

**To The Form 1 Company  
GPO Box 1651  
Adelaide SA 5001**

**Certificate No: 29247  
Certificate Date: 10/09/2024**

### **LOCAL GOVERNMENT INQUIRY**

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

**Land:**

**Assessment No:** 2538  
**Valuer-General's No:** 0312042007  
**Owner/s:** S M Kemp  
**Property Details:** 66 Merchants Road Basket Range 5138  
**Legal Description:** Sec: 288 HDP:105600 CT:5604/641

**Rates and other monies due as known by Adelaide Hills Council as at 10/09/2024**

Due Dates for Payment: 1st Qtr due 01/09/2024 2nd Qtr due 01/12/2024  
3rd Qtr due 01/03/2025 4th Qtr due 01/06/2025

Arrears/Credits as at 01/07/2024		\$19,063.34
<b>Rates for the 2024/2025 rating year (Declared 1/07/2024)</b>		<b>\$3,292.04</b>
Rates - Primary Production	\$2,340.00	
Fixed Charge	\$830.00	
State Govt. Hills & Fleurieu Landscape Levy	\$122.04	
Rates Postponed (arrears and current)		\$0.00
Postponed Interest		\$0.00
PLUS Other property Related Debts		
PLUS Fines and/or Interest to date		\$402.57
PLUS other adjustments, including Legal Fees		\$425.00
LESS Rebate (if applicable)		\$0.00
LESS Payments/Rounding		\$0.00
<b>TOTAL OWING AS AT 10/09/2024</b>		<b>\$23,182.95</b>

**Fines on Rates:** Council Rates are deemed to be overdue if not paid by 01/09/24 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 9.15% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 12th of each month following until the total balance owing is paid.

**Fines on Payments by Instalments:** Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 9.15% p.a. added on the 12th of each month following, until the total amount overdue is paid.

The charges as shown are valid for the date of the certificate.

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

**Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.**



**Biller Code: 45369**

**BPay Reference Number      25387**

Certified - Adelaide Hills Council

Date -10-September-2024



PO Box 44  
Woodside SA 5244

Telephone (08) 8408 0400  
Fax: (08) 8389 7440  
Email: mail@ahc.sa.gov.au

To: The Form 1 Company  
GPO Box 1651  
Adelaide SA 5001

Certificate No: 22611  
Certificate Date: 10/09/2024

## REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land and Business (Sale and Conveyancing) Act 1994.

### Land:

<b>Assessment No:</b>	2538
<b>Valuer-General's No:</b>	0312042007
<b>Owner/s:</b>	S M Kemp
<b>Property Details:</b>	66 Merchants Road Basket Range 5138
<b>Legal Description:</b>	Sec: 288 HDP:105600 CT:5604/641

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**PRESCRIBED INFORMATION*****Important Information to Note*****General Advice**

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at <https://code.plan.sa.gov.au>. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au).

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

***Developments prior to 1998***

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

***Building Indemnity Insurance***

This is insurance taken out by a building work contractor when performing domestic building work costing \$12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:

<https://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-after-bushfire-or-other-catastrophic-event>

Further information can be found from the housing, property and land section of the State Government website directory [www.sa.gov.au](http://www.sa.gov.au) or from the Office of Consumer and Business Affairs website [www.ocba.sa.gov.au](http://www.ocba.sa.gov.au).

**Greg Georgopoulos**  
**Chief Executive Officer**

**PRESCRIBED INFORMATION****Development Act 1993 (Repealed)****Section 42** - Condition (that continues to apply) of a development authorisation.**Yes**

If yes see attached approvals

**Part 2 - Items to be Included if land affected****Development Act 1993 (repealed)**

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

**N/A**

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

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

**N/A**

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work

**N/A**

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

Section 56 - Notice to complete development

**N/A**

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

**PRESCRIBED INFORMATION**

Section 57 - Land management agreement

**No**

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached

Section 69 - Emergency order

**N/A**

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):

Section 71 - Fire safety notice

**N/A**

Date of notice:

Names of authority giving notice

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

Section 84 - Enforcement notice

**N/A**

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable (if any):

**PRESCRIBED INFORMATION**

Section 85(6), 85(10) or 106 - Enforcement order

**N/A**

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

Part 11 Division 2 - Proceedings

**N/A**

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

**Confirmed-Planning/Development Section** Anneke Potter

**Housing Improvement Act 1940**

Section 23 - Declaration that house is undesirable or unfit for human habitation

**N/A**

Date of declaration:

Those particulars required to be provided by a council under Section 23:

**Confirmed-Building/Development Section** Anneke Potter

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**PRESCRIBED INFORMATION**

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**Food Act 2001**

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Section 44 - Improvement Notice

**N/A**

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

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Section 46 - Prohibition order

**N/A**

Date of order:

Name of authority or person who served order:

Requirements of order:

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

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Part 3 - Notice

**N/A**

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

**N/A**

Date of approval:

Name of relevant authority that granted approval:

Conditions of approval:

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

**N/A**

Date of order:

Name of authority giving order:

Requirements of order:

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<b>Confirmed-Environmental Health Section</b> Stewart West
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**PRESCRIBED INFORMATION**

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**South Australian Public Health Act 2011**

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Section 92 Notice

**N/A**

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice:

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South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval

**N/A**

Date of approval:

Name of person or body that granted the approval:

Condition(s) of approval:

<b>Confirmed-Health Section</b> Stewart West
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**PRESCRIBED INFORMATION**

**Local Government Act 1934 (repealed)**

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):

**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** Mignon DuRieu

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**PRESCRIBED INFORMATION**

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**Fire and Emergency Services Act 2005**

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Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire

**N/A**

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

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**Confirmed-Enforcement/Compliance Section** Mignon DuRieu

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**PRESCRIBED INFORMATION****Particulars relating to Environment Protection****Further information held by Councils**

Does the Council hold details of any development relating to -

(a) commercial or Industrial activity at the land; or

**Yes**

(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)

1992 - House/Livestock; 7 - Primary Production

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Development Consents Attached

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

It should be noted that-

(a) The approval of development by 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.

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## Data Extract for Section 7 search purposes

Valuation ID 0312042007

**Data Extract Date:** 16/09/2024

**Parcel ID:** H105600 S288

**Certificate Title:** CT5604/641

**Property Address:** 66 MERCHANTS RD BASKET RANGE SA 5138

### Zones

Productive Rural Landscape (PRuL)

### 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 - High Risk) (High)**

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

#### **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.

#### **Limited Land Division**

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

#### **Mount Lofty Ranges Water Supply Catchment (Area 1)**

The Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

#### **Native Vegetation**

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

### **Prescribed Water Resources Area**

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

### **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 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).**

No, refer note 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

# PRESCRIBED INFORMATION

## APPENDIX 1

<b><i>Planning, Development and Infrastructure Act 2016</i></b>		
<p>Repealed Act Conditions</p> <p>Conditions (that continue to apply of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), <i>The 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)</p>	<p>Nature of conditions:</p>	<p>Yes, refer attached</p>
<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):</p>	<p>For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA</p>
<p>Part 5 – Planning and Design Code</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</p>	<p>Unknown</p>
<p>Part 5 – Planning and Design Code</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.</p>	<p>Link to Planning and Design Code: <a href="#">Code Amendments   PlanSA</a></p>
<p>Part 5 – Planning and Design Code</p>	<p>Is there a State Heritage place on the land or is the land situated in a State Heritage Area?</p>	<p>No</p>
<p>Part 5 – Planning and Design Code</p>	<p>Is the land designated as a Local Heritage place?</p>	<p>No</p>
<p>Section 127 – Condition (that continues to apply) of a development authorisation</p>	<p>Date of Authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p>No</p>

## PRESCRIBED INFORMATION

### APPENDIX 1

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



## PRESCRIBED INFORMATION

### APPENDIX 1

<p>Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>	<p>Nil</p>
<p>Part 16 Division 1 – Proceedings</p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any):</p> <p>Terms of determination or order (if any):</p>	<p>Nil</p>
<p>Section 213 – Enforcement notice</p>	<p>Date notice given:</p> <p>Name of designated authority giving notice:</p> <p>Nature of directions contained in notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 214(6), 214(10) or 222 – Enforcement order</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>Nil</p>
<p><b><i>Development Act 1993 (repealed)</i></b></p>		
<p>Section 57 – Land Management Agreement</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p>	<p>Nil</p>

# PRESCRIBED INFORMATION

## APPENDIX 1

<b>Housing Improvement Act 1940</b>		
Part 7 (rent control for substandard houses)	Notice or Declaration:  Date of Notice or Declaration:  Those particulars required to be proved by the housing authority under section 60	Nil
<b>Other Charges</b>		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists:  Nature of charge:  Amount of charge (if known):	Nil

### 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:

# PRESCRIBED INFORMATION

## APPENDIX 1

### 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:

Date of the exemption	
Name of builder granted the exemption	
Licence number of builder granted the exemption	
Details of building work to which the exemption applies:	
Details of conditions (if any) to which the exemption is subject	

**Certified Development Section..... Date: 16/09/2024**

Confirmed Accurate: Anneke Potter
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**PRESCRIBED INFORMATION**

<b><i>Local Nuisance and Litter Control Act 2016</i></b>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section:      Alexis Black      Date: 10/09/24

**PRESCRIBED INFORMATION**

<b><i>Local Nuisance and Litter Control Act 2016</i></b>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Regulatory Services Section:                      Mignon DuRieu                      Date: 10/09/24
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**PRESCRIBED INFORMATION**

<b><i>Land Acquisition Act 1969</i></b>		
Section 10 – Notice of intention to acquire	Date of notice:  Name of Authority who served notice:  Description of land intended to be acquired (as described in notice)	N/A

Certified by Civil Section.....Jo Driscoll .....Date....10/9/2024

**PRESCRIBED INFORMATION**

<b><i>Land Acquisition Act 1969</i></b>		
Section 10 – Notice of intention to acquire	Date of notice:  Name of Authority who served notice:  Description of land intended to be acquired (as described in notice)	N/A

Certified by Property Section.....Jo Driscoll .....Date...10/9/2024

South Australia - Regulation 42 under the Development Act, 1993  
Schedule 11

**DECISION NOTIFICATION FORM**

Development Number

FOR DEVELOPMENT APPLICATION

LODGED 27 September 2019

**19/782/473**

To:- Sharron Kemp C/- Christian Anderson PO BOX 25 KENT TOWN DC SA 5071	ASSESSMENT NO 2538 VALUER GENERAL NUMBER 0312042007
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**LOCATION OF PROPOSED DEVELOPMENT**

**Address: 66 Merchants Road, Basket Range SA 5138**  
**Sec: 288 HDP:105600 CT:5604/641**

Nature of Proposed Development: **Demolition of existing building and construction of new farm building and associated earthworks**

Building Classification: **7b**

From **ADELAIDE HILLS COUNCIL**

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

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	<b>14 October 2019</b>	4	
Building Rules Consent	<b>18 October 2019</b>	2	
<b>DEVELOPMENT APPROVAL</b>	<b>18 October 2019</b>	6	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Date of Decision:- 18 October 2019



**Tom Warneke**  
**Building Officer**

Date:- 18 October 2019

**Expiry date:- 18 October 2020**

Sheets Attached.



### Right of Appeal

An Applicant may have a right of appeal if this notification is:

- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

### Development Approval

If this is a Development Approval it is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

**You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.**

### Mandatory Notifications – How to Notify

Notification of the commencement / completion of a stage of building work may be given in one of the following ways:

- click this link <http://www.ahc.sa.gov.au/ahc-resident/Documents/Planning-Building-docs-NEW/RESIDENT-PLANNING-Notification-Form.pdf> to complete the notification/s - then download or print to pdf and email the completed notification form to [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au)
- email the Council at [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au) attention building admin including the development application reference 19/782
- written notification to PO Box 44 Woodside SA 5244

Please note that if you are posting the notification to the Council you must take into account the anticipated delivery times of post by Australia Post (currently 1-4 business days).

### Allotment Boundaries

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

### Protection of Council Infrastructure

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

### SA Water and SA Power Networks

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. 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 to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Phone SA Power Networks on 131261 or view their website: [www.sapowernetworks.com.au](http://www.sapowernetworks.com.au) or Phone SA Water on 1300 650 950 or view their website: [www.sawater.com.au](http://www.sawater.com.au)

### Warnings

- This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.
- Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

# Adelaide Hills Council

## 1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 19/782/473

### 1. Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- amended pare site plan by owner date stamped by Council 14 October 2019
- floor plan by owner date stamped by Council 10 October 2019
- site plan by owner date stamped by Council 27 September 2019
- shed elevations by owner date stamped by Council 27 September 2019
- shed details from Olympic date stamped by Council 27 September 2019

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

### 2. External Finishes

The external finishes to the building herein approved shall be as follows.

WALLS: Colourbond Monument or similar

ROOF: Colourbond Monument or similar

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

### 3. Stormwater Roof Runoff To Be Dealt With On-Site

All roof runoff generated by the development hereby approved shall be managed on-site to the satisfaction of Council using design techniques such as:

- Rainwater tanks
- Grassed swales
- Stone filled trenches
- Small infiltration basins

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

### 4. Restriction On Use Of farm building

The building shall not be used for human habitation, commercial or industrial purposes. Any such activity may constitute a change in use and will require separate development approval.

REASON: To ensure the proposed development is undertaken in accordance with the approved plans

## 2. DEVELOPMENT PLAN NOTES RELATING TO DEVELOPMENT APPLICATION No. 19/782/473

### 1. Water Storage Tanks

A water storage tank (and any supporting structure) which:

- a) is not part of a roof drainage system; or
- b) has a total floor area exceeding ten (10) square metres; or
- c) is not wholly above ground; or

d) has a part higher than four (4) metres above the natural surface of the ground, will require Council approval.

**2. Development Approval Expiry**

This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to, and approval by, Council prior to the approval lapsing. Application for an extension is subject to payment of the relevant fee. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

**3. Erosion Control During Construction**

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

**4. Use of Building**

If the building is intended to be used for retail sales, staff facilities, cold room facilities, washing, grading, processing and packing or storage of product then a separate application will need to be lodged with Council for a change of use.

**3. BUILDING RULES CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 19/782/473**

**1. Manufacturers Recommendations**

All construction must be in accordance with the manufacturer's standard approved specifications and all relevant Australia Standards.

REASON: To ensure the building work is completed in accordance with the manufacturer's standards.

**2. Development in Accordance with Plans and Details**

All building work must be undertaken in accordance with the technical details, particulars, plans, drawings and specifications as approved by Council (Development Act Section 45).

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

**4. BUILDING RULES NOTES RELATING TO DEVELOPMENT APPLICATION No. 19/782/473**

**1. Statement of Compliance Submission Required**

In accordance with Development Regulation 83AB of the Development Regulations 2008, a duly completed 'Statement of Compliance' under Schedule 19A of the Development Regulations 2008 must be provided to the Council (or private certifier, if a private certifier granted Building Rules consent to the development application):

- within 10 business days after a notice of completion with respect to the building work has been given, or

- if the building is a Class 1a building under the Building Code (or part of such a building) and it has not been previously occupied and the building (or part) is occupied before a notice of completion with respect to the building work has been given, within 10 business days after the building (or part) is occupied.

'Part A' of the Statement must be signed by the licensed building work contractor responsible for carrying out the work or if there is no such person, by a registered building work supervisor or a private certifier and 'Part B' must be signed by the owner of the relevant land or someone acting on his or her behalf.

If this requirement is not complied with, the owner of the land is guilty of an offence unless he or she establishes that the failure to comply with the requirement is due to the act or omission of another person.

Maximum penalty: \$4,000

## **2. Certificate of Occupancy Required**

No person can occupy a building on which building work is carried out unless an appropriate 'Certificate of Occupancy' for that building has been issued in accordance with Regulation 83 of the Development Regulations 2008 (unless the building is a class 1a or 10 building under the Building Code).

Maximum penalty: \$10,000

An application for a certificate must be accompanied by the following:

- any information required by the Council;
- such certificates, reports or other documentation required including but not limited to the following:
- a copy of a Statement of Compliance, duly completed in accordance with the requirements of Schedule 19A of the Development Regulations 2008, that relates to any relevant building work, together with any documentation required under regulation 42(7)(a)(ii) of the Development Regulations 2008;
- a copy of any certificate of compliance under regulation 76(5) of the Development Regulations 2008 (if relevant);
- if the development has been approved subject to conditions, such evidence as the council may reasonably require to show that the conditions have been satisfied;
- if the application relates to the construction or alteration of part of a building and further building work is envisaged in respect of the remainder of the building, such evidence as the council may reasonably require to show—
  - (i) in the case of a building more than 1 storey—that the requirements of Minister's Specification SA 83 have been complied with; or
  - (ii) in any other case—that the building is suitable for occupation.
- if a building is to be equipped with a booster assembly for use by a fire authority; or to have installed a fire alarm that transmits a signal to a fire station or to a monitoring service approved by the relevant authority and facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act, the council must not grant a certificate of occupancy unless or until it has sought a report from the fire authority as to whether those facilities have been installed and operate satisfactorily.
- the appropriate fee

## **3. Essential Safety Provisions**

The Essential Safety Provisions attached to this Development Approval must be complied with in all respects before occupation of the building at 66 Merchants Road, Basket Range SA 5138. The Essential Safety Form 2 must be completed and returned to Council.

## **4. Fire Extinguishers**

It is the property owner or occupiers responsibility to ensure that portable fire extinguishers containing an extinguishing agent suitable for the risk being protected at 66 Merchants Road, Basket Range SA 5138 are installed in accordance with Australian Standard AS2444 as per Building Code of Australia, Clause E1.6 and are maintained as prescribed in Australian Standard AS1251.1.

**5. Footing Stability**

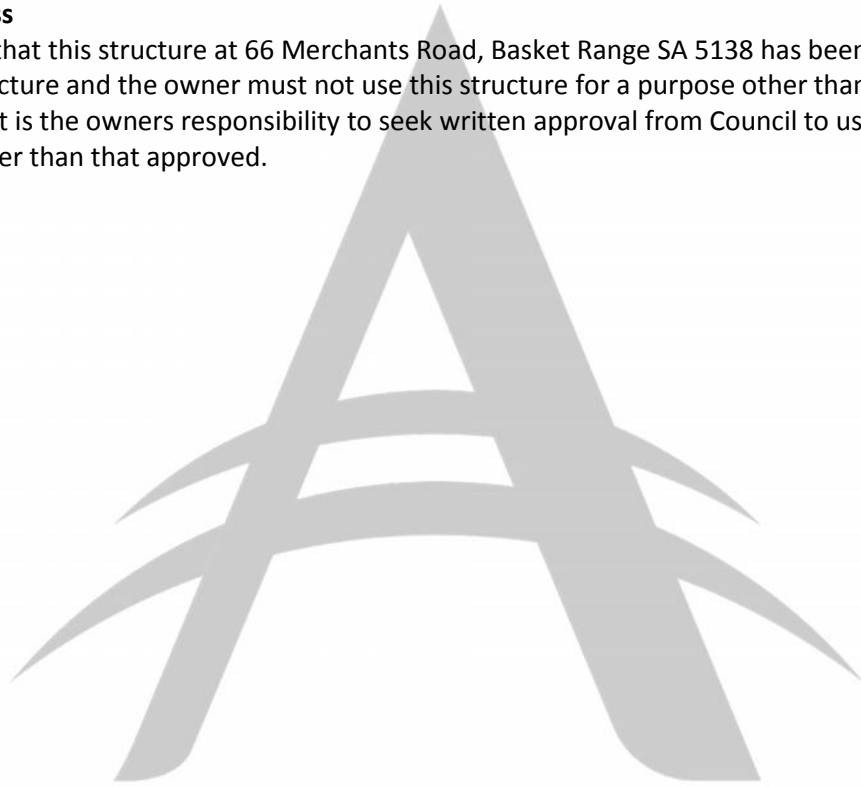
It is the owners responsibility to ensure the footings for the proposed structure at 66 Merchants Road, Basket Range SA 5138 are founded on a stable natural foundation layer. Such a layer must be identified by the site classifier and details reported to Council prior to placing concrete in the footings.

**6. Stormwater**

It is the owners responsibility to ensure that stormwater from all roof and paving areas of the site at 66 Merchants Road, Basket Range SA 5138 is disposed of in such a manner that it does not result in the entry of water into any buildings, affect the stability of any building, or affect adjoining landowners.

**7. Building Class**

Please note that this structure at 66 Merchants Road, Basket Range SA 5138 has been allocated as a Class 7b structure and the owner must not use this structure for a purpose other than that approved by Council. It is the owners responsibility to seek written approval from Council to use this structure for a use other than that approved.



**Adelaide Hills**  
**COUNCIL**

**STATEMENT OF COMPLIANCE**

**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.

1. This statement relates to the building located at the following address or location:  
**66 Merchants Road, Basket Range SA 5138**
2. Description of building work to which this statement relates: **Demolition of existing building and construction of new farm building and associated earthworks**
3. Date of approval of building work to which the statement relates: **18 October 2019**
4. Development Number: **19/782/473**

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**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**

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**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, by 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 regulations 76(3) of the *Development Regulations 2008* relating to essential safety provisions have been satisfied. \*
4. All notifications required under section 59 of the *Development Act 1993* have been given in accordance with that Act and the requirements of the *Development Regulations 2008*. \*

Strike out any item that is not relevant

Signed: ..... Date: ...../...../.....  
Name: ..... Licence Number: .....  
Status: .....  
Address and contact telephone number: .....  
Email Address: .....

**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 **18 October 2019**

2. Any conditions of approval relating to the building work have been satisfied.  
Signed:.....Date: ...../...../.....  
Name:.....  
Address and contact telephone number:.....  
Email Address:.....

P/7251

South Australia - Regulation 42 under the Development Act, 1993  
Schedule 11

**DECISION NOTIFICATION FORM**

FOR DEVELOPMENT APPLICATION DATED 23/06/2005 Development Number **473/591/2005**

REGISTERED ON 23/06/2005

To:- W D Ford PO Box 47 NORTON SUMMIT SA 5136	ASSESSMENT NO 2538 VALUER GENERAL NUMBER 0312042007
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**LOCATION OF PROPOSED DEVELOPMENT**

Address  
Merchants Road BASKET RANGE

**SEC: 288 HDP: 105600 CT: 5604/641**

Nature of Proposed Development  
**Carport attached to dwelling and deck**

Building Classification **10a,10b**

From **ADELAIDE HILLS COUNCIL**

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

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	28/06/2005	6		
Land Division		-		X
Land Division (Strata)				X
Privately certified building consent	29/08/2005	7		
Public Space				X
Other				X
<b>DEVELOPMENT APPROVAL</b>	02/09/2005	13		

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

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

ate of Decision:- 28/06/2005 Development Assessment Commission or delegate

Signed:  ✓ Council Chief Executive Officer or delegate

Date:- 02/09/2005 Private Certifier

Expiry date:- 28/06/2006 ✓ Sheets Attached. (5)

**COPY**

## NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
  - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
  - a consent

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environment, Resources and Development Court to find out if there has been an appeal lodged.

3. If this is a consent or consent with conditions:
  - the development must be substantially commenced or
  - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

**You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.**

## ADDITIONAL INFORMATION

### ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

### PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

### S A WATER:

Townships - where an allotment is served by S A Water Sewer, the owner is required to give notice to that department of the intended building work.

### ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. 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 to pay damages to the Trust.

### WARNINGS:

- a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- b) This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.



## Adelaide Hills Council

### 1. PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/591/2005

- (1) The development herein approved shall be undertaken in accordance with the plans and written submissions accompanying the application unless altered by the following conditions:
- (2) The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.

**ROOF:** To match existing (bronze olive)

**REASON:** To maintain and enhance the visual amenity of the locality in which the subject land is situated.

- (3) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

**REASON:** To maintain and enhance the natural environment.

- (4) All external lighting shall be directed away from residential development and if necessary, shielding to prevent light spill causing nuisance to the occupiers of those residential properties.

**REASON:** To maintain the residential amenity of the locality.

- (5) Roof drainage water shall be disposed to a water tank, street water table or stormwater sump within ONE (1) month of the roof cladding being installed so as to avoid nuisance to neighbours or destabilisation of building foundations.

- (6) Provisional Development Plan Consent

This provisional development plan (PDP) consent is valid for a period of twelve (12) months commencing from the date of the decision notification. Provisional Building Rules Consent **must** be applied for prior to the expiry of the PDP consent, or a fresh development application will be required. The twelve (12) month time period may be further extended by written request to, and approval by Council prior to the PDP consent lapsing.

### 2. BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/591/2005

- (1) **NOTES**

**Private Certified Building Rules Consent**

Provisional Building Rules Consent has been granted by a Private Certifier. Please refer to the attached Private Certifier's seven Conditions of Approval.

**Stability of Adjoining Land**

Where a building owner proposes to carry out building work that affects the stability of adjoining land, the owner must advise the adjoining owner of that work at least 28 days before the work is intended to be started. A written statement must be obtained from the adjoining owner specifying the type of work to be undertaken to protect the land or structures upon that land. Section 60 Development Act.



ADELAIDE HILLS  
— COUNCIL —

**Rocco Ciancio**

**Private Certifier &**

**Building Surveyor**



PO Box 16  
ASHTON SA 5137  
Ph: (08) 8390 1809  
Fax: (08) 8390 3915

Ref: B6497

DECISION NOTIFICATION FORM

For Development Application No: 473/591/2005

To: A & S Ford  
PO Box 47  
NORTON SUMMIT SA 5136

For: A & S Ford  
PO Box 47  
NORTON SUMMIT SA 5316

LOCATION OF PROPOSED DEVELOPMENT:  
Sec 288 Merchants Road Basket Range SA 5138

NATURE OF PROPOSED DEVELOPMENT  
Carport & deck

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL BUILDING RULES CONSENT	29/08/2005	7	----

If applicable, the details of the building classification and the approved number of occupants under the Building Code of Australia (BCA) are attached.

If there were third party representations, 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 unless the development is an approved development under the Act. An approved development is one where a relevant authority has assessed the development against and granted consent in respect of each of the matters prescribed in Section 33(1) of the Act.**

Signed:

29/08/2005

( ♦ ) Private Certifier  
( 3 ) Sheets Attached



CONDITIONS OF  
PROVISIONAL BUILDING RULES CONSENT  
S42 DEVELOPMENT ACT, 1993

RefNo: B6497  
Sheet 1 of 3

NATURE OF BUILDING WORK: Carport & deck  
SITE ADDRESS: Sec 288 Merchants Road Basket Range SA 5138  
APPLICANT: A & S Ford  
OWNER: A & S Ford  
CLASSIFICATION: 10a  
DEVELOPMENT NUMBER: 473/591/2005  
BUSHFIRE CATEGORY: Extreme

**CONDITIONS OF CONSENT:**

1. A "Certificate of Insurance" in relation to domestic building work is to be lodged with the council by the owner where a builder is engaged to do the work. Where the work is to be carried out by the owner, then a registered private certifier or building supervisor must be engaged to supervise the work. Details must be submitted on or before the giving of notice of commencement of the building work under Regulation 74. (Reg 21(2) & 83AB).
2. Water storage tanks overflow must be discharged at least 5 metres away from buildings and site boundaries or piped to the street watertable or site drainage easement in accordance with the requirements of AS/NZS3500.3.2 or AS/NZS3500.5. (BCA P2.2.1).
3. External timbers must be *fire-retardant treated* as detailed within AS 3959 or must be hardwood as defined in AS1720.2 with a minimum density at 12% moisture content of 650 kg/m<sup>3</sup>. (BCA P2.3.4).
4. The gaps in the balustrade must not permit the passage of a sphere of 125mm to pass in accordance with the requirements of this part of the BCA. Note that the tension in the balustrade wires must be maintained at all times to comply with this requirement. (BCA P2.1).
5. The timber durability and weather exposure requirements for exposed structural timbers, including supporting timber members must be in accordance with Clause 1.10 of AS 1684 National Timber Framing Code. (BCA P2.1).
6. The building works proposed must conform to the provisional development plan consent requirements. (Section 93).
7. The building works proposed must conform to the conditions of the provisional development plan consent, including external materials/finishes/colours; property management; external lighting; storm water disposal; and provisional development plan consent validity. (Section 93).

**NOTES**

This consent does not include the external materials/finishes/colours; property management; external lighting; storm water disposal; and provisional development plan consent validity as specified and required by provisional development plan consent authority, for which their approval must be sought and obtained.

Consent is for work carried out within the site boundaries and does not cover work carried out in an adjoining public space. Approval for any work within the road reserve needs to be obtained from Council, including landscaping, paving, crossovers, the location, design and capacity of the stormwater discharge at the property alignment.

The owner's attention should be drawn to the landscaping and tree planting restrictions required by the engineer's construction report and AS2870.

The design certificate from Trussworks (job number CR120, dated 3/06/2005), certifying that the timber trusses have been designed to sustain the loadings and requirements determined with AS1170, AS1684, AS1720 and the truss manufacturer's certified design has been accepted in accordance with the requirements of Section 101 and Regulations 85 & 88.

The owner/occupier of the property needs to ensure that any landscaping that is undertaken (including the growth of existing vegetation) on this site does not adversely affect the bushfire hazard category as defined in Australian Standard AS3959.



**CONDITIONS OF  
PROVISIONAL BUILDING RULES CONSENT  
S42 DEVELOPMENT ACT, 1993**

RefNo: B6497  
Sheet 2 of 3

The owner is aware that the proposed development is located within a potential bushfire zone, which may be subject to wild fires (bushfire) that may cause extensive or total loss. The owner must accept responsibility, including any consequences resulting from the siting of the building within this zone.

A person proposing to undertake building work must give the Council 24 hours notice of intention to commence on site. There is an obligation to give Council notice at stages as prescribed in Regulation 74.

Stormwater should 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. The storm water system must be completed by the completion of construction in accordance with clause 5.5.3 of AS2870 or the design engineer's requirements.

It is advisable to contact authorities responsible for the supply of services such as water, electricity, telephone, gas; the Department of Transport, Australia Post, Environment Protection Authority (EPA) and easement owners/holders, where applicable, seeking their requirements prior to building work commencing on site.

The owner and the person erecting the building are required to ensure that the building complies with the requirements of the Electricity Act, 1996. This consent does not imply compliance with the Electricity Act, 1996.

Materials used in flexible ducting (including insulation) used for the transfer of products initiating from a heat source that contains a flame must have a smoke developed index not greater than 3 and a spread of flame index not greater than 0 when tested with AS1530.3.

Where heating or refrigerated cooling ductwork is used in a roof space or enclosed suspended floor, the ductwork is to be encapsulated in R1.0 insulation and any metal heating fittings with R0.1 insulation.

The building contains materials that are susceptible to termite attack. The details provided indicate that physical barriers, in accordance with AS3660.1 requirements are to be used to protect the building. The building owner/tenant is advised that an important part of this protection involves regular inspections for termite activity and appropriate action as and when required.

Propriety materials and products specified in the approved documents must be selected and installed in accordance with the manufacturers written recommendations, specifications and in accordance with the relevant standards.

For cut or fill sites, retaining walls are required to be installed on the boundary to retain any cut or fill within the property boundaries.

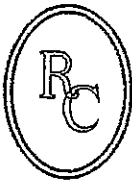
The building work proposed has been checked for compliance with the minimum allowable requirements contained within the legislation and standards framework. The owner/applicant/builder are advised to seek advice from the designers involved to determine the implications of the design criteria chosen for this project.

The building work proposed includes elements of design and construction that require on-going maintenance and regular inspection regimes. The owner/applicant/builder are advised to seek advice from the designers, suppliers and manufacturers involved to determine the implications of the maintenance/inspection regimes required for this project.

The performance of the designs chosen for the proposed building work have obligations on the owner/applicant/builder/tenant to ensure that the design parameters are not comprised by a lack of attention, maintenance or misuse. The owner/applicant/builder/tenant of the building works are advised to refer to the designers/manufacturers/standards associated with this building to ensure that their obligations to ensuring the design parameters are not comprised or exceeded are met.

The owner/applicant/builder are advised to ensure that ancillary works are completed in a timely manner to ensure that the health of persons and damage to structures do not occur. This includes any air conditioning works, paving, plumbing (both sewer/septic and water), landscaping, fences, soil retention or other activity that may affect the health or damage structures.

The legislation provides that certain defined activities are complying. It is the owner/applicant/builder/tenants responsibilities to ensure that any such activity is carried out in a manner that is not detrimental to persons or structures.



**CONDITIONS OF  
PROVISIONAL BUILDING RULES CONSENT  
S42 DEVELOPMENT ACT, 1993**

RefNo: B6497  
Sheet 3 of 3

Where articulation of the walls of the building are required, these must be installed in accordance with the manufacturer requirements or as specified within the engineers Footing Construction Report.

The installation of glazing must be in accordance with AS1288 and is to include safety glass for glazed doors, side panels, full height windows and glass located over or adjacent bath/showers.

All building work must be performed in accordance with the approved documents and any variations to building materials or systems that affects, the structural soundness or the safety of the building must be approved by the *private certifier* prior to such alteration occurring.

R. CIANCIO  
29/08/2005

A handwritten signature in black ink, appearing to be 'R. Ciancio', is located to the right of the typed name and date.

**DECISION NOTIFICATION FORM**

FOR DEVELOPMENT APPLICATION DATED 23/11/2004

Development Number  
**473/1202/2004**

REGISTERED ON 23/11/2004

To:- W D Ford PO Box 47 NORTON SUMMIT SA 5136	ASSESSMENT NO 2538 VALUER GENERAL NUMBER 0312042007
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**LOCATION OF PROPOSED DEVELOPMENT**

Address Merchants Road BASKET RANGE  <b>SEC: 288 HDP: 105600 CT: 5604/641</b>
--

Nature of Proposed Development <b>Domestic outbuilding - garage and additions to detached dwelling</b>
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Building Classification <b>1A,10A</b>
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From <b>ADELAIDE HILLS COUNCIL</b>
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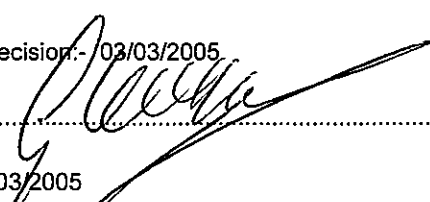
In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	10/12/2004	6		
Land Division				X
Land Division (Strata)				X
Privately Certified Building Rules Consent	02/03/2005	6		
Public Space				X
Other				X
<b>DEVELOPMENT APPROVAL</b>	03/03/2005	12		

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

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

Date of Decision:- 03/03/2005

Signed:  ✓

Date:-03/03/2005

Expiry date:- 03/03/2006 ✓

Development Assessment Commission or delegate

Council Chief Executive Officer or delegate

Private Certifier

Sheets Attached. (6)

**FILE COPY**

## NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
  - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
  - a consent

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environment, Resources and Development Court to find out if there has been an appeal lodged.

3. If this is a consent or consent with conditions:
  - the development must be substantially commenced or
  - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

**You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.**

## ADDITIONAL INFORMATION

### ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

### PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

### S A WATER:

Townships - where an allotment is served by S A Water Sewer, the owner is required to give notice to that department of the intended building work.

### ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. 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 to pay damages to the Trust.

### WARNINGS:

- a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- b) This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.

1900 3111



## Adelaide Hills Council

### 1. PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/1202/ 2004

- (1) The development herein approved shall be undertaken in accordance with the plans and written submissions accompanying the application unless altered by the following conditions:
- (2) External finishes shall be of materials and colours to match those of the existing principal buildings or at least to blend with the existing finishes to the satisfaction of Council.
- REASON:** To maintain and enhance the visual amenity of the locality
- (3) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
- REASON:** To maintain and enhance the natural environment.
- (4) All external lighting shall be directed away from residential development and if necessary, shielding to prevent light spill causing nuisance to the occupiers of those residential properties.
- REASON:** To maintain the residential amenity of the locality.
- (5) Roof drainage water shall be disposed to a water tank, street water table or stormwater sump within ONE (1) month of the roof cladding being installed so as to avoid nuisance to neighbours or destabilisation of building foundations.
- (6) To prevent erosion, overflow from rainwater tanks is to be treated on site to the satisfaction of Council, using design techniques such as:
- grassed swales
  - stone-filled trenches
  - small infiltration basins
  - a constructed water feature.

ADELAIDE HILLS

#### NOTES

COUNCIL

- (1) **NOTE:** A water storage tank (and any supporting structure) which:
- a) is not part of a roof drainage system; or
  - b) has a total floor area exceeding ten (10) square metres; or
  - c) has a part higher than four (4) metres above the natural surface of the ground, will require Council approval.

### 2. BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/1202/2004

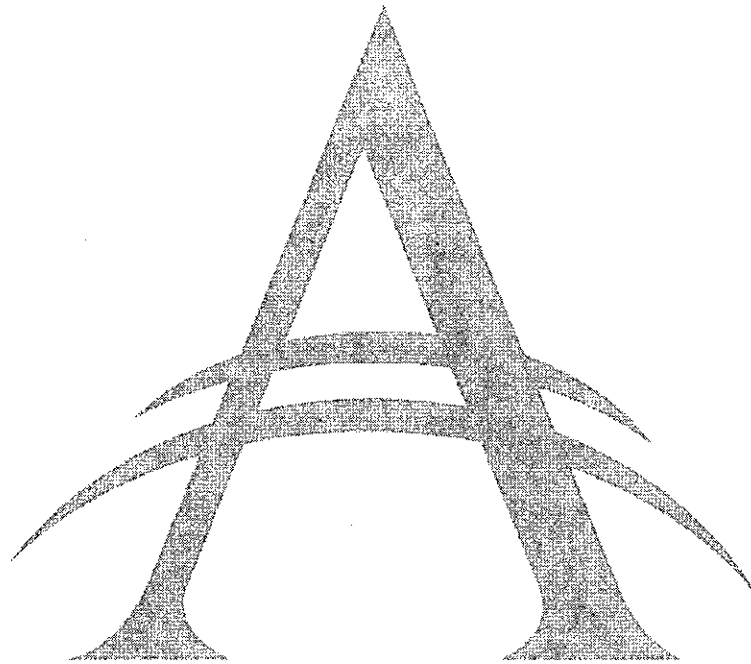
(1) **NOTES**

**Private Certified Building Rules Consent**

Provisional Building Rules Consent has been granted by a Private Certifier. Please refer to the attached Private Certifier's six Conditions of Approval.

**Stability of Adjoining Land**

Where a building owner proposes to carry out building work that affects the stability of adjoining land, the owner must advise the adjoining owner of that work at least 28 days before the work is intended to be started. A written statement must be obtained from the adjoining owner specifying the type of work to be undertaken to protect the land or structures upon that land. Section 60 Development Act.



ADELAIDE HILLS  
— COUNCIL —

**Rocco Ciancio**  
Building Approvals  
Consulting Engineer  
Private Certification



PO Box 16  
ASHTON SA 5137  
Ph: (08) 8390 1809  
Fax: (08) 8390 3915

Ref: B6047

DECISION NOTIFICATION FORM

For Development Application No: 473/1202/2004

To: A & S Ford  
PO Box 47  
NORTON SUMMIT SA 5136

LOCATION OF PROPOSED DEVELOPMENT:  
Sec 288 Merchants Road Basket Range SA 5138

NATURE OF PROPOSED DEVELOPMENT  
Dwelling addition, garage & verandah

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL BUILDING RULES CONSENT	2/03/2005	6	—

If applicable, the details of the building classification and the approved number of occupants under the Building Code of Australia (BCA) are attached.

If there were third party representations, 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 unless the development is an approved development under the Act. An approved development is one where a relevant authority has assessed the development against and granted consent in respect of each of the matters prescribed in Section 33(1) of the Act.**

Signed:

2/03/2005

( ♦ ) Private Certifier  
( 3 ) Sheets Attached



**CONDITIONS OF  
PROVISIONAL BUILDING RULES CONSENT  
S42 DEVELOPMENT ACT, 1993**

Ref No: B6047  
Sheet 1 of 3

NATURE OF BUILDING WORK: Dwelling addition, garage & verandah  
SITE ADDRESS: Sec 288 Merchants Road Basket Range SA 5138  
APPLICANT: A & S Ford  
OWNER: A & S Ford  
CLASSIFICATION: 1a, 10a  
DEVELOPMENT NUMBER: 473/1202/2004  
BUSHFIRE CATEGORY: Extreme

**CONDITIONS OF CONSENT:**

1. A "Certificate of Insurance" in relation to domestic building work is to be lodged with the council by the owner where a builder is engaged to do the work. Where the work is to be carried out by the owner, then a registered private certifier or building supervisor must be engaged to supervise the work. Details must be submitted on or before the giving of notice of commencement of the building work under Regulation 74. (Reg 21(2) & 83AB).
2. Public and Environmental Health Act, 1987, approval of the method of disposal of sewage and sullage from the building shall be obtained from council prior to work being commenced. (Regulation 77).
3. Water storage tanks overflow must be discharged at least 5 metres away from buildings and site boundaries or piped to the street watertable or site drainage easement in accordance with the requirements of AS/NZS3500.3.2 or AS/NZS3500.5. (BCA P2.2.1).
4. The door to the WC must have demountable hinges and be removable from outside the WC in the event that an emergency removal of the occupant is required. (BCA P2.1 & P2.4.3).
5. The building works proposed must conform to the provisional development plan consent requirements. (Section 93).
6. The building must be provided with external lighting locations, external materials/finishes and colours in accordance with the conditions of the provisional development plan consent requirements. (Section 93).

**NOTES**

This consent does not include the external lighting.

Consent is for work carried out within the site boundaries and does not cover work carried out in an adjoining public space. Approval for any work within the road reserve needs to be obtained from Council, including landscaping, paving, crossovers, the location, design and capacity of the stormwater discharge at the property alignment.

The owner's attention should be drawn to the landscaping and tree planting restrictions required by the engineer's construction report and AS2870.

The design certificate from Trussworks (job number CR37, dated 8/12/2004), certifying that the timber trusses have been designed to sustain the loadings and requirements determined with AS1170, AS1684, AS1720 and the truss manufacturer's certified design has been accepted in accordance with the requirements of Section 101 and Regulations 85 & 88.

The owner/occupier of the property needs to ensure that any landscaping that is undertaken (including the growth of existing vegetation) on this site does not adversely affect the bushfire hazard category as defined in Australian Standard AS3959.

The owner is aware that the proposed development is located within a potential bushfire zone, which may be subject to wild fires (bushfire) that may cause extensive or total loss. The owner must accept responsibility, including any consequences resulting from the siting of the building within this zone.

A person proposing to undertake building work must give the Council 24 hours notice of intention to commence on site. There is an obligation to give Council notice at stages as prescribed in Regulation 74.



**CONDITIONS OF  
PROVISIONAL BUILDING RULES CONSENT  
S42 DEVELOPMENT ACT, 1993**

RefNo: B6047  
Sheet 2 of 3

Stormwater should 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. The storm water system must be completed by the completion of construction in accordance with clause 5.5.3 of AS2870 or the design engineer's requirements.

It is advisable to contact authorities responsible for the supply of services such as water, electricity, telephone, gas; the Department of Transport, Australia Post, Environment Protection Authority (EPA) and easement owners/holders, where applicable, seeking their requirements prior to building work commencing on site.

The owner and the person erecting the building are required to ensure that the building complies with the requirements of the Electricity Act, 1996.

Materials used in flexible ducting (including insulation) used for the transfer of products initiating from a heat source that contains a flame must have a smoke developed index not greater than 3 and a spread of flame index not greater than 0 when tested with AS1530.3.

Where heating or refrigerated cooling ductwork is used in a roof space or enclosed suspended floor, the ductwork is to be encapsulated in R1.0 insulation and any metal heating fittings with R0.1 insulation.

Any sarking materials used in the building must have a flammability index not greater than 5 when tested in accordance with AS 1530.3.

Regulation 83AB requires a written statement of compliance to be provided to the *private certifier*. The statement must declare, inter alia, that the completed building work was carried out in accordance with the Development Approval (disregarding any approved variations or variations of a minor nature). The builder or other suitably qualified person must sign Part A of the form and the owner or their representative must sign Part B of the form. Persons signing this form must ensure that construction is in accordance with the Development Approval and that all conditions are satisfied prior to submitting the form.

A person must not occupy any part of a class 1a building unless the written statement of compliance has been returned to the *private certifier* within ten days of the notice of completion of building (vide Regulation 74 (1) (d)).

The building contains materials that are susceptible to termite attack. The details provided indicate that physical barriers, in accordance with AS3660.1 requirements are to be used to protect the building. The building owner/tenant is advised that an important part of this protection involves regular inspections for termite activity and appropriate action as and when required.

Propriety materials and products specified in the approved documents must be selected and installed in accordance with the manufacturers written recommendations, specifications and in accordance with the relevant standards.

For cut or fill sites, retaining walls are required to be installed on the boundary to retain any cut or fill within the property boundaries.

The building work proposed has been checked for compliance with the minimum allowable requirements contained within the legislation and standards framework. The owner/applicant/builder are advised to seek advice from the designers involved to determine the implications of the design criteria chosen for this project.

The building work proposed includes elements of design and construction that require on-going maintenance and regular inspection regimes. The owner/applicant/builder are advised to seek advice from the designers, suppliers and manufacturers involved to determine the implications of the maintenance/inspection regimes required for this project.

The performance of the designs chosen for the proposed building work have obligations on the owner/applicant/builder/tenant to ensure that the design parameters are not comprised by a lack of attention, maintenance or misuse. The owner/applicant/builder/tenant of the building works are advised to refer to the designers/manufacturers/standards associated with this building to ensure that their obligations to ensuring the design parameters are not comprised or exceeded are met.

The owner/applicant/builder are advised to ensure that ancillary works are completed in a timely manner to ensure that the health of persons and damage to structures do not occur. This includes any air conditioning works, paving, plumbing (both sewer/septic and water), landscaping, fences, soil retention or other activity that may affect the health or damage structures.



**CONDITIONS OF  
PROVISIONAL BUILDING RULES CONSENT  
S42 DEVELOPMENT ACT, 1993**

RefNo: B6047  
Sheet 3 of 3

The legislation provides that certain defined activities are complying. It is the owner/applicant/builder/tenants responsibilities to ensure that any such activity is carried out in a manner that is not detrimental to persons or structures.

Where articulation of the walls of the building are required, these must be installed in accordance with the manufacturer requirements or as specified within the engineers Footing Construction Report.

The installation of glazing must be in accordance with AS1288 and is to include safety glass for glazed doors, side panels, full height windows and glass located over or adjacent bath/showers.

All building work must be performed in accordance with the approved documents and any variations to building materials or systems that affects, the structural soundness or the safety of the building must be approved by the *private certifier* prior to such alteration occurring.

R. CIANCIO  
2/03/2005

DISTRICT COUNCIL OF EAST TORRENS  
1 Crescent Drive, Norton Summit, S.A. 5136

Development Number	
030/	0197/89
Assessment Number	
0200454000	

### BUILDING DECISION NOTIFICATION

TO

W D A & S M FORD  
 P O BOX 47  
 NORTON SUMMIT 5136

Location of Proposed Building work	LOT 288 MERCHANTS ROAD BASKET RANGE 5138
------------------------------------	---

Nature of Proposed Building work	CONCRETE TANK
----------------------------------	---------------

Your plans & specifications for proposed building work are hereby

01/09/89

REFUSED

Date of Decision .....

Conditions:—

APPROVED

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

- ( 1 ) Construction of tank to comply with engineering calculations previously submitted and approved.
- ( 2 ) 24 Hours notice to be given of concrete pour so that an inspection of the reinforcement may be carried out.

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.

  
 \_\_\_\_\_  
 Building Inspector

\_\_\_\_\_  
 District Clerk

Date .....  
 01/09/89

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DISTRICT COUNCIL OF EAST TORRENS  
1 Crescent Drive, Norton Summit, S.A. 5136

### BUILDING DECISION NOTIFICATION

Development Number
030/ 0170/88
Assessment Number
2454

A 2538.

TO

┌

W D A & S M FORD  
P O BOX 47  
NORTON SUMMIT 5137

└

Location of Proposed Building work	P/S 288 HD ONK MERCHANTS RD BASKET RANGE
------------------------------------	--

Nature of Proposed Building work	ADDN (altered floor design)
----------------------------------	-----------------------------

Your plans & specifications for proposed building work are hereby

Date of Decision ..... 05/09/88

REFUSED

Conditions:—

APPROVED

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.

  
.....  
Building Inspector

.....  
District Clerk

Date 29-3-89

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM



DISTRICT COUNCIL OF EAST TORRENS  
1 Crescent Drive, Norton Summit, S.A. 5136

Development Number <b>030/ 170/88</b>
Assessment Number <b>2454</b>

### PLANNING DECISION NOTIFICATION

South Australia Planning Act, 1982 Regulation 41  
Development Control Regulations Sixth Schedule

To <b>W.D.A. &amp; S.M. FORD. P.O. Box 47, NORTON SUMMIT.</b>
--

Location of Proposed Development <b>Section 288, Hd, Onka. Merchants Road, Basket Range.</b>
---

Nature of Proposed Development <b>Dwelling Addition</b>
--

In respect of this proposed development you are informed that:  consent is refused  
Date of Decision .....**5/9/88**.....  consent is granted  
Conditions:—  consent is granted subject to **(1)** condition(s)

1. Painting and maintaining of the external surface of the structure an appropriate shade to blend with the natural features of the landscape.

.....**11/1**.....representation(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out above. Please also refer to the information on the back of this form about appeal rights and operation of consent.

.....**11/1**.....  
**Planning Officer 8/9/88**

.....  
**District Clerk**

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DISTRICT COUNCIL OF EAST TORRENS  
1 Crescent Drive, Norton Summit, S.A. 5136

Development Number <b>030/ 170/88</b>
Assessment Number <b>2454</b>

### BUILDING DECISION NOTIFICATION

To <b>W.D.A. &amp; S.M. FORD. P.O. Box 47. NORTON SUMMIT.</b>
--

Location of Proposed Building work <b>Section 288, Hd. Onka. Merchants Road, Basket Range.</b>
---

Nature of Proposed Building work <b>Dwelling Addition'</b>
---

Your plans & specifications for proposed building work are hereby  refused  
Date of Decision .....**5/9/88**.....  approved  
Conditions:—  approved subject to **(1)** condition(s)

1. Conditions imposed by Building Surveyor (copy of report attached).

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.

.....  
**Building Inspector 8/9/88**

.....  
**District Clerk**

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DISTRICT COUNCIL OF EAST TORRENS

BUILDING ACT, 1971

BUILDING SURVEYOR'S REPORT TO COUNCIL

PURSUANT TO SECTION 9

DWELLING ADDITION: SECTION 288, HUNDRED OF ONKAPARINGA  
OWNER: W.D.A & S.M. FORD  
CLASSIFICATION: CLASS I

It is recommended that under Section 8 and Regulation 8.5, the Council withhold its consideration of the Application for Approval of the above Building Work until the following information is submitted:

- ✓ 1. Certificate of insurance prescribed in Regulation 8.3(2a).  
Reg. 8.3(2a)
- ✓ 2. Proposed method of designing and constructing the balcony floor and underfloor area so as to avoid ignition of the floor or floor supports by the impingement of flame, or the entry or lodgement of sparks and embers.  
Reg. 16.1a(3)(a) & Specification  
16.1a(3)(a)
- 3. Design wind terrain category for the windows.  
Reg. 16.1a & Specification  
16.1a(3)(c)(i)
- 4. Minimum thickness of the proposed window frames.  
Reg. 16.1a & Specification  
16.1a(3)(c)(i)
- 5. Details of screens for window opening sashes.  
Reg. 16.1a & Specification  
16.1a(3)(c)(i)
- 6. Details of the draught seals for the external doors (other than screen doors).  
Reg. 16.1a & Specification  
16.1a(3)(c)(ii)
- 7. Proposed method of protecting any aperture, wall vent, weephole, or eaves or roof vent.  
Reg. 16.1a & Specification  
16.1a(3)(c)(iii)
- ✓ 8. Proposed method of closing the metal deck roof gaps.  
Reg. 16.1a(3)(d) & Specification  
16.1a(3)(d)(iii)
- ✓ 9. Proposed method of sealing the penetrations of the roof space for the installation of vent pipes or light shafts or the like.  
Reg. 16.1a(3)(d) & Specification  
16.1a(3)(d)(iv)
- ✓ 10. Proposed method of constructing the roof light, skylight or the like to protect the roof space from ignition and the entry of sparks and embers.  
Reg. 16.1a(3)(d) & Specification  
16.1a(3)(d)(v)
- 11. Proposed method of protecting the posts or columns against ignition by ember buildup against the post or column.  
Reg. 16.1a(3)(e) & Specification  
16.1a(3)(e)

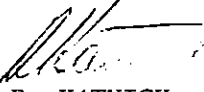
- ✓ 12. Proposed method of protecting the external pipework for mains water and gas services against damage by fire.  
Reg. 16.1a(3)(f) & Specification 16.1a(3)(f)
- ✓ 13. point of discharge for the rain water tank overflow.  
Part 44
- x 14. Rain water tank construction details and calculations.  
Reg. 40.1
- ✓ 15. Roof truss details and member sizes.  
Reg. 41.1
- ✓ 16. Details of the floor grades in the shower facility, the room containing the shower facility and other wet area rooms (except the single water closet).  
Reg. 47.8a(1)
- ✓ 17. Details of the set down (or integral kerb) in the shower compartment.  
Reg. 47.8a(1)
- ✓ 18. Construction details for the enclosure of the built-in (or in-situ) bath.  
Reg. 47.8a(4) & (5)
- ✓ 19. Construction details for the bench tops and sanitary fixtures abutting walls.  
Reg. 47.8a(8)
- ✓ 20. Construction details of the impervious joint between the floor and wall surfaces in the shower base, the room containing the shower facility and other wet areas.  
Reg. 47.8a(1)(c)
- ✓ 21. Structural calculations for the handrails and for their attachment to the building.  
Reg. 40.1 & 54.2
- ✓ 22. Structural calculations for the balcony and for its attachment to the building.  
Reg. 40.1 & 54.2

NOTE

WARNING: The owner shall be aware that the building site is located in a Bush Fire Prone Area. Section 10 of the Building Act, 1971 requires the owner and the builder to perform the building work in accordance with the requirements of Regulation 16.1a

·Building fee payable to Council ...\$356.82

Plans, specifications and calculations returned herewith.

  
R. KATNICH  
BUILDING SURVEYOR  
3 August, 1988

**Receipt**

09-Sep-2024 11:29 am

Receipt Number **1020959**

NW

Adelaide Hills Council

P.O. Box 44

Woodside SA 5244

Tel (08) 8408 0400

ABN: 23 955 071 393

The Form 1 Company

**Payment Details**

EFTPOS - \$68.75

Name: C Gill.

Cheque No:

BSB No:

**Receipt Details**

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Ref: 258125295

Property Search

**\$68.75**

Kemp – Basket Range – A2538

Receipt Total

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**\$68.75**  
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