

Certificate No: **7413**  
Receipt No:  
Reference No: **ID 1580512**  
**Brenton Ward Real Estate**  
**PO Box 3150**  
**NORWOOD SA 5067**

Date: **04/09/2024**  
Application No: **17032**  
Certificate Fee: **\$0.00**  
**Assessment No. 9413**



Billers Code: 495341  
Ref: 094136

**THE RURAL CITY OF MURRAY BRIDGE**  
Local Government Centre, 2 Seventh Street (PO Box 421) MURRAY BRIDGE SA 5253  
Phone 08 85391100 Fax 08 85322766

## SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999

### PROPERTY DESCRIPTION:

Property Address: 55 Clifftop Drive SUNNYSIDE 5253  
Property Description: LOT: 66 HD: BUR SEC: 172 PL: D35526 CT: 5870/677  
Valuation No: 4166102267  
Owner(s): Mr W R Young

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.

**Please direct any queries regarding this certificate to Council's Rates Assessment Officer**

### ANNUAL RATES:

Date Declared:	Last Payment Date: 04/09/2024	
Arrears of Previous Rates & Fines		\$15,836.59
Residential		\$4,354.18
RL Levy - Separate Rate		\$129.26
Kerbside Recycling Service		\$103.00
Less Pensioner Concession		\$0.00
Less payments received		\$0.00
Legal Fees		\$810.00
Current Fines Incurred		\$195.50

**Total Rates Outstanding** \$ **\$21,428.53**

### Details of Fines/Interest for Non-payment of Rates:

If an instalment of rates is not paid on or before the due date, the instalment will be regarded as being in arrears and a fine of two (2) percent of the amount of the instalment is payable. Further interest at the prescribed percentage rate is payable on the total amount of any arrears of rates (including unpaid fines) on the first day of each month thereafter.

The total amounts shown on this certificate are valid only as at the date of this certificate. If settlement occurs before the last day to pay the first rate instalment for the current financial year, any pensioner concession listed against this property will not be applicable.

### OTHER CHARGES:

Charge for Property	
Fines & Arrears	\$
Previous other Charges	\$
<b>Total Other Charges Outstanding:</b>	<b>\$</b>

**TOTAL OUTSTANDING:** \$ **\$21,428.53**

**CERTIFIED: Jodie Hagger – Senior Rates Officer** \_\_\_\_\_ **DATE: 05.09.2024** \_\_\_\_\_

**Please request, in writing, the rates balance the day before settlement to ensure the correct rates balance is paid.**

## PRESCRIBED INFORMATION

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<b>Part 1—Items that must be included in statement</b>	
<p><i>{Do not omit these items. The item and its heading must be included in the statement even if not applicable. If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}</i></p>	
<b>Development Act 1993 (repealed)</b>	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation:  Name of relevant authority that granted authorisation:  Condition(s) of authorisation:  <b>See attached Development Approval</b>
<b>Repealed Act conditions</b>	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)  <b>N/A</b>	Nature of condition(s):

**Planning, Development and Infrastructure Act 2016**

<p>Part 5 – Planning and Design Code</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): <b>See attached Data Extract</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? <b>NO</b></p> <p>Is the land designated as a local heritage place? <b>NO</b></p> <p>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? <b>NO</b></p> <p>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? <b>YES</b></p>
<p>Section 127 - Condition (that continues to apply) of a development authorisation</p> <p><b>N/A</b></p>	<p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>

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

*{If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.}*

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

<p>section 50(1)—Requirement to vest land in a council or the Crown to be held as open space <b>N/A</b></p>	<p>Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):</p>
<p>section 50(2)—Agreement to vest land in a council or the Crown to be held as open space <b>N/A</b></p>	<p>Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):</p>
<p>section 55—Order to remove or perform work <b>N/A</b></p>	<p>Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):</p>
<p>section 56—Notice to complete development <b>N/A</b></p>	<p>Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):</p>

<p>section 57—Land management agreement</p> <p><b>N/A</b></p>	<p>Date of agreement: Names of parties: Terms of agreement:</p>
<p>section 69—Emergency order</p> <p><b>N/A</b></p>	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p>
<p>section 71—Fire safety notice</p> <p><b>N/A</b></p>	<p>Date of notice:</p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out: Amount payable (if any):</p>
<p>section 84—Enforcement notice</p> <p><b>N/A</b></p>	<p>Date notice given:</p> <p>Name of the relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>

<p>section 85(6), 85(10) or 106— Enforcement order</p> <p><b>N/A</b></p>	<p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Names of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p>
<p>Part 11 Division 2—Proceedings</p> <p><b>N/A</b></p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any): Terms of determination or order (if any):</p>
<p>Confirmed – Planning/Development Section: GM</p>	
<p><b><i>Fire and Emergency Services Act 2005</i></b></p>	
<p>section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire</p> <p><b>N/A</b></p>	<p>Date of notice:</p> <p>Person or body who issued notice:</p> <p>Requirements of notice (as stated therein): Amount payable (if any):</p>
<p>Confirmed – Enforcement/compliance section: SC</p>	
<p><b><i>Food Act 2001</i></b></p>	
<p>section 44—Improvement notice</p> <p><b>N/A</b></p>	<p>Date of notice:</p> <p>Name of authorised officer who served notice: Name of authority that appointed officer:</p> <p>Requirements of notice:</p>

section 46—Prohibition order <b>N/A</b>	Date of order:  Name of authority or person who served order:  Requirements of order:
Confirmed – Environmental health section: TP	
<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
section 23—declaration that house is undesirable or unfit for human habitation <b>N/A</b>	Date of declaration:  Those particulars required to be provided by a council under section 23:
Part 7 (rent control for substandard houses) – Notice or declaration <b>N/A</b>	Date of notice or declaration  Those particulars required to be provided by the housing authority under section 60:
Confirmed – Environmental Health section: TP	
<b><i>Land Acquisition Act 1969</i></b>	
Section 10 – Notice of intention to acquire  <b>N/A</b>	Date of notice:  Name of Authority who served notice:  Description of land intended to be acquired (as described in the notice):
Confirmed – City Assets Section: .....bkg.....	
<b><i>Local Government Act 1934 (repealed)</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act <b>N/A</b>	Date of notice, order etc:  Name of council by which, or person by whom, notice, order etc is given or made:  Land subject thereto:  Nature of requirements contained in notice, order etc: Time for carrying out requirements:  Amount payable (if any):

**Local Government Act 1999**

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

N/A

Date of notice, order etc

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

Land subject thereto:

Nature of requirements contained in notice, order etc: Time for carrying out requirements:

Amount payable (if any):

Confirmed –General section: JH

**Water Industry Act 2012**

Notice or order under the Act requiring payment of charges or other amounts or making other requirement

**N/A**

Date of Notice or Order

Name of person or body who served notice or order

Amount payable (if any) as specified in the notice or order

Nature of other requirement made (if any) as specified in the notice or order

Confirmed - Water Section: TP

**Local Nuisance and Litter Control Act 2016**

Section 30 – Nuisance or litter abatement notice

**N/A - Compliance**

**N/A - Environmental Health**

Date of notice:

Notice issued by:

Nature of requirements contained in notice: Time for carrying out requirements:

Confirmed – Environmental Health Section: TP

Confirmed – Enforcement/Compliance Section: SC



**Planning, Development and Infrastructure Act 2016**

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

<p>section 198(2) – Agreement to vest land in a council or the Crown to be held as open space</p> <p><b>N/A</b></p>	<p>Date of agreement: Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>
<p>Confirmed – Planning/Development Section: GM</p>	
<p>Part 16 Division 1 – Proceedings</p> <p><b>N/A</b></p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any): Terms of determination or order (if any):</p>
<p>section 213 – Enforcement notice</p> <p><b>N/A</b></p>	<p>Date notice given:</p> <p>Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>Section 214(6), 214(10) or 222- Enforcement order</p> <p><b>N/A</b></p>	<p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Name of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p>
<p>Confirmed – Building/development section: GM</p>	
<p><b><i>Public and Environmental Health Act 1987 (repealed)</i></b></p>	
<p>Part 3—Notice</p> <p><b>N/A</b></p>	<p>Date of notice:</p> <p>Name of council or other authority giving notice: Requirements of notice:</p>

<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i> <b>N/A</b>	Date of approval:  Name of relevant authority that granted the approval: Condition(s) of approval:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i> <b>N/A</b>	Date of order:  Name of authority giving order: Requirements of order:
Confirmed – Environmental Health section: TP	
<b>South Australian Public Health Act 2011</b>	
section 92-Notice	Date of notice: <b>17 November 2017</b>  Name of Council or other relevant authority giving notice: <b>Rural City of Murray Bridge</b>  Requirements of notice <b>See attached Wastewater Approval</b>
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval</i> <b>N/A</b>	Date of approval:  Name of person or body that granted the approval: Condition(s) of approval:
Confirmed –Environmental Health section: TP	
<b>Other charges</b>	
<i>Charge of any kind affecting the land (not included in another item)</i> <b>N/A</b>	Person or body in whose favour charge exists: Nature of charge:  Amount of charge (if known):
Confirmed – Rates Section:.....JH.....	

## Particulars of Building Indemnity Insurance

**Note—Building indemnity insurance is not required for—**

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

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

Building Indemnity Insurance is required....**No** (refer above note):

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

### Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

**NO**

If **YES**, give details:

- (a) Date of the exemption:.....
- (b) Name of builder granted the exemption:.....
- (c) Licence number of builder granted the exemption:.....
- (d) Details of building work to which the exemption applies: .....  
.....  
.....
- (e) Details of conditions (if any) to which the exemption is subject: .....  
.....

Certified Development Section.....GM..... Date.....5/09/2024.....

## ***Particulars relating to Environment Protection***

### **Further information held by councils**

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*?

**NO**

**Note—**

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

However, it is expected that the ability to supply further details will vary considerably between councils.

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

It should be noted that—

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



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 5870 Folio 677

Parent Title(s)	CT 5161/157				
Creating Dealing(s)	T 9252664				
Title Issued	17/04/2002	Edition	6	Edition Issued	23/01/2017

### Estate Type

FEE SIMPLE

### Registered Proprietor

WILLIAM ROBERT YOUNG  
JULIE YOUNG  
OF 6 THULE DRIVE MURRAY BRIDGE EAST SA 5253  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 66 DEPOSITED PLAN 35526  
IN THE AREA NAMED SUNNYSIDE  
HUNDRED OF BURDETT

### Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED J (TG 6345172)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED J

### Schedule of Dealings

Dealing Number	Description
12666878	ENCUMBRANCE TO SUNNYSIDE WATER CO. PTY. LTD. (ACN: 058 425 451)

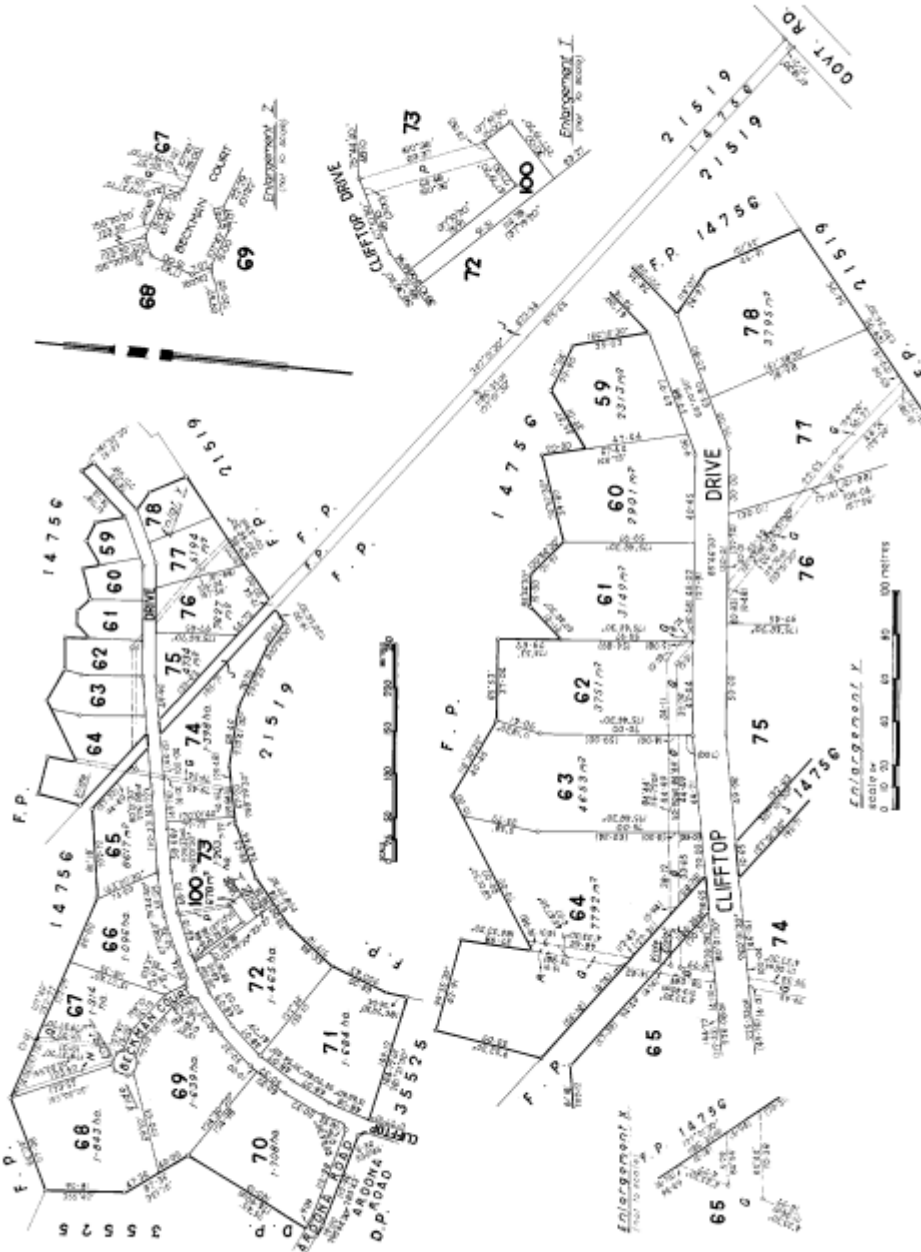
### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 14/2009

Administrative Interests	NIL
--------------------------	-----



## Data Extract for Section 7 search purposes

Valuation ID 4166102267

**Data Extract Date:** 04/09/2024

**Parcel ID:** D35526 A66

**Certificate Title:** CT5870/677

**Property Address:** 55 CLIFFTOP DR SUNNYSIDE SA 5253

### Zones

Rural Living (RuL)

### Subzones

No

### Zoning overlays

#### Overlays

#### **Environment and Food Production Area**

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

#### **Hazards (Bushfire - General) (General)**

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

#### **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.

#### **Murray-Darling Basin**

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

#### **Native Vegetation**

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

#### **River Murray Flood Plain Protection Area**

The River Murray Flood Plain Protection Area Overlay seeks to conserve and enhance the riverine environment, provide for environmental water flows, protect life and property against flood risk and recognise the riverine environment as an important tourist and recreational resource.



### Is the land situated in a State Heritage Place/Area

No

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

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

### Is the land designated as a Local Heritage Place

No

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

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

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

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

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No



MURRAY  
BRIDGE

Bridge to Opportunities

# DECISION NOTIFICATION FORM

**Development Number 415/157/2017**

FOR DEVELOPMENT APPLICATION:

DATED 20/04/2017  
REGISTERED ON 20/04/2017

TO: WCK Pty Ltd  
PO Box 1116  
MURRAY BRIDGE SA 5253

Property Owner: Mr W R & Ms J Young  
Applicant Name: WCK Pty Ltd

## LOCATION OF PROPOSED DEVELOPMENT

Cliff Top Drive SUNNYSIDE  
LOT: 66 HD: BUR SEC: 172 PL: D35526 CT: 5870/677

### Nature of Proposed Development

Single storey detached dwelling with double garage and verandahs under main roof

In respect of this proposed development you are informed that:


Nature of Decision	Consent Granted	No of Conditions	Consent Refused	Not Applicable
Development Plan Consent	13/06/2017	6		
Land Division	-	-		
Land Division (Strata)	-	-		
Building Rules Consent	22/06/2017	NIL	PRIVATE	CERTIFIER
Public Space	-	-		
Other	-	-		
<b>DEVELOPMENT APPROVAL</b>	27/06/2017	6		

Details of the building classification and, if applicable, the approved number of occupants under the Building Code are attached.

**No work can commence on this development unless 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 works or change the use of the land until you have also received notification of a Development Approval.**

Section 86(1)(a) of the Development Act 1993 provides you with a right of appeal against Council's decision or any condition attached to the decision if instituted **within 2 months**. The appeal is to the Environment, Resources & Development Court located in the Sir Samuel Way Building Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

Signed:   
Vanessa Van Eck  
PLANNING OFFICER  
Date: 27/06/2017

Signed:   
Trevor Smith  
DEVELOPMENT ASSESSMENT OFFICER – BUILDING  
Date: 27/06/2017

6 sheets of conditions and notes attached

South Australia – Regulation under the Development Act, 1993 Regulation 42

## DEVELOPMENT ACT APPROVAL

### DEVELOPMENT PLAN CONDITIONS

**Development Application No:** 415/157/2017  
**Applicant:** WCK Pty Ltd  
**Location:** Cliff Top Drive SUNNYSIDE  
LOT: 66 HD: BUR SEC: 172 PL: D35526 CT: 5870/677  
**Development Work:** Single storey detached dwelling with double garage and verandahs under main roof

- A. That pursuant to Section 35 (2) of the Development Act, 1993, the proposal is not seriously at variance with the relevant provisions of the Murray Bridge Council Development Plan.
- B. That pursuant to Section 33 of the Development Act, 1993, Development Application Number 415/157/2017 be GRANTED Development Plan Consent subject to the following conditions:

#### **DEVELOPMENT PLAN CONSENT CONDITIONS:**

- (1) That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans submitted in development application number 415/157/2017

Plan numbers listed here:

- Site plan, Kookaburra Homes, Drawn by North eastern designers Pty Ltd, Date 8/3/2017, Sheet no 3, stamped as amended plan 2/6/16
- Site plan, Kookaburra Homes, Drawn by North eastern designers Pty Ltd, Date 8/3/2017, Sheet no 4, stamped as amended plan 2/6/17
- Floor plan, Kookaburra Homes, Drawn by North eastern designers Pty Ltd, Date 8/3/017, Sheet no 1, stamped as amended plan 19/5/17
- Elevation plan, Kookaburra Homes, Drawn by North eastern designers Pty Ltd, Date 8/3/2017, Sheet 2, stamped as amended plan 19/5/17

**Reason:** To ensure the development proceeds in an orderly manner.

- (2) The dwelling must be connected to an approved wastewater system and a certificate of compliance provided prior to occupation.

**Reason:** To ensure waste water is disposed of in a controlled manner.

#### **The following conditions are imposed by the Minister for the River Murray;**

- (3) During construction the property must be appropriately managed as to prevent erosion and pollution of the subject site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained, to ensure no pollutants (including excavation or fill material) enter the River Murray system
- (4) Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.

- (5) Any excavation or fill material surplus to the requirements of the development must be disposed of such that it will not:
  - a. be located within the 1956 floodplain;
  - b. adversely impact native vegetation;
  - c. impede the natural flow of any surface waters;
  - d. allow sediment to re-enter any water body;
  - e. facilitate the spread of pest plant or pathogenic material.
- (6) Stormwater run-off from the structure must be managed to prevent erosion or pollution of the site and the environment, and diverted away from wastewater disposal areas, such as septic tanks and aerobic systems. Connection to a water storage tank would assist in complying with this condition.

**NOTES:**

- (1) The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended in writing by Council.
- (2) You are also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended in writing by the Council.
- (3) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- (4) Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow.
- (5) Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide. (Telephone number 8204 0300).

**The following notes are advised by the Minister for the River Murray;**

- (6) The applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray through his or her actions or activities.
- (7) If the applicant wishes to use water (other than for firefighting purposes) from the River Murray Prescribed Watercourses or wells, then they may be required to apply to the Department of Environment, Water and Natural Resources for a water licence, pursuant to the *Natural Resources Management Act 2004*. Further, a permit is required from the Department for any work to be carried out on a well or for new wells to be drilled. For further information contact the Department on 8595 2053 or visit:  
<http://www.environment.sa.gov.au/licenses-and-permits/water-licence-and-permit-forms>
- (8) The River Murray and many of its tributaries and overflow areas particularly have abundant evidence of Aboriginal occupation. Under section 20 of the *Aboriginal Heritage Act 1998* (The Act), an owner or occupier of private land, or an employee or agent of such an owner or

occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister responsible for administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act.

- (9) If there is an intention to clear native vegetation on the land at any time the applicant should consult with the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its Regulations, which may include the provision of a Significant Environmental Benefit. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on telephone 8303 9741 or visit: <http://www.nvc.sa.gov.au>
- (10) The applicant is encouraged to incorporate locally indigenous plant species into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species. For information on appropriate species to be planted, please contact State Flora at Bremer Road, Murray Bridge on telephone 8539 2105, or within Belair National Park on telephone 8278 7777 or visit: [http://www.environment.sa.gov.au/our-places/State\\_Flora](http://www.environment.sa.gov.au/our-places/State_Flora)
- (11) This approval does not obviate any considerations that may apply to the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). For further information visit:  
<http://www.environment.gov.au//topics/about-us/legislation/environment-protection-and-biodiversity-conservation-act-1999/about-epbc>

## DEVELOPMENT ACT APPROVAL

### BUILDING RULE CONDITIONS

**Development Application No:** 415/157/2017  
**Applicant:** WCK Pty Ltd  
**Location:** Cliff Top Drive SUNNYSIDE  
LOT: 66 HD: BUR SEC: 172 PL: D35526 CT: 5870/677  
**Development Work:** Class 1A – Single storey detached dwelling with double garage and verandahs under main roof

#### **BUILDING RULES CONSENT CONDITIONS:**

(Please refer to Private Certifier's conditions)

#### **NOTES:**

- (1) **Notice to Council of Staged Works - Regulation 74**  
A person who is carrying out building work or who is in charge of carrying out building work within the Council area must notify the Council at the following periods and stages (a mandatory notification stage).
- (a) one business day's notice of the commencement of building work on the site; and
  - (b) one business day's notice prior to the placing of concrete in any footing or other structural member that transfers load directly to a foundation or in any pile or caisson; and
  - (c) two clear business days' notice of the actual completion of wall and roof framing prior to fixing internal linings and the roof covering; and
  - (d) one business day's notice of completion of the building work; and
  - (e) one business day's notice of the intended commencement of any stage of the building work specified by the council by notice in writing to the building owner on or before development approval is granted in respect of the work.



Consultants

KBS Consultants  
Building Certifiers  
Building Surveyors  
59 Hughes Street  
Unley, South Australia 5061  
T (08) 8274 1500  
F (08) 8271 5071  
E admin@kbsconsultants.com.au  
kbsconsultants.com.au  
ABN 62 128 779 924

## DECISION NOTIFICATION FORM

For Development Application

Registered 08 Jun 2017

Development Number 415/157/2017

KBS Job Number 20161211

To: **WCK Pty Ltd**  
**PO Box 1116**  
**MURRAY BRIDGE**  
**SA 5253**

### Location of Proposed Development

Lot 66 Clifftop Dve, Sunnyside

### Nature of Proposed Development

Single storey detached dwelling with double garage and verandahs under main roof

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions
Development Plan Consent	—	—
Building Rules Consent	22 Jun 2017	Nil
<b>DEVELOPMENT APPROVAL</b>	—	See Notes

Details of the building classification and the approved number of occupants under the Building Code are attached, if applicable.

If there were third party representatives, any consent/ approval or consent/ approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

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

Date of Decision: 22 Jun 2017

Sheets Attached

Signed:

Private Certifier

Alan Taylor PC020

## BUILDING RULES CONSENT CONDITIONS AND NOTES

<b>Proposed Building Work</b>	Single storey detached dwelling with double garage and verandahs under main roof
<b>Site Address</b>	Lot 66 Clifftop Dve, Sunnyside
<b>Applicant</b>	WCK Pty Ltd
<b>Classification</b>	1A Dwelling & 10A Garage, Verandah

### Conditions

Nil

### Notes

- If an excavation penetrates a plane inclined downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below the surface at the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- If fill exceeds 200mm within 600mm of the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- Brush fences are not permitted within 3 metres of a Class 1 (dwelling) building unless there is an appropriate level of protection (1 hour fire rating – 60/60/60 FRL) in accordance with the Minister's Specification SA76C.
- All stormwater must 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 insanitary conditions. It is recommended where possible to drain stormwater from the building and paved areas to the street watertable.
- The Building Rules requires the installation of a smoke alarm. Where there more than one smoke alarm they shall be interconnected. Appropriate maintenance is important. You should test for audible alarm 3 monthly and replace the battery when necessary.
- During the period that the development is being undertaken care should be taken to ensure all paper, plastic, rubbish and other waste material associated with the building work is secured and contained within the subject land.
- A copy of the completed **Statement of Compliance, Parts A & B** (attached to the applicant's copy of this consent) for the building work must be provided to KBS Consultants within 10 business days after a notice of completion with respect to the building work is given.
- This assessment is for compliance with the requirements of the Building Rules as defined in the Development Act (and Regulations), and does not imply compliance with any other Act or Regulation. Building work cannot commence until the development is approved under the Act.



Alan Taylor PC020  
Registered Private Certifier  
Date of Decision: 22 Jun 2017







The Rural City of  
**MURRAY  
BRIDGE**

Bridge to Opportunity

Local Government Centre  
2 Seventh Street (PO Box 421)  
Murray Bridge SA 5253

T 08 8539 1100  
F 08 8532 2766

council@murraybridge.sa.gov.au  
www.murraybridge.sa.gov.au

ABN 90 501 266 817

In response please quote **ES 44-33-2017**

17 November 2017

<b>Owner:</b> Mr William Young C/- WCK Pty Ltd PO Box 1116 MURRAY BRIDGE SA 5253	<b>Applicant:</b> WCK Pty Ltd Po Box 1116 MURRAY BRIDGE SA 5253
--	--

**RE: WASTEWATER WORKS APPROVAL FOR LOT 66 CLIFFTOP DRIVE SUNNYSIDE**

I refer to your application to install a new onsite wastewater system at the above site (**amendment**).

I advise that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) your application has been approved subject to the following conditions.

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

1. The approved wastewater system incorporates:
  - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500
  - 1.2. **3250L** Ri-Industries aerobic wastewater system
  - 1.3. **180m<sup>2</sup>** surface Irrigation area
2. The system is to be installed, commissioned, operated and maintained in accordance with:
  - 2.1 The plans and specifications submitted including any amendments made/required with this approval (Revision B - Site Plan).
  - 2.2 Manufacturers, installers and equipment suppliers' instructions and recommendations.
  - 2.3 The engineers report by **Strassi Consulting Engineers (Job Number 17113)** dated 17 March 2017.
  - 2.4 In the case of any wastewater products to be installed, the relevant product approval conditions
  - 2.5 Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2).
  - 2.6 The Onsite Wastewater Systems Code
  - 2.7 All other relevant standards and codes.
  - 2.8 Conditions of this approval.
3. In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed **Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days of completion.**
4. Council's Environmental Health staff must be notified at least 24 hours prior to the following stages: -
  - a) Underfloor plumbing (water test)
  - b) Drainage work connection to septic tank (water test) and soakage trench/bed prior to covering/backfilling.

Lerwin Nursing Home  
67 Joyce Street  
Murray Bridge  
T 08 8539 1185

Murray Bridge Public Library  
Cnr South and East Terrace  
Murray Bridge  
T 08 8539 1175

Regional Gallery and Town Hall  
27 Sixth Street  
Murray Bridge  
T 08 8539 1420

Visitor Information Centre  
3 South Terrace  
Murray Bridge  
T 08 8539 1142

The Station  
3 - 5 Railway Terrace  
Murray Bridge  
T 08 8539 1157

(The relevant authority reserves the right to inspect during construction, upon completion, or not to inspect the installation)

5. The operator of the wastewater system must ensure that the lids and access openings are to be fitted so as to be childproof.
6. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with:
  - 6.1 The conditions of this approval
  - 6.2 The prescribed codes to the extent which they are applicable.
7. The operator of a wastewater system must ensure that wastewater from the system is Reused or disposed of in accordance with:
  - 7.1 These approval conditions
  - 7.2 All relevant standards and Codes to the extent which they are applicable.
8. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
9. This approval will expire if the works are not commenced, or are commenced but not substantially completed within 24 months after the date of approval.
10. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-
  - 10.1 The operator consents or-
  - 10.2 The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

**NOTE: Approval of the wastewater system does not infer development approval and work should not proceed until all approvals are received.**



**Emily Smith**

**ENVIRONMENTAL HEALTH OFFICER**

*Authorised Officer – South Australian Public Health Act 2011*

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