



CITY OF  
TEA TREE GULLY  
*Naturally Better*

PO Box 571

571 Montague Road

Modbury SA 5092

Tel (08) 8397 7444

Fax (08) 8397 7400

TTY (08) 8397 7340

[www.teatreegully.sa.gov.au](http://www.teatreegully.sa.gov.au)

Email: [searches@cttg.sa.gov.au](mailto:searches@cttg.sa.gov.au)

Certificate No: **82784**  
Receipt No: **300000**

Date: **12/10/2022**  
Application No: **79776**

**Brenton Ward Real Estate**  
PO Box 3150  
NORWOOD SA 5067

## CERTIFICATE

Section 187 (1) of the Local Government Act

Assessment No: **48426**  
Valuer General No: **2810578006**  
Property Description: **LOT: 22 ALP: SEC: 837 DP: 5813 CT: 5446/515**  
Property Address: **12 Apalie Drive MODBURY 5092**  
Owner: **Lara Lansell Property Pty Ltd**

Residential Land Use 2023		\$1,798.83
Regional Landscape Levy 2023		\$42.22
Overdue/Arrears		\$9,487.95
Interest/Rounding		\$0.00
Legal Costs		\$476.50
Less Rebate		\$0.00
Less Payments Received		\$0.00
General Debtors		
<b>Total Amount Due</b>	<b>5<sup>th</sup> December 2022</b>	<b>\$11,805.50</b>

**Please Note:**

*Further fines & interest may be applied to overdue accounts.*

**NOTE:** Verbal updates will be available for 3 months on current year's rates from the date of issue of this certificate

*Charges may be pending for the removal of flammable undergrowth or other flammable or combustible materials or substances under the Fire and Emergency Services Act 2005. The charges that apply will be those that are incurred by the Council.*

I certify in terms of Section 187(1) of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Delegated Officer:



We accept settlement payment of council rates  
BPay Biller Code: 787911 / Reference # 48426

**Account balance and payment available online: Go to [www.teatreegully.sa.gov.au/Payments](http://www.teatreegully.sa.gov.au/Payments)**

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994



CITY OF  
**TEA TREE GULLY**  
*Naturally Better*

Date of Issue: 12 October 2022

Certificate Number 82784  
Receipt Number 300000  
Assessment Number 48426

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Valuer General No: 2810578006  
Property Description: LOT: 22 ALP: SEC: 837 DP: 5813 CT: 5446/515  
Property Address: 12 Apalie Drive MODBURY 5092  
Owner: Lara Lansell Property Pty Ltd

## Provision of Prescribed Information

### Section 7 Land and Business (Sales and Conveyancing) Act 1994

The information herein is provided pursuant to Council's Obligations under Section 12 of the Land and Business (Sales and Conveyancing) Act 1994.

### Development Section

Prescribed Encumbrance	Particulars Required
Part 1 – Items that must be included in statement	
Development Act 1993 (Repealed)	
Section 42 – Condition (that continues to apply) of a development authorisation)	01/08/2016 - Development Application APPROVAL 2016/111056 Land Division (1 Allotment into 4) 30/05/2016 - Development Application APPROVAL 2016/111116 Demolition of existing dwelling

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

<p><b>Repealed Act Conditions</b></p> <p><i>Disclaimer: The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) of provisional building rules consent (or its equivalent) granted under the following repealed Acts.</i></p>	
<p>Condition (that continues to apply) of an approval or authorisation granted under any of the following Acts:            Building Act 1971 (repealed)            City of Adelaide Development Control Act 1976 (repealed)            Planning and Development Act 1966 (repealed)            Planning Act 1982 (repealed)</p>	<p>Nil</p>
<p><b>Planning, Development and Infrastructure Act 2016</b></p>	
<p><b>Part 5 – Planning and Design Code</b></p>	
<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)</p>	<p>Refer PlanSA Extract</p>
<p>Is the land situated in a designated State Heritage place?</p>	<p>Refer PlanSA Extract</p>
<p>Is the land designated as a place of local heritage value?</p>	<p>Refer PlanSA Extract</p>
<p>Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p>	<p>Unknown</p>
<p>Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p>	<p>Refer to Property Interest Report <a href="#">Land Services SA</a></p>
<p>Section 127 – Condition (that continues to apply) of a development authorisation</p>	<p>Refer PlanSA Extract</p>
<p><b>Part 2 – Items to be included if land affected</b></p>	
<p><b>Development Act 1993 (repealed)</b></p>	
<p>Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space</p>	<p>N/A</p>

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	N/A
Section 55 – Order to remove or perform work	Nil
Section 56 – Notice to complete development	Nil
Section 57 – Land Management Agreement	See Title for Details
Section 69 – Emergency Order	Nil
Section 71 – Fire Safety Notice	Nil
Section 84 – Enforcement Notice	Nil
Section 85(6), 85(10) or 106 – Enforcement Order	NIL
Part 11 Division 2 – Proceedings	Nil
<b>Fire and Emergency Services Act 2005</b>	
Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	Nil
<b>Food Act 2001</b>	
Section 44 – Improvement Notice	NIL
Section 46 – Prohibition Order	Nil
<b>Housing Improvement Act 1940 (repealed)</b>	

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

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Section 23 – declaration that house is undesirable or unfit for human habitation	Nil
<b>Local Government Act 1934 (repealed)</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Planning, Development and Infrastructure Act 2016</b>	
Section 141 – Order to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Section 155 – Emergency order	NIL
Section 157 – Fire safety notice	NIL
Section 192 or 193 – Land Management Agreement	Refer PlanSA Extract
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NIL
Part 16 Division 1 – Proceedings	NIL
Section 213 – Enforcement notice	NIL

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

Section 214(6), 214(10) or 2222 – Enforcement Order	NIL
<b>Public and Environmental Health Act 1987 (repealed)</b> <i>Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant Standards &amp; Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.</i>	
<b>South Australian Public Health Act 2011</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Additional Information (City of Tea Tree Gully)</b> <i>Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010</i>	
Miscellaneous	Nil
Easements	EASEMENT - CITY OF TEA TREE GULLY
CWMS	Nil

## **Particulars relating to Environment Protection**

Does the council hold details of any development approvals relating to -

- (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*)

YES

/

NO

**All development approvals on Council records relating to this subject are listed under the heading "Development Act 1993 or the Planning, Development and Infrastructure Act 2016"**

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Act 1994

**Note – Building Indemnity Insurance is not required for:**

- a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the Development Act 1993 or the repealed Building Act 1971 is or was not required;
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995);
- c) Domestic building work commenced before 1 May 1987; or
- d) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 applies under the Building Work Contractors Regulations 1996; or
- e) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 has been granted under section 45 of that Act.

**BUILDING INDEMNITY INSURANCE AS ATTACHED OR AS PROVIDED ON PLANSA EXTRACT**

YES /  NO

\*Please note Council may not hold a copy of Building Indemnity Insurance if the Application has been undertaken by a Private Certifier.

**Disclaimer**

The nature of the City of Tea Tree Gully's records is such that it may not be able to provide details of Building Indemnity Insurance.

The City of Tea Tree Gully endeavours to ensure that the information provided by this search request is current and accurate, however cannot guarantee the accuracy, currency or completeness of the information contained within.

All information provided by this search is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

The City of Tea Tree Gully does not accept any responsibility or liability should you rely upon the information provided by this property search to your detriment, except as provided by statute. The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994. The information provided should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

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.

Authorised Officer.....  .....

Date... 12/10/2022.....

## Data Extract for Section 7 search purposes

Valuation ID 2810578006

**Parcel ID:** D5813 A22

**Certificate Title:** CT5446/515

**Property Address:** 12 APALIE DR MODBURY SA 5092

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

**Affordable Housing**

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

**Hazards (Flooding)**

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

**Prescribed Wells Area**

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

**Regulated and Significant Tree**

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

**Stormwater Management**

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

**Traffic Generating Development**

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

**Urban Tree Canopy**

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

**Water Resources**

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.



Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

Unknown

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

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

Associated Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

**LMAS**

No

## DECISION NOTIFICATION FORM

Development Number: 070/D059/2016  
**070/111056/2016**

For Development Application: Date of Lodgement: 02/05/2016

TO: Lara Lansell Property Pty Ltd ATF Ling Future Trust  
C/- Zaina Stacey Development Consultants  
Po Box 1000  
TORRENS PARK SA 5062

### LOCATION OF PROPOSED DEVELOPMENT:

12 Apalie Drive MODBURY 5092

Formal Property Title: LOT: 22 ALP: SEC: 837 DP: 5813 CT: 5446/515  
Hundred: Yatala

### Nature of Proposed Development:

Land Division (1 Allotment into 4)

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	Date	No of Conditions
Development Plan Consent	Granted	29/07/2016	1
Land Division	Granted	29/07/2016	5
Land Division (Community)	-		-
Building Rules Consent	-		-
Public Space	-		-
Other	-		-
<b>DEVELOPMENT APPROVAL</b>	<b>Granted</b>	<b>01/08/2016</b>	<b>6</b>

No work can commence on this development unless a Development Approval has been granted. 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.

Signature of Administration Officer: 

Planning Officer: Mr N J Grantham  
Delegate of City of Tea Tree Gully

Date: 01/08/2016

PO Box 571 Modbury SA 5092  
ABN 69 488 562 969

Tel 08 8397 7444  
Email [cttg@cttg.sa.gov.au](mailto:cttg@cttg.sa.gov.au)

Fax 08 8397 7400  
[www.teatreegully.sa.gov.au](http://www.teatreegully.sa.gov.au)

APPLICATION NO: 070/D059/2016  
070/111056/2016  
APPROVAL DATE: 01/08/2016

**Requirements Pursuant to Section 33(1)(a) of the Development Act, 1993**

- (1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/D059/2016 (070/111056/2016) except where varied by any condition(s) listed below.

**Note(s):**

- (1) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.
- (2) NBN Co. is responsible for the installation of National Broadband Network (NBN) fibre for all developments in areas where NBN Co. has already rolled out fibre. To ensure services are available when residents move in, developers and builders must register their developments and apply to NBN Co. before building has commenced. To determine if your site is in an NBN area and to register your development, please complete the pre-qualifier forms located at [www.nbnco.com.au/newdevelopments](http://www.nbnco.com.au/newdevelopments). For more information, please contact the NBN Co. New Developments Team on 1800 687 626 or email [newdevelopments@nbnco.com.au](mailto:newdevelopments@nbnco.com.au).

**Requirements Pursuant to Section 33(1)(c)/(d) of the Development Act, 1993**

**Development Assessment Commission Requirements**

- (1) Payment of \$19464 into the Planning and Development Fund (3 allotment(s) @ \$6488/allotment).  
Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide, 5001, or in person at Level 5, 136 North Terrace, Adelaide.
- (2) All existing structures and deleterious material shall be cleared from the subject land prior to the final clearance of the land division.  
**Note:** Development Approval, via a separate application, will be required for demolition work.
- (3) The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.  
The alteration of internal drains to the satisfaction of SA Water is required.  
Subject to our new process, on receipt of the developer detail and site specification an investigation will be carried out to determine if the connection to your development will be standard or non standard fess.  
On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developer/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Council Requirements

- (1) A final certified survey plan be lodged with Council prior to final clearance of the land division.
- (2) All existing structures and deleterious material shall be cleared from the subject land prior to the final clearance of the land division.

**Note:** Development Approval, via a separate application, will be required for demolition work.

## IMPORTANT INFORMATION – PLEASE READ

The following information may be relevant to your land division consent. Please read carefully.

### Requirements for section 51 Clearance

A certificate under section 51 of the *Development Act 1993* is required before this land division can be submitted to the Registrar-General under the *Real Property Act 1886*. This certificate will be issued by the Development Assessment Commission once it is satisfied that conditions imposed pursuant to Section 33(1)(c) or (d) of the *Development Act 1993* have been satisfied, or the applicant has, as permitted by the *Development Regulations 2008*, entered into a binding agreement, supported by adequate security, to satisfy one or more conditions.

### Operative life of land division consent

Except where this consent is to vary an earlier land division consent, this land division consent will remain valid for the following period of time:

- 12 months from the date of the consent; or
- 3 years from the date of the consent where an application for a certificate under section 51 of the *Development Act 1993* has been lodged with the Development Assessment Commission within 12 months from the date of the consent.

(See Regulation 48(1)(ii) of the *Development Regulations 2008*).

All conditions of consent issued under Section 33(1)(c) or (d) must be satisfied within the timeframe prescribed above.

Where the approval is for a variation, the lifespan of the consent will be calculated from the date of the original approval, unless otherwise approved by Council (see section 39(7)(d) of the *Development Act 1993*).

### Lapse of certificate

A certificate issued under section 51 of the *Development Act 1993* will lapse unless it is lodged with the Registrar-General under the *Real Property Act 1886* within 12 months after it is issued, or unless an extension of time is granted by the Development Assessment Commission (see section 51(6) the *Development Act 1993* and regulation 60(8) of the *Development Regulations 2008*).

### Extension of time

#### Land division consent

An application may be made to Council to extend the time within which to complete the land division. A request to extend the time must be made in writing to Council and accompanied by the prescribed fee (see section 40(3) of the *Development Act 1993* and regulation 48(2) of the *Development Regulations 2008*).

#### Section 51 certificate

An application may be made to the Development Assessment Commission for permission to extend the time within which to lodge the section 51 certificate (see section 51(6) of the *Development Act 1993* and regulation 60(8) of the *Development Regulations 2008*).

### Further building work relating to a land division

The installation of infrastructure, including, but not limited to, retaining walls, earthworks and roadways, will require a separate application for approval, except where approved as part of this land division application.

### Reserved matters for assessment

Where particular elements of Council's assessment are reserved pursuant to section 33(3) of the *Development Act 1993*, the approval is not formally granted until the reserved matter or matters have been addressed to Council's satisfaction. Construction cannot commence until each reserved matter has been appropriately dealt with.

### Infrastructure installation

Council suggests that you contact appropriate servicing authorities (e.g. electricity and gas service providers etc) regarding their requirements before any works commence relating to the land division.

### Your right of appeal

You may have a right of appeal to the Environment, Resources and Development (ERD) Court against the decision if it is either a refusal or an authorisation with conditions. An appeal must be lodged within two months from the date on which you receive notice of the decision or such longer period as the Court may allow (see section 86(4) of the *Development Act 1993*). Please contact the ERD Court for further information if you want to appeal. The Court is situated in the Sir Samuel Way Building, Victoria Square, Adelaide, Telephone: 8204 0300.



# DECISION NOTIFICATION FORM

Development Number: **070/111116/2016**  
 For Development Application:      Date of Lodgement:      16/05/2016

TO:  
 I Think Design Studio  
 8/193 Prospect Road  
 PROSPECT SA 5082

**LOCATION OF PROPOSED DEVELOPMENT:**

12 Apalie Drive MODBURY 5092  
 Formal Property Title: LOT: 22 ALP: SEC: 837 DP: 5813 CT: 5446/515  
 Valuer General Number: 2810578006  
 Development Cost: \$8,000.00

Class(s): 1-10

**Nature of Proposed Development:**  
 Demolition of existing dwelling

In respect of this proposed development you are informed that:

Nature Of Decision	Consent Granted	Date	No of Conditions
Development Plan Consent	Not Required		
Building Rules Consent	Granted	27/05/2016	1
<b>DEVELOPMENT APPROVAL</b>	<b>Granted</b>	<b>30/05/2016</b>	<b>1</b>

No work can commence on this development unless a Development Approval has been granted. 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.

Signature of Administration Officer:

Building Officer: Mr M N Twigg  
 Delegate of City of Tea Tree Gully

Date: 30/05/2016

APPLICATION NO: 070/111116/2016  
APPROVED DATE: 30/05/2016

### Building Rules Consent Conditions

- (1) The proposed demolition work shall be undertaken in accordance with Australian Standard AS2601-2001 (Demolition of Structures).  
*Reason: To ensure all demolition works are undertaken in accordance with AS 2601-2001 the Demolition of Structures.*

#### Note(s):

- (1) As the building owner proposes to carry out work of a prescribed nature in accordance with the building regulations, that is work which affects the stability of other land or premises, the building owner, must at least 28 days before the building work has commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60 of the Development Act 1993.
- (2) The demolition is to be executed to ensure the protection of persons and vehicles in the vicinity. All vehicle and machinery movement to and from the site is to be managed to ensure the safety of persons and other vehicles within the vicinity, all demolition materials are to be removed from the site, and the site is to be left in a clean and tidy condition. The demolition, transport and disposal of asbestos products, is subject to legislative control and must be handled in accordance with those requirements.
- (3) All services shall be disconnected in accordance with the relevant authorities requirements and sewer pipes must be capped off at the connection of the septic tank.
- (4) Precautions shall be taken to ensure the safety of the public during construction and demolition where relevant. As a minimum requirement, the site shall be provided with suitable fencing to restrict access by the general public to the work area.

Roadways and footpaths adjacent to the site shall be kept clean and free of dirt and debris at all times, and any damage occurring to Council roadways or footpaths as a result of the work shall be repaired to the satisfaction of Council, at the applicant's expense.

Precautions shall be taken to prevent dust, noise or other nuisance from affecting nearby properties.

Building rubbish shall be suitably retained on the site and disposed of at regular intervals.

- (5) Removal of asbestos materials must comply with the requirements of Safe Work SA, Level 4, World Park A, 33 Richmond Road, Keswick SA 5035 – Ph. 1300 365 255.
- (6) The licensed builder or building owner responsible for the removal of the building shall ensure the removal or disposal of all garbage and waste materials from the site, and leave the site in a clean and tidy condition.

- (7) The builder must provide a Written Statement to Council that the building work carried out is in accordance with the approved documents. The notice must be forwarded to Council within 10 business days of either the notice of completion or occupation of the building.
- (8) The cost of rectifying any damage or conflict with existing services or infrastructure arising out of this development will be borne by the applicant.
- (9) You are advised that it is an offence to undertake tree damaging activity in relation to a regulated or significant tree without the prior consent of Council. A tree damaging activity means:
- The killing or destruction of a tree; or
  - The removal of a tree; or
  - The severing of branches, limbs, stems or trunk of a tree; or
  - The ringbarking, topping or lopping of a tree; or
  - Any other substantial damage to a tree including severing or damaging any roots; and includes any other act or activity that causes any of the foregoing to occur, but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.
- (10) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (11) Ensure that all permissions are sought from the relevant authorities before demolition works are undertaken on site where there may be a Community Wastewater Management System (CWMS), easement or encumbrance.



**Statement of Compliance  
Development Act 1993  
Development Regulations 2008 – Regulation 83AB**

Note: Pursuant to section 45(1) of the Development Act 1993, 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.

This statement related to the building located at the following address or location.....

Description of building work to which this statement relates.....

Date of approval of building work to which the statement relates: ...../...../.....

Development Number: **070/111116/2016**

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 2008.

**PART A – BUILDER'S STATEMENT**

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

I certify the following:

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.

All service connections have been made in accordance with the requirements of the relevant supply authority.\*

All requirements under regulation 76(3) of the Development Regulations 2008 relating to essential safety provisions have been satisfied.\*

All notifications required under section 59 of the Development Act 1993 have been given in accordance with at Act and the requirements of the Development Regulations 1993.\*

\* Strike out any item that is not relevant

Date:.....Signed:.....

Name:.....Status:.....Licence Number:.....

Address and contact 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, instruction, 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 .....(date to be inserted).

2. Any conditions of approval relating to the building work have been satisfied.

Date:.....Signed:.....

Name: Address and contact telephone number:

.....

.....

## **IMPORTANT INFORMATION – PLEASE READ**

*The following information may be relevant to your authorisation. Please read carefully*

### **Operative life of your authorisation**

Other than where an extension of time has been granted, or where the application is for a variation to a previous development authorisation, this approval will lapse 12 months after the date of the approval (or, in matters where there has been a Court appeal, the finalisation of that appeal). If the relevant development has been lawfully commenced by substantial work within 12 months, then the approval will remain valid for 3 years from the date of the approval (see regulation 48 of the *Development Regulations 2008*). As a guide, for developments involving new residential dwellings, substantial commencement has generally been considered by the Court to consist of the pouring of the footings and slab.

Where the approval is for a variation to an earlier development authorisation, the lifespan of the approval will be calculated from the date of the earlier consent or approval, unless otherwise approved by Council (see section 39(7)(d) of the *Development Act 1993*).

### **Extension of time**

An application may be made to Council to extend the time for commencing and completing the development. A request must be made in writing to Council and accompanied by the prescribed fee (see section 40(3) of the *Development Act 1993* and regulation 48(2) of the *Development Regulations 2008*).

### **Building near powerlines**

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity services and street mains. Further, building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable for damages (see Part 6 of the *Electricity Act 1996*).

### **Infrastructure installation**

You are advised to contact appropriate servicing authorities (e.g. electricity and gas service providers etc) regarding their requirements before construction commences.

### **Your right of appeal**

You may have a right of appeal to the Environment, Resources and Development (ERD) Court against the decision if it is either a refusal or an authorisation with conditions. An appeal must be lodged within two months from the date on which you receive notice of the decision or such longer period as the Court may allow (see section 86(4) of the *Development Act 1993*). Please contact the ERD Court, not the Council, for further information if you want to appeal. The Court is situated in the Sir Samuel Way Building, Victoria Square, Adelaide, Telephone: 8204 0300.

### **Building work affecting neighbouring land**

If your development involves work that may impact on the stability of neighbouring land, for certain work you will be required to do the following:

- 28 days prior to the building work commencing, serve on the owner of the affected land a notice of your intention to perform the building work and the nature of that work; and
- take precautions as may be prescribed to protect the affected land or premises, and carry out such other building work in relation to that affected land or premises as the adjoining owner is authorised by the *Development Regulations* to require. (see section 60 of the *Development Act 1993*)

The work for which notification is required is set out in Regulation 75 of the *Development Regulations 2008*. For further information please contact an officer of Council's City Development Team on 8397 7444.

### **Variations**

If you want to modify your development, or modify or remove any condition, then an application to vary your approval will need to be submitted to Council for assessment. For further information, please contact a Building Officer on 8397 7444.



# Local Government Inquiry

Pursuant to the Land and Business (Sale and Conveyancing) Act 1994

TO: THE CHIEF EXECUTIVE OFFICER

Date:  /  / 20

TEA TREE GULLY COUNCIL

of

PO BOX 571 MODBURY SA 5092

FROM:

Brenton Ward

of

Brenton Ward Real Estate

as \*Agent / ~~Conveyancer~~ for the \*owner / ~~prospective purchaser~~ / ~~prospective mortgagee~~

Dear Sir/Madam

We are required by Section 7 of the Land and Business (Sale and Conveyancing) Act 1994 and Regulation 13 of that Act to make the Prescribed Inquiries shown in Table 1 of Schedule 3 of the above mentioned Regulations and the Prescribed Matters shown as Building Indemnity Insurance and Particulars relating to environment protection in Table 2 of Schedule 3 of the above mentioned Regulations.

We hereby make those inquiries to you in regard to the Land described below.

Information on rates and charges is also required and we request from you a Certificate pursuant to Section 187 of the Local Government Act 1999 in regard to the Land.

Enclosed is:

- a cheque for \$

- Credit Card Authority for cost

Credit Card Type:

Visa  MasterCard

Card Number:

Expiry Date:

Cardholder Name:

Signature:

Amount:

\$

and

- a copy of the Certificate(s) of Title to the Land

It would be appreciated if your response to the Section 7 inquiry can be given on the Form recommended by the Local Government Association of South Australia.

Thank you for your assistance.

Signed by or on behalf of the \*Agent/~~Conveyancer~~

DocuSigned by:

*Brenton Ward*

12-Oct-22

D177472E4D5F4D5...

THE LAND: Lot No:  22 Section No:  Plan No:  5813

Certificate(s) of Title:  5446/515

Property Address:  12 APALIE DRIVE

Suburb:  MODBURY State:  SA Postcode:  5092

Owner(s):  LARA LANSELL PROPERTY PTY. LTD. (ACN: 610 944 977)

Assessment No(s):  Valuer General No:

\*(Delete where not applicable)

Reg No	4006	Assess	48426
Lot	22	Houses	12
Date	12 OCT 2022		
Street	APALIE DRIVE		
RATES		ENC	S



Product	Register Search (CT 5446/515)
Date/Time	11/10/2022 04:57PM
Customer Reference	1643
Order ID	20221011010138

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 5446 Folio 515

Parent Title(s)	CT 2747/103		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	02/09/1997	Edition 5	Edition Issued 16/05/2016

### Estate Type

FEE SIMPLE

### Registered Proprietor

LARA LANSELL PROPERTY PTY. LTD. (ACN: 610 944 977)  
OF 13A LARA STREET SOUTH YARRA VIC 3141

### Description of Land

ALLOTMENT 22 DEPOSITED PLAN 5813  
IN THE AREA NAMED MODBURY  
HUNDRED OF YATALA

### Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

### Schedule of Dealings

Dealing Number	Description
12514682	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

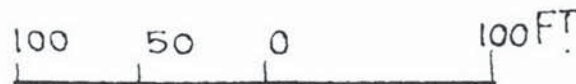
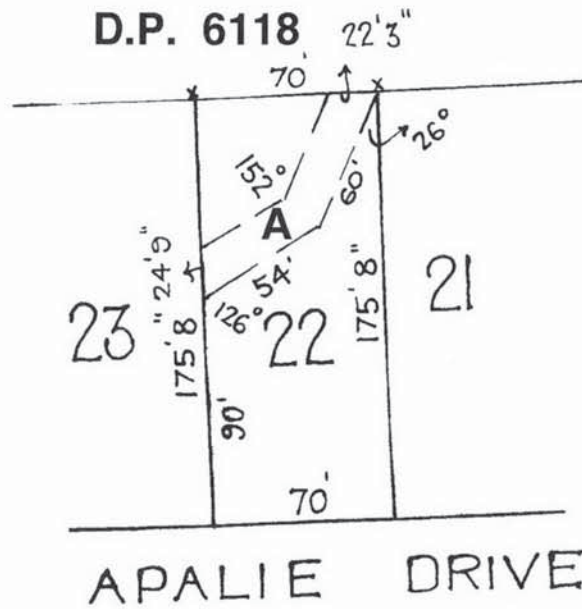
### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product  
Date/Time  
Customer Reference  
Order ID

Register Search (CT 5446/515)  
11/10/2022 04:57PM  
1643  
20221011010138



DISTANCES ARE IN FEET AND INCHES  
FOR METRIC CONVERSION  
1 FOOT = 0.3048 METRES  
1 INCH = 0.0254 METRES