

To **Scales & Partners**
48 Carrington St
Adelaide SA 5000

Certificate No: 26368
Certificate Date: 24/02/2022

LOCAL GOVERNMENT INQUIRY

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

Land:

Assessment No:	1495
Valuer-General's No:	0312454204
Owner/s:	Uraidla Medical Investments Pty Ltd
Property Details:	1163 Greenhill Road Uraidla 5142
Legal Description:	Lot 5 Sec: P9 DP:16576 CT:5080/856

Rates and other monies due as known by Adelaide Hills Council as at 24/02/2022

Due Dates for Payment:	1st Qtr due	01/09/2021	2nd Qtr due	01/12/2021
	3rd Qtr due	01/03/2022	4th Qtr due	01/06/2022

Arrears/Credits as at 01/07/2021	\$0.00
Rates for the 2021/2022 rating year (Declared 22/06/2021)	\$3,173.35
Rates - Commercial	\$2,397.83
Fixed Charge	\$699.00
Hills & Fleurieu RL Levy	\$76.52
Rates Postponed (arrears and current)	\$0.00
Postponed Interest	\$0.00
PLUS Other property Related Debts	
PLUS Fines and/or Interest to date	\$0.00
PLUS other adjustments, including Legal Fees	\$0.00
LESS Rebate (if applicable)	\$0.00
LESS Payments/Rounding	-\$1,587.35
TOTAL OWING AS AT 24/02/2022	\$1,586.00

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/21 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 5.05% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 10th 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 5.05% p.a. added on the 10th 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 14951

Certified - Adelaide Hills Council

Date - 24-February-2022



PO Box 44
Woodside SA 5244

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

To: Scales & Partners
48 Carrington St
Adelaide SA 5000

Certificate No: 20515
Certificate Date: 24/02/2022

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:

Assessment No:	1495
Valuer-General's No:	0312454204
Owner/s:	Uraidla Medical Investments Pty Ltd
Property Details:	1163 Greenhill Road Uraidla 5142
Legal Description:	Lot 5 Sec: P9 DP:16576 CT:5080/856

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.

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 or from the Office of Consumer and Business Affairs website www.ocba.sa.gov.au.

Andrew Aitken

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 Vanessa Inkster

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 Vanessa Inkster

PRESCRIBED INFORMATION

Food Act 2001

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:

Section 46 - Prohibition order

N/A

Date of order:

Name of authority or person who served order:

Requirements of order:

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice

N/A

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

Date of approval: 25/08/2011

Name of relevant authority that granted approval:Adelaide Hills Council

Conditions of approval: attached

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:

Confirmed-Environmental Health Section Alexis Black
--

PRESCRIBED INFORMATION

South Australian Public Health Act 2011

Section 92 Notice

N/A

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice:

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 Alexis Black
--

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

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)

2770 - Medical; 4 - Commercial - Other

.....
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.

Data Extract for Section 7 search purposes

Valuation ID 0312454204

Parcel ID: D16576 A5

Certificate Title: CT5080/856

Property Address: 1163 GREENHILL RD URAIDLA SA 5142

Zones

PRuL Productive Rural Landscape

Subzones

No

Zoning overlays

Overlays

High Hazards (Bushfire - High Risk)

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.

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.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

Unknown

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

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

Associated Building Indemnity Insurance

No

Associated DA Conditions

Application ID: 21029869

Date of authorisation: 10 November 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance
Assessed at Adelaide Hills Council

Condition(s) of authorisation

Flood lighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such a manner as to not cause nuisance to adjacent properties.

Application ID: 21029869

Date of authorisation: 10 November 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance
Assessed at Adelaide Hills Council

Condition(s) of authorisation

The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Application ID: 21029869

Date of authorisation: 10 November 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance
Assessed at Adelaide Hills Council

Condition(s) of authorisation

External finishes shall be of materials and colours to match or complement those of the existing building to the reasonable satisfaction of Council.

Application ID: 21029869

Date of authorisation: 10 November 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance
Assessed at Adelaide Hills Council

Condition(s) of authorisation

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 shall be managed on site with no stormwater to trespass onto adjoining properties.

Associated DA Info

Application ID: 21029869

Development Description: Alterations and additions to existing medical centre (consulting rooms)

Site Address: 1163 GREENHILL RD URAIDLA SA 5142

GIS Dataset

LMAS

No

PRESCRIBED INFORMATION

APPENDIX 1

<i>Planning, Development and Infrastructure Act 2016</i>		
<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 see 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: Code Amendments PlanSA</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>See attached Plan SA Data Extract</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><i>Development Act 1993 (repealed)</i></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

Housing Improvement Act 1940		
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
Other Charges		
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:..... 1 March 2022**

Confirmed Accurate:...**Vanessa Inkster**.....

PRESCRIBED INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
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: 24/02/22
---	----------------

PRESCRIBED INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
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: 24/02/22
--

PRESCRIBED INFORMATION

<i>Land Acquisition Act 1969</i>		
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.....Gen StewartDate.....2/3/2022.....

PRESCRIBED INFORMATION

<i>Land Acquisition Act 1969</i>		
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.....Gen Stewart.....Date.....2/3/2022.....



ADELAIDE HILLS
COUNCIL

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

APPROVAL TO INSTALL AN AEROBIC WASTE WATER TREATMENT SYSTEM

ASSESS No. 1495	APPROVAL DATE: 25 August 2011	APPROVAL NO. 473/W159/2011
APPLICANT DETAILS	Andrew Evans Plumbing PO Box 145 ALDGATE SA 5154	
OWNER(S) DETAILS	Uraidla Family Practice 1163 Greenhill Road URAILDA 5142	
LOCATION	1163 Greenhill Road URAIDLA 5142	

Aerobic Waste Water System	Type	Model	Capacity (EP)
Details	Aqua Nova	3000/3000	6
Effluent Surface Irrigation Disposal Area	Minimum of 230m ² irrigated using drip or trickle irrigation		
NOTE:- Surface irrigation disposal area must be suitably landscaped and established PRIOR to occupation of the Dwelling.			

Under the provisions of the Public and Environmental Health (Waste Control) Regulations 1995 approval is hereby granted for the installation of the above Waste Control System (or part) and associated underfloor plumbing layout subject to strict compliance with all conditions.

Persons undertaking the installation of the system are required to give the Council's Environmental Health Officer one (1) business day's notice when calling for an inspection –Requests for an inspection must be made before 3pm on the preceding business day. Penalties apply for non compliance.

MANDATORY INSPECTIONS

1. External sewer drain, Installation and connection of Aerobic unit.
2. Final inspection of completed system, backfilled with all inspection points, plumbing fixtures, alarm and irrigation system in place.

Approval of the AEROBIC WASTEWATER TREATMENT SYSTEM is subject to the following conditions:

A. APPROVAL CONDITIONS

1. The installation of the system (or part) is to be carried out by a registered licensed plumber in strict accordance with the technical details and plans as approved.
2. Any variation to the work as approved must not be undertaken until that variation has received Council approval.
3. All plumbing and drainage work associated with the installation shall comply with the SA Health Commission WASTE CONTROL SYSTEM Standards and AS/NZS3500.2 (including South Australian modifications).
4. The use of the Waste Control System shall not vary from that indicated on the application for approval of the system.
5. The Waste Control system shall be operated and maintained in accordance with the requirements of the Council.
6. Approval to install the Waste Control System shall become void if work is not commenced within twelve (12) months or completed within 3 years after the day on which approval was given.
7. The licensed plumber shall check with the footing design engineer to determine if flexible connections are required for the soil conditions on site.

B. AEROBIC WASTE WATER TREATMENT APPROVAL CONDITIONS

1. Maintenance and regular servicing of the system by trained staff in accordance with the manufacturer's directions.
2. The keeping of records of all maintenance and servicing of the system. Records to be made available to the Council officers on request.
3. The final reclaimed effluent must not be discharged from the system for irrigation purposes unless it meets the following requirements:
BOD₅ not greater than 20mg/Litre
Suspended Solids not greater than 30mg/Litre
Free Residual Chlorine not less than 0.5mg/Litre (from first discharge point in irrigation area)
Faecal Coliforms not greater than 10 per 100mL
4. In circumstances where the quality of the final effluent does not meet the requirements of the Council, provision for removal of the effluent from the property is to be made and disposal to be in accordance with the requirements of the Public and Environmental Health Act 1987 and Regulations.
5. Completion of the surface irrigation disposal area before using the wastewater system.
6. The surface irrigation disposal area must be dedicated to the sole use of effluent disposal. The area must be landscaped, preferably with shrubs and trees and should be designed to discourage pedestrian and vehicle access.
7. The surface irrigation disposal area must not be located on land subject to waterlogging and/or subject to flooding. The reclaimed effluent must be evenly distributed over the entire surface irrigation disposal area without spray-drift, pooling and/or run-off from the area. **Terracing/benching and where necessary, appropriate landform modifications such as bunding or mounding to suit the proposed site, must be carried out to prevent run-off from the surface irrigation disposal area.**
8. The surface irrigation disposal area must be completed, including landscaping and planting, prior to the occupation of the premises to ensure that no pooling or run-off of reclaimed effluent occurs. Plants in the surface irrigation disposal area must be suitable for the transpiration of reclaimed effluent and be salt and nutrient tolerant.
9. The surface irrigation disposal area must be clearly designated with signs stating that the reclaimed effluent is unsuitable for human contact/consumption.
10. The surface irrigation disposal system is a permanent fixed system, with all pipework buried at least 150mm underground, and must not be capable of connection to the reticulated water

supply. For public health reasons, the use of garden hoses and fittings are not permitted under any circumstances.

11. Drippers used must be suitable for use with reclaimed effluent.
12. If the proposed wastewater disposal area is found to be insufficient (resulting in pooling of treated effluent or movement of treated effluent out of the irrigation area). Council may require further areas to be provided. This may require modifications to the current carparking facility.
12. The aerobic wastewater treatment system must be provided with an alarm to indicate electrical or mechanical failure. The alarm must be audible and visible with muting facilities and be positioned inside the building, preferable in the kitchen or laundry.
13. Rainwater tanks, installed on the property, must be designed and maintained so as to prevent airborne contamination by reclaimed effluent.

The Council reserves the right to vary these conditions at any time.

The approval issued by the Adelaide Hills Council does not alleviate persons installing a septic tank and aerobic wastewater treatment system from their responsibilities under other Acts and Regulations.

If you have any queries please do not hesitate to contact the Adelaide Hills Council

Contact Officer: Alex Stedman

Contact Telephone No. 8408 0400

Fax No. 8389 7440

Signed:

Date



25 August 2011

Alex Stedman

Authorised Officer

Public and Environmental Health Act, 1987

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 16/03/2009 Development Number **473/228/2009**
REGISTERED ON 16/03/2009

To:- Applied Building Design 2 Bellvue Street VISTA SA 5091	ASSESSMENT NO 1495 VALUER GENERAL NUMBER 0312454204
--	--

LOCATION OF PROPOSED DEVELOPMENT

Address
1163 Greenhill Road URAIDLA

LOT: 5 SEC: P9 DP: 16576 CT: 5080/856

Nature of Proposed Development
Alterations and additions to existing consulting rooms

Building Classification **6**

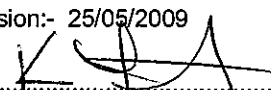
From **ADELAIDE HILLS COUNCIL**

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

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Development Plan Consent	19/05/2009	4		
Land Division				X
Land Division (Strata)				X
Building Rules Consent	25/05/2009	3		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	25/05/2009	7		

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:- 25/05/2009 Development Assessment Commission or delegate
 Signed:  ✓ Council Chief Executive Officer or delegate
 Date:-25/05/2009 Private Certifier
 Expiry date:- 25/05/2010 ✓ Sheets Attached.

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.

SA WATER:

Townships - where an allotment is served by SA 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. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/228/2009

- (1) The development herein approved shall be undertaken in accordance with the following plans and written submissions accompanying the application, unless varied by a separate condition:
- Applied Building Design – Amended Site plan, East, North and West Elevations received 16/3/09
 - Amended proposed plan received 14/5/09

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

- (2) External finishes shall be of materials and colours to match or complement those of the existing building to the reasonable satisfaction of Council.

REASON: To maintain and enhance the visual amenity of the locality.

- (3) Flood lighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such a manner as to not cause light overspill nuisance to adjacent properties.

REASON: Lighting shall not detrimentally affect the residential amenity of the locality..

- (4) All roof runoff generated by the development hereby approved must be directed to an on-site stormwater detention tank within one month of the roof cladding being installed. The tank(s) shall have a capacity to contain a 1 in 20 year storm event with a release mechanism to ensure discharge of water takes place over a period of not less than 48 hours after a storm event. 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

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.

NOTES

- (1) 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.

- (2) Development Plan Consent



This Development Plan (DPC) consent is valid for a period of twelve (12) months commencing from the date the decision is given (or if an appeal has been commenced the date on which it is determined, whichever is later). Building Rules Consent **must** be applied for prior to the expiry of the DPC 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. Application for extension to consent may be considered subject to payment of the relevant fee.

2. BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/228/2009

- (1) The building construction must comply in all respects with AS 1684.2- 2006. Residential Timber Framed Construction..
- (2) **Statement of Compliance**
A Statement of Compliance has been provided with the building rules consent by the approving authority. The Statement of Compliance must be completed and returned to the Adelaide Hills Council. Part A of the Statement of Compliance is required to be completed by the Building Work Contractor responsible for carrying out the relevant building work, or if there is no such person, by a Registered Building Supervisor or Private Certifier. The Owner must complete Part B of the Statement of Compliance.

The Statement must be provided within 10 days of occupation of the building.
- (3) Portable fire extinguishers for the class of fire expected shall be provided, fixed and maintained in accordance with the requirements of AS 2444 Portable fire extinguishers and fire blankets.

ADELAIDE HILLS
— COUNCIL —



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

PLANNING DECISION NOTIFICATION

South Australia Planning Act, 1982
Development Control Regulations

Regulation 41
Sixth Schedule

Development Number 030/ 155/87
Assessment Number 1359

To P J Tunbridge Box 50 URAIDLA

Location of Proposed Development Lt 5 Greenhill Rd URAIDLA Hd of Onkaparinga

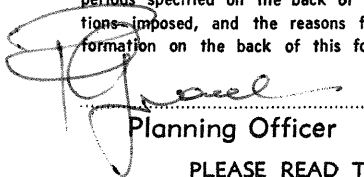
Nature of Proposed Development Medical centre - Professional rooms for General Practitioner, Physiotherapist, Specialists and Dentist
--

In respect of this proposed development you are informed that: consent is refused
Date of Decision18/8/87..... consent is granted
Conditions:— consent is granted subject to () condition(s)

AS PER ATTACHED SCHEDULE.

.....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.


.....
Planning Officer

27th August, 1987

.....
District Clerk

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

NOTES FOR APPLICANT

1. You may have a right of appeal if this Notification is:

- a refusal

or

- a consent with conditions.

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Planning Appeal Tribunal may allow.

Please contact the Planning Appeal Tribunal if you wish to appeal. (Refer South Australian Government Section of the Telephone Directory under 'Courts Department').

2. If your Application was the subject of third-party representations, any consent or consent subject to conditions shall not operate until after twenty-one days from the date of this Notification, or such longer period that the Tribunal may allow for instituting an appeal. (Note: The period is extended where days between 24 December and 2 January, inclusive, are involved.

If there is an appeal by a third party, any consent or consent with conditions shall not operate until determination of the appeal. It is suggested that twenty-one days after the date of this Notification you contact the Planning Appeal Tribunal to find out if there has been an appeal lodged.

3. If there is a consent or a consent with conditions:

- the development must be substantially commenced

or

- for land division, you must apply for certificates of approval within twelve months of the date of this Notification unless this period has been extended by the Council or Planning Commission.

AND

- Any act or work authorised or required by this Notification must be completed within three years of the date of the Notification or a longer time as allowed by the Council or the Planning Commission.

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

4. The premises or land should not be occupied or used for the purposes approved until all the conditions of consent have been complied with.
5. Any condition imposed is binding and enforceable against all persons who may hereafter acquire the benefit of the consent.
6. Advertising signs not detailed in your application may require future Council approval. Please contact the Council Office if advertising signs are proposed.

SCHEDULE PERTAINING TO APPLICATION NO. 030/155/87 in the name of P J Tunbridge.

- a. The development being carried out in accordance with the revised plans and information submitted with and forming part of the application (i.e. Drawing No 04485/sk3 and sk2A).
- b. Existing trees and shrubs being retained except where required to be removed for siting of the building, parking and driveway area.
- c. The site generally being appropriately landscaped by the planting of ground covers, trees and shrubs, consistent with good bushfire practice, to the reasonable satisfaction of Council, such planting to be maintained and nurtured for all time by the person making use of the land.
- d. The car parking, manoeuvring and driveway areas shown on the site plan being bitumen sealed, drained and line marked to the reasonable satisfaction of Council (other methods of paving which give a hard standing, all weather surface may be possible if Council approves in writing).
- e. The car parking area being always available to clients using the development when the premises are open to the public.
- f. That suitable trees be planted on the Northern Boundary.

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

BUILDING DECISION NOTIFICATION

Development Number
030/ 155/87
Assessment Number
1359

To
P J Tunbridge Box 50 URAIDLA

Location of Proposed Building work
Lt 5 Greenhill Rd URAIDLA Hd of Onkaparinga

Nature of Proposed Building work
Medical Centre - Professional rooms for General Practitioner, Physiotherapist, Specialists and Dentist

Your plans & specifications for proposed building work are hereby

Date of Decision 24/9/87

refused

approved

Conditions:—

approved subject to (3) condition(s)

1. Inspection of building work by Soil engineer in relation to foundation and footings as state in his report.
2. Conditions imposed by Building Surveyor (copy attached)
3. Further details requested pursuant to Building surveyor's report are to be submitted and approved prior to commencement of that particular work.

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

28th September, 1987

District Clerk

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Building Act:

- (1) Building work must be constructed in all respects with the Building Act 1970-71 (as amended), Regulations and S.A.A. Codes.

Pouring of Concrete:

- (2) One normal working day's notice must be given to the Council office before pouring footings. A footing certificate will not be issued by the Council. Arrangements must be made with your engineer prior to pouring of concrete as required by his report.

Allotment Boundaries:

- (3) 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.

Secondhand Materials:

- (4) Where secondhand materials are used, they are to be of good quality and appearance and made available for inspection before erection.

Septic Tanks:

- (5) Plans of septic tank installations are to be submitted to the Central Board of Health, Adelaide.

Protection of Property:

- (6) Your co-operation is sought in ensuring that the street, road, kerb, gutter and footway are protected from damage during the 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 entranceways must be approved by Council.

E.T.S.A.:

- (7) 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.

Receipt

22-Feb-2022 12:49 pm

Receipt Number **771848**

ET

Adelaide Hills Council

P.O. Box 44

Woodside SA 5244

Tel (08) 8408 0400

ABN: 23 955 071 393

Scales & Partners Lawyers

Payment Details

EFTPOS - \$62.50

Name: Frederic M Turner.

Cheque No:

BSB No:

Receipt Details

Ref: 258125295

Property Search

\$62.50

Uraidla Medical Investments Pty

Ltd-Uraidla- A1495

Receipt Total

\$62.50

-