

**To      Brenton Ward Real Estate  
         PO Box 3150  
         Norwood SA 5067**

**Certificate No: 30250  
Certificate Date: 21/07/2025**

## **LOCAL GOVERNMENT INQUIRY**

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

### **Land:**

**Assessment No:**            14675  
**Valuer-General's No:**    4710621002  
**Owner/s:**                    C L Bamford  
**Property Details:**        31 Olivedale Street Birdwood 5234  
**Legal Description:**       Lot 3 Sec: P6594 DP:25414 CT:5384/452

### **Rates and other monies due as known by Adelaide Hills Council as at 21/07/2025**

Due Dates for Payment:	1st Qtr due	01/09/2025	2nd Qtr due	01/12/2025
	3rd Qtr due	01/03/2026	4th Qtr due	01/06/2026

Arrears/Credits as at 01/07/2025	\$20,784.57
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<b>Rates for the 2025/2026 rating year (Declared 1/07/2025)</b>	<b>\$2,649.81</b>
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Rates - Residential	\$953.33	
Fixed Charge	\$880.00	
Birdwood/Mt Torrens CWMS Occupied	\$770.00	
State Govt. Hills & Fleurieu Landscape Levy	\$46.48	
Rates Postponed (arrears and current)		\$0.00
Postponed Interest		\$0.00
PLUS Other property Related Debts		
PLUS Fines and/or Interest to date		\$135.83
PLUS other adjustments, including Legal Fees		\$3,439.10
LESS Rebate (if applicable)		\$0.00
LESS Payments/Rounding		\$0.00
<b>TOTAL OWING AS AT 21/07/2025</b>		<b>\$27,009.31</b>

**Fines on Rates:** Council Rates are deemed to be overdue if not paid by 01/09/25 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 8.5% 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 8.5% 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      146753**

Certified - Adelaide Hills Council

Date -21-July-2025

**To      Brenton Ward Real Estate  
         PO Box 3150  
         Norwood SA 5067**

**Certificate No: 30250  
Certificate Date: 21/07/2025**

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**Biller Code: 45369**

**BPay Reference Number      146753**

Certified - Adelaide Hills Council

Date -21-July-2025



63 Mount Barker Road  
Stirling SA 5152

Telephone (08) 8408 0400  
Email: [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au)

To: **Brenton Ward Real Estate**  
**PO Box 3150**  
**Norwood SA 5067**

**Certificate No: 23345**  
**Certificate Date: 21/07/2025**

## 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.

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<b>Valuer-General's No:</b>	4710621002
<b>Owner/s:</b>	C L Bamford
<b>Property Details:</b>	31 Olivedale Street Birdwood 5234
<b>Legal Description:</b>	Lot 3 Sec: P6594 DP:25414 CT:5384/452

**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.**No**

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 Heath 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 Heath (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 Heath (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**

**South Australian Public Health Act 2011**

Section 92 Notice

Date of notice: 24/07/2025

Name of Council or other relevant authority giving notice: AHC

Requirements of notice: arrange septic tank service shaft expose and pump out by licenced contractor

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:

**Confirmed-Health Section** Stewart West

**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

**PRESCRIBED INFORMATION**

**Fire and Emergency Services Act 2005**

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):

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

**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

**No**

(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)

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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 4710621002

**Data Extract Date:** 22/07/2025

## Important Information

*This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.*

**Parcel ID:** D25414 AL3

**Certificate Title:** CT5384/452

**Property Address:** 31 OLIVEDALE ST BIRDWOOD SA 5234

## Zones

Township (T)

## Subzones

No

## Zoning overlays

### Overlays

#### Hazards (Flooding)

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

#### Hazards (Bushfire - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

#### Mount Lofty Ranges Water Supply Catchment (Area 2)

The Mount Lofty Ranges Water Supply Catchment (Area 2) 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.

#### **Regulated and Significant Tree**

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

#### **Traffic Generating Development**

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

#### **Urban Transport Routes**

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

#### **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

### ***Planning, Development and Infrastructure (PDI Act) 2016***

<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

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

# PRESCRIBED INFORMATION

## APPENDIX 1

Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):	Nil
Part 16 Division 1 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):	Nil
Section 213 – Enforcement notice	Date notice given: Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:	Nil
<b><i>Development Act 1993 (repealed)</i></b>		
Section 57 – Land Management Agreement	Date of agreement: Names of parties: Terms of agreement:	Nil
<b><i>Housing Improvement Act 1940</i></b>		

## PREScribed INFORMATION

### APPENDIX 1

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.... (refer above note): **No**

Name(s) of person(s) insured:

1. Name of insurer:
2. Limitations on the liability of the insurer:
3. Name of builder:
4. Builder's licence number:
5. Date of issue of insurance:
6. 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: 22/07/2025**

Confirmed Accurate: Anneke Potter

## 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: 22/07/25
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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 Regulatory Services Section:	Mignon DuRieu	Date: 22/07/25
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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.....Lisa Smith.....Date...22/7/2025

## 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.....Lisa Smith .....Date...22/7/2025
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# PLANNING DECISION NOTIFICATION

Development Number

1-608

## Register Copy

FOR DEVELOPMENT APPLICATION

DATED 18 / 4 / 90

REGISTERED ON 7 / 5 / 90

A14675

To: R H Hughes  
15 Chichester Court  
SALISBURY HEIGHTS SA 5109

Location of Proposed Development: Olivedale Street  
Lot 3, Part Section 6594  
Hd Talunga - Birdwood

Nature of Proposed Development: Garage

From: DISTRICT COUNCIL OF GUMERACHA, PO BOX 1, GUMERACHA

In respect of this proposed development you are informed that:

- ☐ consent is refused  
☒ consent is granted  
☐ consent is granted subject to ( ) condition(s)

representations(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 below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Signed: 

Date: 8 / 5 / 90

- ☐ Chairman, S.A. Planning Commission  
☐ Town Clerk  
☒ District Clerk  
☐ Sheets attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

3-REGISTER COPY

Regulation 41  
Sixth ScheduleSouth Africa  
Planning Act  
Development Control Regulations

DISTRICT COUNCIL OF GUMERACHA

P.O. Box 1, Gumeracha S.A. 5233

\*\*\* BUILDING ACT 1982 (as amended) \*\*\*

**COPY**

Council Ref. No. 1-608.....

☒ Consent to Building Work Class ...10..... Fee \$ ..20.44.....  
☐ Refusal of

Name and Address of Owner R H Hughes  
15 Chichester Court  
.....SALISBURY HEIGHTS..SA..5109.....

Name and Address of Applicant As.above.....

Your plans and specifications for proposed building work situate: Olivedale Street..  
Lot 3 - Birdwood ..... Section Part 6594 ..... Hundred Talunga .....

☒ For the erection/demolition of ...Garage.....

are hereby approved/~~refused~~

Approval is subject to the following conditions:


1 Compliance in all respects with the requirements of the Building Act 1982, as amended.

☒ 2 **IMPORTANT NOTICE TO APPLICANT:** This approval does not imply compliance with E.T.S.A Act 1946, as amended, or the Regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.

(Also See Reverse)

- (a) This consent is valid for 12 months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.
- (b) No person shall occupy any portion of a Building of Class II to IX until a certificate of classification has been issued.
- (c) Building work must be constructed, in all respects, with the Building Act 1982 (as amended) and Council By-Laws.
- (d) One normal working day's notice must be given to the Council Office before pouring footings.

Date: 7 May 1990

  
.....  
DISTRICT CLERK.

COMPLETION REPORT (to be returned immediately building work has been completed).

Ref. No. ....1-608.....

Signed .....  
(Owner/Applicant)

# PLANNING DECISION NOTIFICATION

Development Number

1-607

## Register Copy

FOR DEVELOPMENT APPLICATION

DATED 27/3/90

REGISTERED ON 7/5/90

To: Mr & Mrs R Hughes  
15 Chichester Court  
SALISBURY HEIGHTS SA 5109

Location of  
Proposed  
Development Olivedale Street  
Lot 3, Part Section 6594  
Hd Talunga - Birdwood

Nature of  
Proposed  
Development Timber framed dwelling

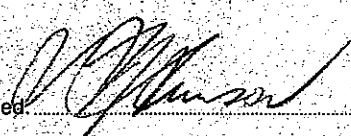
From: DISTRICT COUNCIL OF GUMERACHA, PO BOX 1, GUMERACHA

In respect of this proposed development you are informed that:

- ☐ consent is refused  
☒ consent is granted  
☐ consent is granted subject to ( ) condition(s)

representations(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 below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Signed: 

Date: 8/5/90

- ☐ Chairman, S.A. Planning Commission  
☐ Town Clerk  
☒ District Clerk  
☐ Sheets attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Regulation 41  
Sixth ScheduleSouth Australia  
Planning Act  
Development Control Regulations

3-REGISTER COPY

DISTRICT COUNCIL OF GUMERACHA

P.O. Box 1, Gumeracha S.A. 5233

\*\*\* BUILDING ACT 1982 (as amended) \*\*\*

Council Ref. No. ...1-607.....

☐ Consent to ~~Refusal of~~ } Building Work Class ...1..... Fee \$ .94.80

Name and Address of Owner ..... Mr. & Mrs. R. Hughes  
15 Chichester Court  
..... SALISBURY HEIGHTS SA 5109 .....

Name and Address of Applicant .As above.....

Your plans and specifications for proposed building work situate: .Olivedale Street  
.Lot.3.- Birdwood..... Section Part 6594..... Hundred .Talunga.....

☐ or the erection/~~demolition~~ of .Timber framed dwelling.....

are hereby approved/~~refused~~

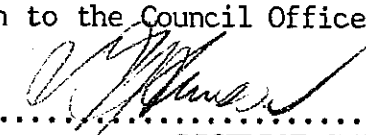
Approval is subject to the following conditions:

- 1 Compliance in all respects with the requirements of the Building Act 1982, as amended.
- ☐ 2 **IMPORTANT NOTICE TO APPLICANT:** This approval does not imply compliance with E.T.S.A Act 1946, as amended, or the Regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.
- 3 The building is not to be used for any other purpose than that approved without application being made to Council and if such application is approved, a new classification determined by Council.

(Also See Reverse)

- (a) This consent is valid for 12 months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.
- (b) No person shall occupy any portion of a Building of Class II to IX until a certificate of classification has been issued.
- (c) Building work must be constructed, in all respects, with the Building Act 1982 (as amended) and Council By-Laws.
- (d) One normal working day's notice must be given to the Council Office before pouring footings.

Date: .....

  
.....  
DISTRICT CLERK.

COMPLETION REPORT (to be returned immediately building work has been completed).

Ref. No. ....

Signed .....  
(Owner/Applicant)

# PLANNING DECISION NOTIFICATION

Development Number

471/D020/86

## Consultation Copy

(Amended Plan)

FOR DEVELOPMENT APPLICATION

DATED

23 / 7 / 86

REGISTERED ON

23 / 7 / 88

To

MR. D.M. CHISHOLM  
C/- SYMONDS, RYAN & CORNISH PTY. LTD  
214 GLEN OSMOND ROAD  
FULLARTON SA 5063

Location

LOTS B, C, D AND E

CT 3208/173

of

D.P. 551

4130/999

Proposed

P.S. 6594 HD. TALLINGA

Development

Nature of

LAND DIVISION

Proposed

Development

From:

SOUTH AUSTRALIAN PLANNING COMMISSION

In respect of this proposed development you are informed that:

- ☐ consent is refused
- ☐ consent is granted
- ☒ consent is granted subject to ( 0 condition(s)

One representations(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 below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

## See Attached List of Conditions

These conditions have been imposed in order to protect the Mount Lofty Ranges Watershed from pollution and to minimise the extent and impact of any flooding on the subject land.

RECEIVED	
- 8 DEC 1988	
FILE	REG. No.
REPLY VIA <input type="checkbox"/>	N.A.R. <input checked="" type="checkbox"/>

R. Bunker

Date of Decision: 2 / 12 / 1988

Signed: *R. Bunker*

Date: 2 / 12 / 1988

- ☒ Chairman, S.A. Planning Commission
- ☐ Town Clerk
- ☐ District Clerk
- ☐ Sheets attached

Appeal(s):

☐ Yes

☐ No

☐ By Applicant

☐ By Third Party

Result of Appeal:

4-CONSULTATION COPY

South Australia  
Planning Act  
Development Control Regulations

Regulation 41  
Sixth Schedule



DEVELOPMENT APPLICATION 471/D020/86

LIST OF CONDITIONS

- (1) All allotments are to be connected to the Birdwood township common effluent drainage scheme.
- (2) All allotments are to be connected to the Engineering and Water Supply Department's reticulated water supply.
- (3) Stormwater is to be treated and disposed of to the satisfaction of the Chief Executive Officer, Engineering and Water Supply Department.
- (4) An encumbrance be placed on each Title requiring the floor level of any dwellings to be at the following minimum AHD levels or higher :

Lot No.	Minimum Floor Level
1	380.00
2	380.00
3	380.10
4	380.20
5	380.30
6	380.40
7	380.50
8	
9	381.00
10	381.40
11	381.70
12	382.30

- (5) An encumbrance be placed on each Title for proposed Lots 1-6, requiring that all built development is to be restricted to that part of the allotment within the Engineering and Water Supply Department's township boundary for Birdwood township.
- (6) Quarry material fill or top soil fill is to be spread on allotments 1-3 and compacted to 90% Modified Maximum Dry Density in such a manner as to ensure that a uniform grade to the rear of the allotments is achieved. Fill levels are to be in accordance with those set out in the plan accompanying B.C. Tonkin and Associate's report dated 16th September, 1987.

Raymond Bunker  
CHAIRMAN  
SOUTH AUSTRALIAN PLANNING COMMISSION





PO Box 44, WOODSIDE SA 5244  
Telephone: 8408 0400 Facsimile : 8389 7440

## Compliance Notice

Issued pursuant to Section 92 of the *South Australian Public Health Act 2011*

**NOTICE NUMBER:** A14675

**DATE:** 24/07/25

**FROM:** Adelaide Hills Council  
28 Onkaparinga Valley Road  
WOODSIDE SA 5244

**TO:** C L Bamford  
31 Olivedale Street  
BIRDWOOD  
SA 5234

**ATTENTION:** C L Bamford

You are the owner that has management or control of the premises situated at **31 Olivedale Street Birdwood** comprised in Certificate of Title **Volume 5384 Folio 452** in the State of South Australia ("the premises").

Pursuant to section 92(1) of the *South Australian Public Health Act 2011* ("the Act"), the Adelaide Hills Council ("the Council") may issue a notice for the purpose of-

- a) securing compliance with a requirement imposed by or under the Act (including a requirement imposed under a regulation or a code of practice under the Act); or
- b) averting, eliminating or minimising a risk, or a perceived risk to public health.

The Council records indicate that the septic tank at the premises has not had the septic tank emptied/cleaned in the past 4 years as is required.

The Council is of the opinion that the circumstances described above gives rise to:

- a breach of your obligations under Regulation 12 of the South Australian Public Health (Wastewater) Regulations 2013, or

Accordingly, you are hereby **ISSUED** with this Notice under section 92(1) of the Act for the purposes of

- securing compliance with your obligations under Regulation 12 of the South Australian Public Health (Wastewater) Regulations 2013, or

This Notice **requires** you to take the following action:

1. Arrange to have the septic tank access shaft exposed and pumped out by a licenced contractor and forward a copy of the pump out receipt to the Adelaide Hills Council

You **must** comply with the requirements of this Notice on or before the expiry date of the property settlement agreement or **August 15<sup>th</sup> 2025**.

Signed: \_\_\_\_\_ as delegate for the Council

**Stewart West**  
**Environmental Health Officer**  
Acting under delegated authority

## **Relevant Act and Regulations**

### **Public Health Act 2011**

*Part 12—Notices and emergency situations*

*Division 2—Notices and emergencies*

*Section 92*

#### **92—Notices**

- (1) A relevant authority may issue a notice under this section for the purpose of—
- (a) securing compliance with a requirement imposed by or under this Act (including the duty under Part 6 or a requirement imposed under a regulation or a code of practice under this Act); or
  - (b) averting, eliminating or minimising a risk, or a perceived risk, to public health.

### **Public Health (Wastewater) Regulations 2013**

*Part 3—Wastewater system requirements*

*Regulation 12*

#### **12—Operation, maintenance and servicing of wastewater systems**

- (1) The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with—
- (a) any conditions of a wastewater works approval relating to the system (whether granted before or after the person became the operator of the system); and
  - (b) the prescribed codes to the extent that they are applicable.
- (2) A person who maintains or services a wastewater system must do so in accordance with—
- (a) any conditions of a wastewater works approval relating to the system; and
  - (b) the prescribed codes to the extent that they are applicable

## **TAKE NOTE:**

### **1. Your Right of Review to the South Australian Civil and Administrative Tribunal**

Pursuant to section 96 of the *South Australian Public Health Act 2011* you **may** apply to the Tribunal under section 34 of the *South Australian Civil and Administrative Tribunal Act 2019* for review. An application for review **must** be made within 14 days from the date that you received the Notice.

An appeal to the South Australian Civil and Administrative Tribunal does not suspend the operation of the Notice (pending the determination of any appeal). The operation of the Notice is only suspended *if* the South Australian Civil and Administrative Tribunal makes an interim Order to that effect.

The South Australian Civil and Administrative Tribunal has the power to vary or set aside the Notice if it is satisfied that there are reasons to do so.

### **2. What Happens if I Fail to Comply with the Notice?**

If the requirements of this Notice are not complied with within the time specified, the Council may take action under section 93 of the Act to give effect to the Notice. This includes entering the property and taking any action required by the Notice. The reasonable costs and expenses incurred by the Council in taking such action may be recovered from you as a debt. If you fail to pay the amount sought by the Council, you will be liable to pay interest and where applicable, the unpaid amount will be a charge on the land in favour of the Council.

### **3. Failure to Comply with the Notice is an Offence**

Section 92(10) of the *South Australian Public Health Act 2011* provides that:

*A person to whom a notice is issued under this section must not, without reasonable excuse, fail to comply with the notice.*

*Maximum Penalty: \$25 000*

*Expiation Fee: \$750.*

The Council reserves its rights to either issue you with an expiation fee or commence a prosecution against you if you fail to comply with this Notice.