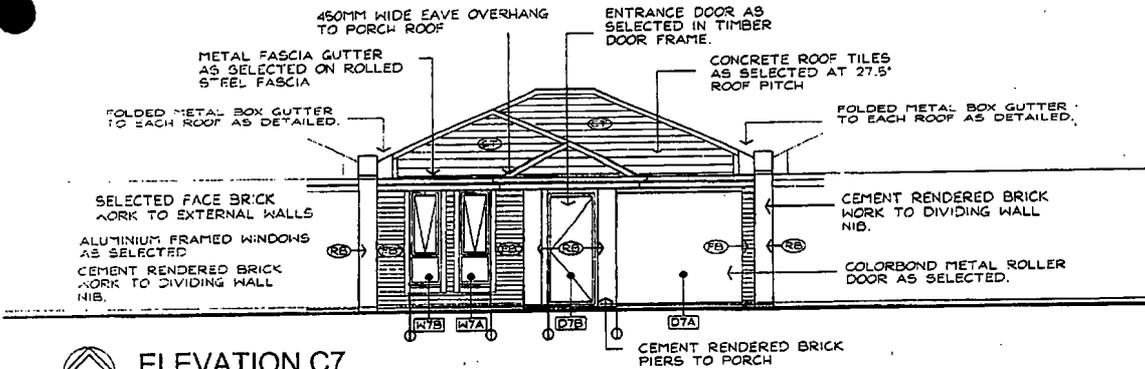
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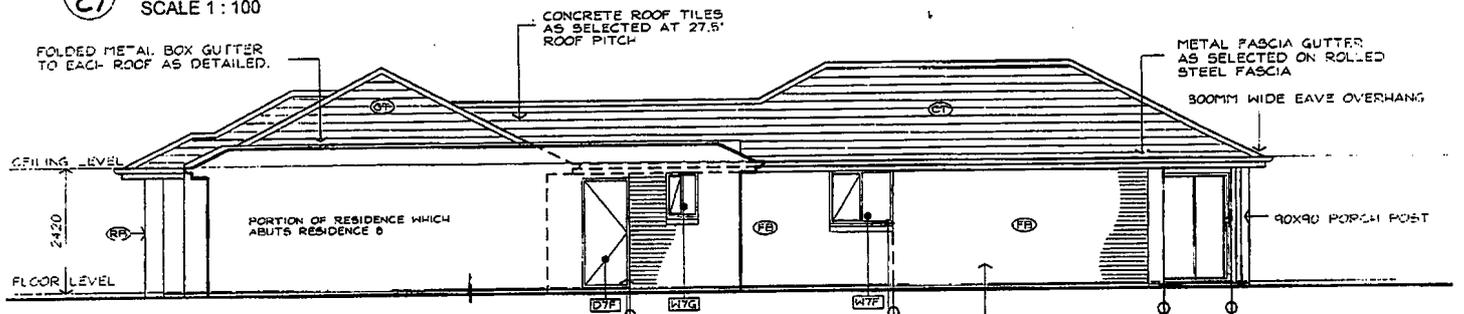
FLOOR PLAN
SCALE 1:100

15 JUN 2011
Building Rules Consent
Subject to Conditions
Rocco Ciancio Private Certifier
8 9 4 9 1

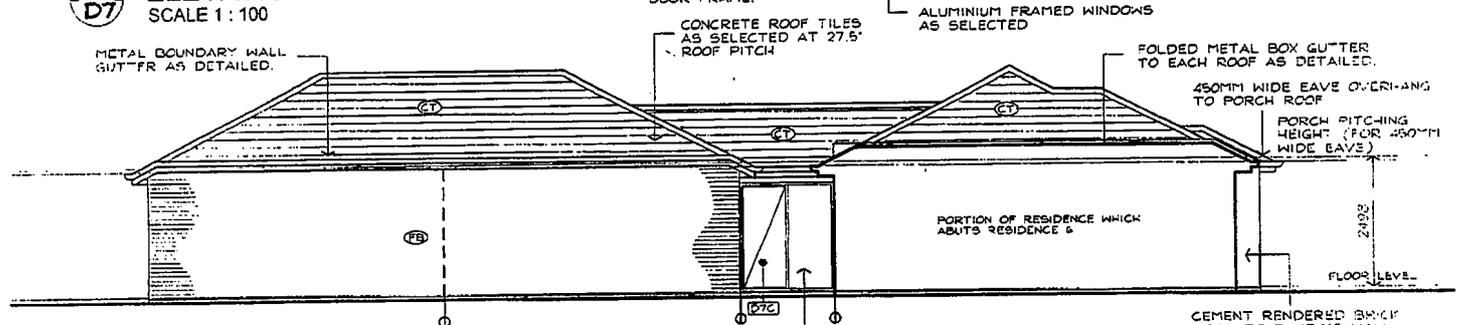
Development Approval
Endorsed pursuant to Regulation 42 (2A)
of the Development Regulations 2008
OFFICE OF ONK AIR RINGGA



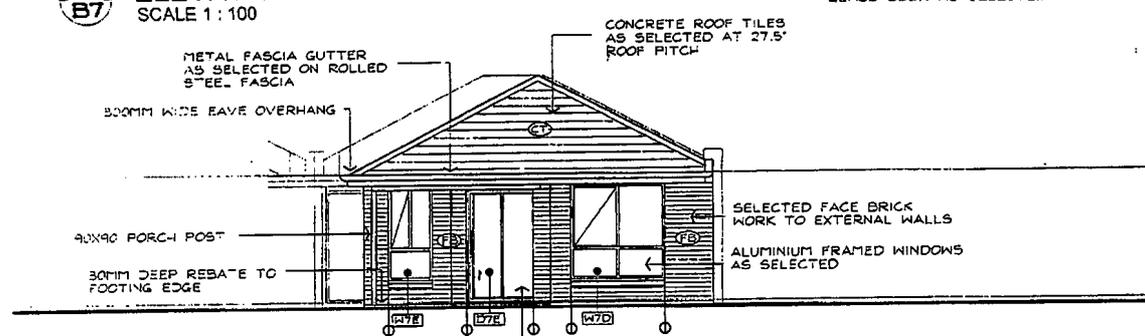
E7 **ELEVATION C7**
SCALE 1 : 100



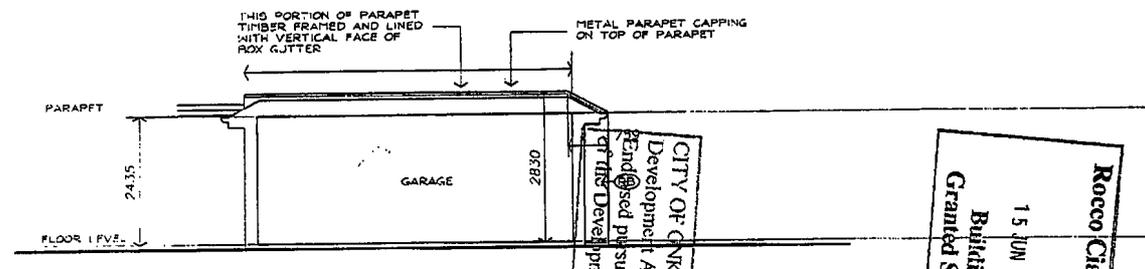
D7 **ELEVATION D7**
SCALE 1 : 100



B7 **ELEVATION B7**
SCALE 1 : 100



A7 **ELEVATION A7**
SCALE 1 : 100



B7 **ELEVATION B7 (THROUGH BUILDING)**
SCALE 1 : 100

Elevation Legend	
FB	FACE BRICKWORK
RB	RENDERED BRICKWORK
CT	CONCRETE ROOF TILES

PROPOSED
RESIDENCE
FOR PRIME BUILDING CO
AT LOT 100 (10)
BLABY ROAD
MORPHETT VALE

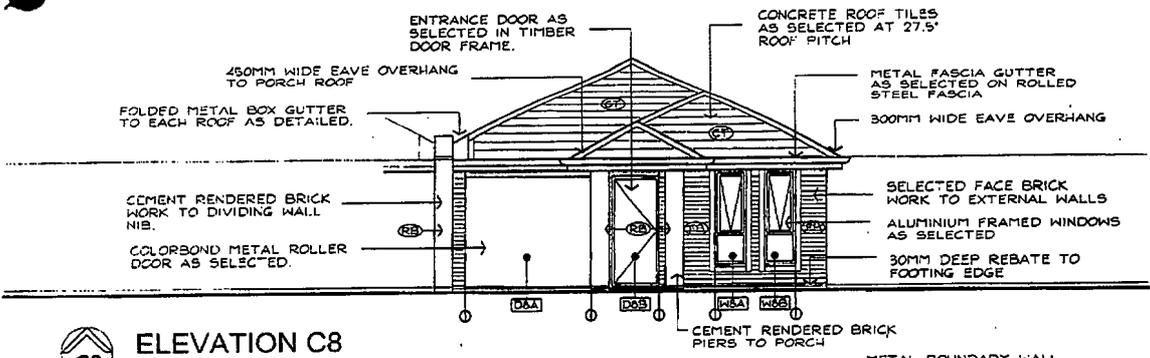
date APRIL 2011
drg no 1582/11
sheet no 37
issue reference A
file ref PRIME-1582
drawn AH

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
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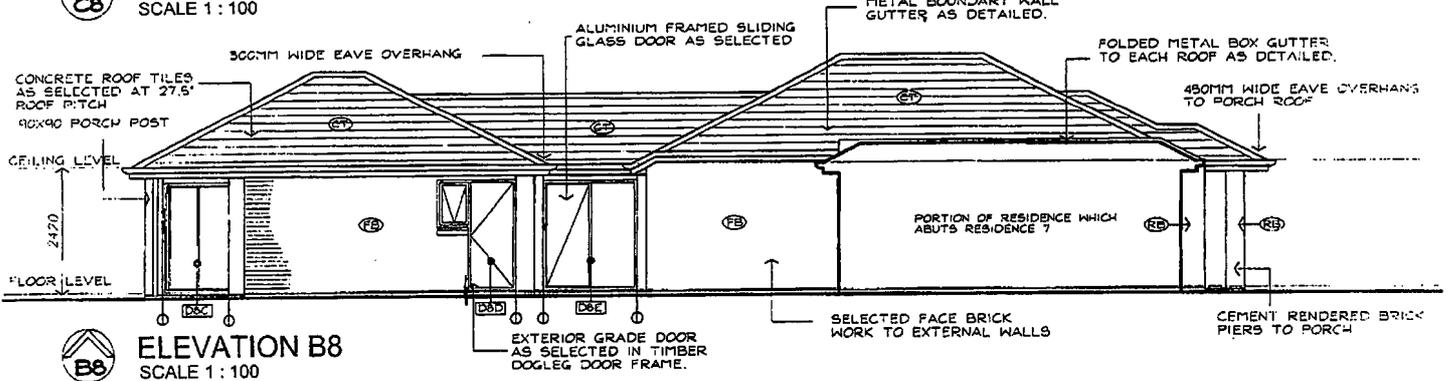
Amendments	
25/06/11	CONTROL JOINTS ADDED, KITCHEN EXTERNAL WALL AND GUTTER DETAIL AMENDED

CITY OF GONKARARANGA
 Development Approval
 Renewed pursuant to Regulation 42(3e)
 of the Development Regulations

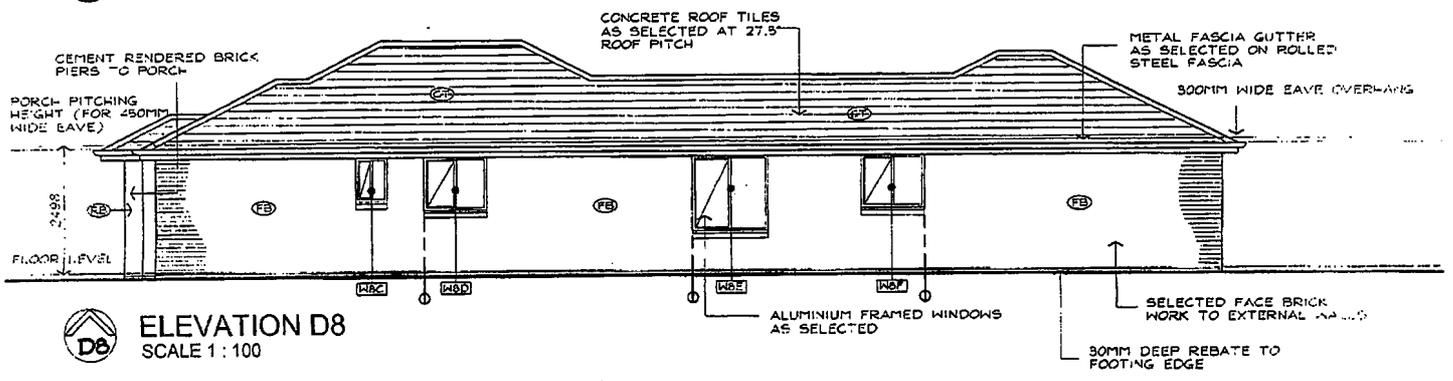
Rocco Ciancio Private Certifier
 15 JUN 2011
 Building Rules Consent
 Granted Subject to Conditions
 B 9 4 9 7



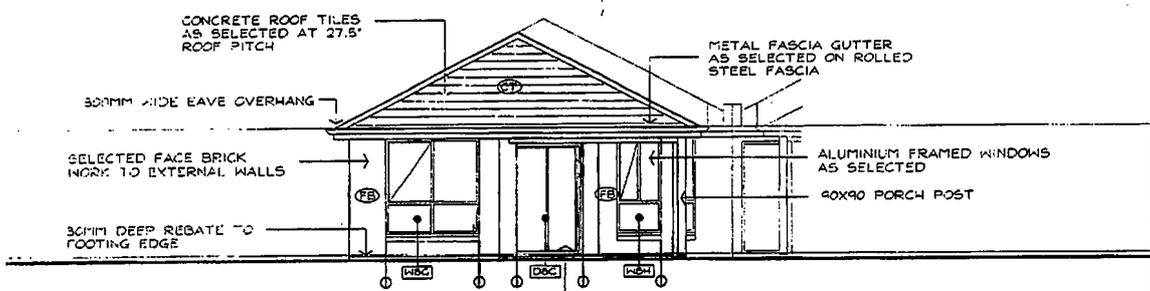
ELEVATION C8
SCALE 1:100



ELEVATION B8
SCALE 1:100



ELEVATION D8
SCALE 1:100



ELEVATION A8
SCALE 1:100

Elevation Legend	
FB	FACE BRICKWORK
RB	RENDERED BRICKWORK
CT	CONCRETE ROOF TILES

PROPOSED
RESIDENCE
FOR PRIME BUILDING CO
AT LOT 100 (10)
BLABY ROAD
MORPHETT VALE

date APRIL 2011
drg no 1582/11
sheet no 43
issue reference A
file ref PRIME-1582
drawn AH

CONTRACTORS MUST CHECK AND CONFIRM ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
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DIMENSIONS NOTED EXCLUDE THICKNESSES OF JOINTS REFER TO SHEET X FOR GENERAL NOTES RELEVANT TO ALL SHEETS

Amendments	
28/5/11	CONTROL JOINTS ADDED

RESIDENCE
8

CITY OF ONKAPARINGA
Development Approval
Endorsed pursuant to Regulation 42(3a)
of the Development Regulations

15 JUN 2011
Building Rules Consent
Granted Subject to Conditions
Rocco Ciancio Private Certifier

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	MORPHETT VALE	APPROVED:	PETER STENCHLIK 08/03/2012	 C27224 SHEET 1 OF 2 33081_text_01_v05_Version_5
MAP REF:	6627/11/B	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED:	DEAN WATSON 14/03/2012	
LAST PLAN:	F56341	DEVELOPMENT NO:	145/C158/11/001/31545			

AGENT DETAILS:	LOCK SURVEYS 87 SPRINGBANK ROAD CLAPHAM SA 5062 PH: (08) 8277 9552 FAX: (08) 8357 6491	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 8th day of March 2012 Michael Grant Lock Licensed Surveyor
AGENT CODE:	LOCK		
REFERENCE:	11071		

SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5863	211		ALLOTMENT(S)	100	D	57452 NOARLUNGA		
OTHER TITLES AFFECTED:									

EASEMENT DETAILS:							
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXISTING		SHORT	EASEMENT(S)	A	FOR DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMOM PROPERTY	RTC9177766
EXISTING		SHORT	EASEMENT(S)	B	FOR DRAINAGE PURPOSES	1.2.3.4.5.6.7.8.COMMON PROPERTY	TG9177768

ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 16 / 06 / 2011

C27224

SHEET 2 OF 2

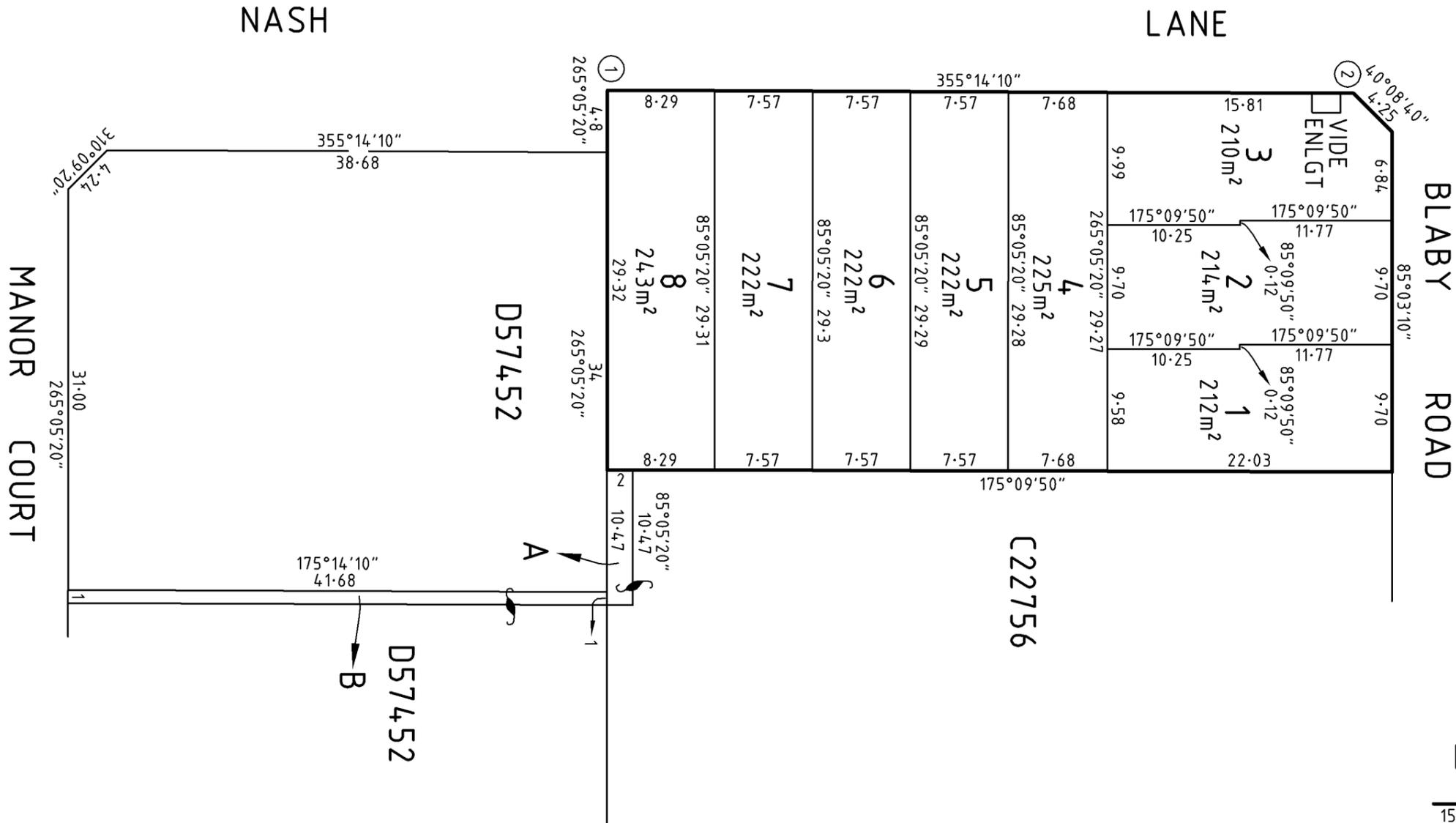
33081_pland_1_V03_Version_5

BEARING DATUM: (1) - (2) 355°14'10"
DERIVATION: FX56341 (ADOPTED)

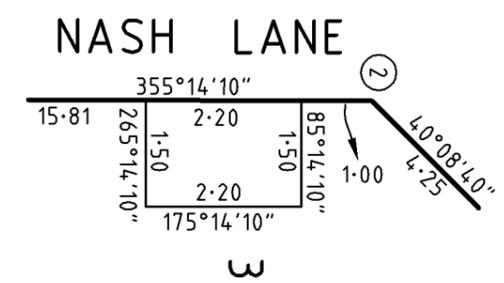
TOTAL AREA: 1773m²



LOCATION PLAN



ENLARGEMENT



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@locksveys.com.au
REF 11071

27224

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C 27224

SHEET 1 OF 1
14 MAR 2012

DEPOSITED



PRO REGISTRAR-GENERAL

DEV. No. 145 : C158 : 11

APPLICATION 11724533

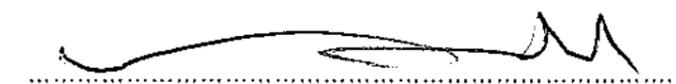
SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1250	
2	1250	
3	1250	
4	1250	
5	1250	
6	1250	
7	1250	
8	1250	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I, KOFI ADIH OF 507 SOUTH ROAD ASHFORD 5035 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 ...24th.... Day of ...January 2012.....



Signature of Land Valuer



Level 13, 431 King William Street
Adelaide SA 5000

COMMUNITY CORPORATION NO. 27224 INC.
C/- ANNE PALNOK 62 NASH LANE
MORPHETT VALE SA 5162

Certificate of Currency

CHU Community Association Insurance Plan

Policy No	CAH0000692
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	13/03/2025 to 13/03/2026 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 27224 INC.
Situation	10 BLABY ROAD MORPHETT VALE SA 5162

Policies Selected

Policy 1 – Community Property
Community property: \$86,562
Community income: \$12,984
Common area contents: \$0

Policy 2 – Liability to Others
Limit of liability: \$20,000,000

Policy 3 – Voluntary Workers
Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee
Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability
Not Selected

Policy 6 – Machinery Breakdown
Not Selected

Policy 7 – Catastrophe Insurance
Not Selected

Policy 8 – Government Audit Costs and Legal Expenses
Part A: Government Audit Costs: \$25,000
Part B: Appeal expenses – common property health & safety breaches: \$100,000



Part C: Legal Defence Expenses: \$50,000

Flood Cover is included.

Flood Cover Endorsement

Flood cover is included.

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

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

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

Date Printed

12/03/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QMS63 - 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

MINUTES OF MEETING COMMUNITY TITLE No: 27224 A.G.M.

DATE: 19/2/2025 7.00pm

ATTENDED: Dorothy Boyd, Andrew Richter, Deb Hughes, Zoe Moyle, Mitch Woolman, Anne Palnok

APOLOGIES: Firas Elia, Niki Allen

PROXIES:

MINUTES:

Business/Finance

The new contract with CHU for the insurance of our community electricity box is \$854.66. All members agreed to pay \$100 with the balance from the bank account. Payment to be made into the Community Account (details below) prior to 12 March (payment due 13/3/2025).

Bank SA – BSB 105-136, Account Number: 050579940 – add your name in reference

Current bank balance;

\$591.04 (opening balance) – we actually earned a few \$s interest!

+ \$800.00 (8x\$100)

= \$1391.04 (in account)

- 854.66 (insurance)

\$ 536.38 (balance in sinking fund after payment)

As part of the bylaws of Community Title we have a sinking fund with a preferred minimum \$300 – the excess that would have to be paid if we had to make a claim.

Other Business

We discussed using an outside Strata Management company – one quote was \$2881pa – at this stage we will continue to self manage with Dorothy Boyd kindly offering to look after management. This will be reviewed annually.

Meeting closed at: 7.45pm

Thank you

Anne Palnok

0416131756

For and on behalf of the body corporate 27224

Dated 19/2/2025