

CONFIDENTIAL

***ITEM 16**
PROPERTY DETAILS – UNLEY

MOVED: Councillor Palmer
SECONDED: Councillor Smolucha

The Committee recommends to Council that:

1. The report be received.
2. The property at 82 Maud Street, Unley be sold at a value no less than
██████████
3. The CEO be given delegated authority to effect the sale in accordance with the recommendation.

CARRIED UNANIMOUSLY

1000

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DECISION REPORT

REPORT TITLE: PROPERTY DETAILS - UNLEY
ITEM NUMBER: 16
DATE OF MEETING: 15 MARCH 2017
AUTHOR: ALAN JOHNS
JOB TITLE: MANAGER, PROPERTY ASSETS

EXECUTIVE SUMMARY

At its meeting on 22 February 2017, the Committee considered a report on the potential sale of 82 Maud Street Unley, and resolved that:

"The Administration complete a more detailed assessment of 82 Maud Street, Unley and to provide a report to the next Strategic Property Committee meeting to enable a decision to be made on whether the property should be sold."

The Maud Street property is purpose built, and the current tenant (Meals on Wheels) has requested that their lease be cancelled as of March 2017. The property has a market value in the order of \$500,000 and is of limited strategic value given its location and built form.

Consequently, it is recommended that this property be considered for divestment.

RECOMMENDATION

MOVED:

SECONDED:

The Committee recommends to Council that:

1. The report be received.
 2. The property at 82 Maud Street, Unley be sold.
-

1. RELEVANT CORE STRATEGIES/POLICIES

2.2 - Activated places

3.1 - Equitable parking throughout the City

4.3 - Functional open-green space throughout the City of Unley

5.5 - A financially sustainable approach to business and planning activity

2. DISCUSSION

Background

The Council has over the last 24 months discussed the need to adopt a more strategic approach to its property assets.

Part of the Strategic Property Committee's role is to identify Council properties that may be suitable for divestment on the basis that they do not have a strategic role in terms of Council's Community Plan.

At its meeting on 22 February 2017, the Committee considered a report on the following two properties:

- 82 Maud Street Unley
- 671 South Road Black Forest

After some discussion, the Committee resolved that:

1. *The Report be received.*
2. *The Administration complete a more detailed assessment of 82 Maud Street, Unley and to provide a report to the next Strategic Property Committee meeting to enable a decision to be made on whether the property should be sold.*

This report provides additional information to the Committee on the Maud Street property.

Some immediately relevant information usually provided in a Form 1 is attached to support this report with full disclosure and documentation required if the property is to be sold (Attachment 1 to Item 16/17).

Attachment 1

The Form 1 (complete) is the basis of the formal statement by the vendor about certain details relating to the property being conveyed. It is required under section 7 of the Land and Business (Sale and conveyance) Act 1994.

The Form 1 comprises:

- an introductory statement setting out the purpose of the form
- details of the parties and the land
- details of cooling-off rights

- a statement by/on behalf of the vendor
- a certificate by/on behalf of the agent verifying the particulars in relation to the land appearing in the statement
- a table of particulars in relation to mortgages, charges and prescribed encumbrances affecting the property
- parts detailing particulars in relation to prescribed matters affecting the property

This information is required to be collated and presented as part of a proposed sale process.

82 Maud St Unley

Background

The property is currently tenanted by Meals on Wheels who pay a peppercorn rental (and only if requested). The tenant has advised they will no longer be providing services from this site and have requested to cancel their lease and return the property to Council.

They envisage this will occur in March 2017

Description of Land

The property is some 455m² with an easement to SAPN running the length of the eastern boundary (Attachment 2 to Item 16/17).

Attachment 2

This easement supports overhead 66Kv power lines which will likely have an impact on potential development designs

The property has a frontage to Maud Street and extends through to a lane that runs parallel to Culvert Street at the rear providing vehicular access from both the northern and southern boundaries.

The building, circa 1980 is of brick construction with a tiled roof and concrete flooring. Internally the building comprises a commercial kitchen, food storage area, male and female toilets, staff kitchenette/ office and cleaners store. The building is some 95m².

In terms of zoning :

- The subject site is located within the Residential Historic (Conservation) Zone – Policy Area 6;
- The building is non-contributory therefore demolition, whilst requiring an application, will not be a problem;
- Minimum allotment sizes of 750sqm with 15m frontages are required, which all but rules out sub-division;

- The site would be suitable for a new dwelling of a high architectural standard given the quality of housing on this side of Maud Street;
- The subject site is located in a high flood zone, which may be void now the culvert is covered.

The property is not classified as Community Land and sits between residential properties.

Financial

The land is currently valued at \$500,500 and the building has a replacement value of \$203,931.60. The building has a written down value of \$88,527.15 as of 30 June 2016. Council has spent \$4,500 at this site over the past 5 years for external building maintenance.

A future sale price may be negatively affected by design constraints imposed by the SAPN easement.

Utilising Council's Property Management – Leasing and Licensing Policy (and subject to relevant planning considerations), the property could likely generate an annual rental income ranging from \$2500 to \$16,000 depending on the tenancy sought.

Strategic Value

As part of regular property review processes, and as an integral part of this recent investigation, the Administration has considered the strategic worth of this site.

The property sits within a residential area, contains a small 'open plan' facility and is not linked to other key strategic Council owned or supported properties or services. The property is not classified as Community Land and sits between residential properties.

Whilst some consideration was given to retaining the land and diverting the north – south bike route through the property, this would create an additional safety obstacle as the rear of the property opens to a trafficable lane prior to joining the Glen Osmond Creek linear path.

Whilst there is an opportunity to consider seeking further lease opportunities, the property does not appear to represent any significant strategic benefit to current or future identified Council initiatives.

As such, the property should be considered by Council for divestment.

3. ANALYSIS OF OPTIONS

Option 1 - The property at 82 Maud Street, Unley be sold.

This option will provide Council with a once off revenue in the vicinity of \$500,000, while not impacting on existing services to the community, or impact on any strategic longer term opportunities. The funds could be used towards purchasing a property of strategic value or paying off debt.

Option 2 - The property at 82 Maud Street, Unley be retained.

Under this option, Council will need to lease the property to a new tenant and forego any revenue from the sale of the property

Option 3 – The Committee provide an alternative recommendation.

4. RECOMMENDED OPTION

Option 1 is the recommended option.

5. POLICY IMPLICATIONS

Financial / budget

If the Maud Street property was sold Council could expect to realise a once off revenue in the order of \$500,000, minus any costs incurred in the sale process.

Legislative / Risk Management

There are no implications arising from this report.

Environmental / Social / Economic

There are no implications arising from this report.

6. ATTACHMENTS

1. Information required to be presented with Form 1
2. Map of Property

7. REPORT AUTHORISERS

<u>Name</u>	<u>Title</u>
Alan Johns	Manager, Property Assets
John Devine	General Manager City Development
Peter Tsokas	Chief Executive Officer

Contact Officer Bijana Prokic or Ben Collett
Telephone (08) 7109 7042 or (08) 7109 7044



2 March 2017

Attn-Alana Faber
The Corporation of the City of Unley
PO Box 1
UNLEY SA 5061

Dear Sir/Madam

**Re: Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry
 Property at 82 Maud Street, Unley
 Registered Proprietor(s): Corporation of the City of Unley**

I refer to your enquiry to the Department of Planning, Transport and Infrastructure (Land Services Group) concerning the parcel of land comprised in Certificate of Title Volume 5826 Folio 159 and the subsequent 'Property Interest Report' issued by that Department.
(Reference No. 1179855 dated 28/2/17).

The land is the subject of an application for development which was granted approval, subject to certain conditions, by the Development Assessment Commission pursuant to the Development Act 1993. A copy of the Planning Decision Notification is attached (*refer item 4.2 of 'Property Interest Report'*).

There is no record of any condition that continues to apply under either of the repealed Acts referred to in item 5.1 of the 'Property Interest Report'.

Yours faithfully

A handwritten signature in black ink, appearing to read "P. Hodgson", is written over a light blue horizontal line.

Phil Hodgson
Unit Manager Lands Titles Office
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION

R:\TEMPWORK\Planning Services\Section7\W5826 F159 - 28 Feb 17.doc



Development Number
090/0457/96

FOR DEVELOPMENT APPLICATION

DATED : 2.8.96
REGISTERED ON : 8.8.96

TO: MEALS ON WHEELS
C/- TAGARA BUILDERS PTY LTD
1 AVONMORE AVENUE
TRINITY GARDENS SA 5068

LOCATION OF PROPOSED DEVELOPMENT:

House No. : 82 Street : Maud Street Suburb : Unley
Pt Section No. : 241 Hundred : Adelaide Volume : 3148 Folio : 142

NATURE OF PROPOSED DEVELOPMENT
EXTENSION TO MEALS ON WHEELS KITCHEN FACILITY

From : DEVELOPMENT ASSESSMENT COMMISSION

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	GRANTED	ONE		
Land Division				N/A
Land Division [Strata]				N/A
Provisional Building Rules Consent	Still Required			
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Still Required			

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

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

Date of Decision: 19/9/96] Delegate of the Development Assessment Commission

Signed: [Signature] [1] Sheets Attached

Date: 19/9/96

DEVELOPMENT APPLICATION NO. 090/0457/96

CONDITION OF APPROVAL :

1. The proposed car parking area adjacent to Maud Street shall be amended in accordance with the attached sketch marked 'Amended Car Park'. The entrance/exit will also need to be relocated to accommodate the additional two car parking spaces provided with this amendment.

REASON FOR DECISION AND CONDITION :

- The development is unlikely to cause any detrimental impact and the condition will improve off street car parking.

NOTES FOR APPLICANT :

Council will require the new cross over to be provided at the developer's cost.

- The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- You are also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.
- You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- You have a right of appeal against the conditions which have been imposed on this Provisional Development Plan Consent or Development Approval.
- Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow.
- Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 204 0300).

 19/9/96

Philip Smith
MANAGER, DEVELOPMENT ASSESSMENT BRANCH
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION
90-457.ARV/SB

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Registrar-General

Certificate of Title - Volume 5826 Folio 159

Parent Title(s) CT 3148/142
Dealing(s) Creating Title CONVERTED TITLE
Title Issued 27/11/2000
Edition 1
Edition Issued 27/11/2000



Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF UNLEY
OF PO BOX 1 UNLEY SA 5061

Description of Land

ALLOTMENT 210 FILED PLAN 15148
IN THE AREA NAMED UNLEY
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE ETSA CORPORATION (T 2419377)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan



NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL





Certificate of Title

Title Reference CT 5826/159
Status CURRENT
Easement YES
Owner Number 90000580
Address for Notices PO BOX 1 UNLEY SA 5061
Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

THE CORPORATION OF THE CITY OF UNLEY
OF PO BOX 1 UNLEY SA 5061

Description of Land

ALLOTMENT 210 FILED PLAN 15148
IN THE AREA NAMED UNLEY
HUNDRED OF ADELAIDE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0912755000	CURRENT	82 MAUD STREET, UNLEY, SA 5061

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0912755000
Type	Site & Capital Value
Date of Valuation	01/01/2016
Status	CURRENT
Operative From	01/07/1966
Property Location	82 MAUD STREET, UNLEY, SA 5061
Local Government	UNLEY
Owner Names	THE CORPORATION OF THE CITY OF UNLEY
Owner Number	90000580
Address for Notices	PO BOX 1 UNLEY SA 5061
Zone / Policy / Precinct	RH(C) - Residential Historic (Conservation)\SH6 - Spacious Historic Unley and Malvern Trimmer Estate\
Water Available	Yes
Sewer Available	Yes
Land Use	5330 - Charitable Organisations
Description	KITCHEN
Local Government Description	Other

Parcels

Plan/Parcel	Title Reference(s)
F15148 Allotment 210	CT 5826/159

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$400,000	\$400,000			
Previous	\$390,000	\$400,000			



Building Details

Valuation Number	0912755000
Building Style	Not available
Year Built	Not available
Building Condition	Not available
Wall Construction	Not available
Roof Construction	Not available
Equivalent Main Area	Not available
Number of Main Rooms	Not available



Certificate of Title

Title Reference: CT 5826/159
Status: CURRENT
Edition: 1

Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



CERTIFICATE OF LAND TAX PAYABLE

ABN 10 040 349 865
Land Tax Act 1936

This form is a statement of land tax payable pursuant to Section 23 of the Land Tax Act 1936. The details shown are current as at the date of issue.

PIR Reference No: 1179855

DATE OF ISSUE

28/02/2017

ENQUIRIES:

Tel: (08) 8204 9870

Email: landtax@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME		
90000580	CORP OF THE CITY OF UNLEY		
PROPERTY DESCRIPTION			
82 MAUD ST / UNLEY SA 5061 / LT 210			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
0912755000	CT 5826/159	\$400,000.00	0.0445 HA
TAX DETAILS:			
	CURRENT TAX	\$ 0.00	SINGLE HOLDING \$ 0.00
FINANCIAL YEAR	+ ARREARS / - PAYMENTS	\$ 0.00	
2016-2017	= <u>AMOUNT PAYABLE</u>	\$ 0.00	

Please Note:

If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

ON OR BEFORE 29/05/2017



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 043 805
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 1179855

DATE OF ISSUE

28/02/2017

ENQUIRIES:

Tel: (08) 8207 2111

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

90000580

OWNERSHIP NAME

CORP OF THE CITY OF UNLEY

PROPERTY DESCRIPTION

82 MAUD ST / UNLEY SA 5061 / LT 210

ASSESSMENT NUMBER

0912755000

TITLE REF.

(A "+" indicates multiple titles)

CT 5826/159

CAPITAL VALUE

\$400,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

CU
0.500

LEVY DETAILS:

FINANCIAL YEAR

2016-2017

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 253.20

- REMISSION

\$ 232.60

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ -70.60

= AMOUNT PAYABLE

\$ 0.00

Please Note:

If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. It is not the due date for payment.

EXPIRY DATE

29/05/2017



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 043 805
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate



South Australian Water Corporation
 250 Victoria Square, Adelaide SA 5000
 Telephone enquiries: 1300 650 950

ABN 69 336 525 019
 EPIC.sawater.com.au

Account Number: 09 12755 00 0 L.T.O Reference: CT5826159 Date of issue: 6/3/2017 Agent No. Receipt No. 1179855

THE CORPORATION OF THE CITY OF UNLEY
 PO BOX 1
 UNLEY SA 5061

Section 7/Post

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MEALS ON WHEELS INC
Location: 82 MAUD ST UNLEY LT 210
Description: KITCHEN **Capital Value:** \$ 400 000
Rating: Non-residential

Periodic charges

Raised in current years to 31/3/2017

		\$
	Arrears as at: 30/6/2016	0.00
Water available: 1/6/1966	Water rates	214.80
Sewer available: 1/7/1966	Sewer rates	64.05
	Water use	1,149.11
	SA Govt concession	0.00
	Recycled Water Use	0.00
	Save the River Murray Levy	0.00
	Service Rent	0.00
	Recycled Service Rent	0.00
	Other charges	0.00
	Goods and Services Tax	0.00
	Amount paid	1,427.96CR
	Balance outstanding	0.00

Degree of concession: 00.00%
 Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 71.60 Sewer: 21.35 Bill: 12/4/2017
 Save the River Murray Levy: 0.00

A non-standard rating schedule WC-Charitable-Metro Non Res for Sewer applies for this account.
 A non-standard rating schedule Charitable Exempt Price-NonRes for Water Use applies for this account.
 A non-standard rating schedule Charitable Exempt Supply for Water applies for this account.
 This Account is billed four times yearly for water use charges.
 The last Water Use Year ended on 27/05/2016.
 MAINS WATER USE CHARGE of \$40.80 should be added to the Balance Outstanding above.
 Non-residential rating to apply quarter following date of sale. SA Water advises this property is currently subject to an Encumbrance as at the date of issue of this certificate.



Government of South Australia



South Australian Water Corporation
250 Victoria Square, Adelaide SA 5000
Telephone enquiries: 1300 650 950

ABN 69 336 525 019
EPIC.sawater.com.au

South Australian Water Corporation

Name:
MEALS ON WHEELS INC

Address:
82 MAUD ST UNLEY LT 210

Water & Sewer Account
Acct. No.: 09 12755 00 0 **Amount:** _____

Water Mains Contribution
Acct. No.: **Amount:** _____

Sewer Mains Contribution
Acct. No.: **Amount:** _____

Subject - <i>Lease Council property</i>	
Address - <i>82 Maud Street Unley</i>	
Applicant - <i></i>	
Doc. No.	08 MAR 2017 <i>AM/EN</i>
For info. of <i></i>	<i>A. Faber</i>

Our Reference: 221134
Account No: 0912755000
Enquiries: B Veldhoen
Office Hours: 8:15am to 10:00am
Telephone: (08) 82071359
Fax No: (08) 8410 0050
Date: 01/07/2003

MEALS ON WHEELS INC
82 MAUD ST
UNLEY SA 5062

TRADE WASTE DISCHARGE PROVISIONAL PERMIT

The South Australian Water Corporation grants a Trade Waste Discharge Provisional Permit (Provisional Permit) to **MEALS ON WHEELS INC** for the period from 01/07/2003 to 01/07/2004 for a trade waste activity located at **82 MAUD ST UNLEY SA 5062**, to discharge trade wastewater into SA Water's sewer.

The Provisional Permit is to facilitate the initial development of the proposed trade waste activity to ensure compliance with trade waste discharge conditions and the effective management of the pretreatment system.

A review and verification on the suitability of the system will commence towards the latter stage of this approval. This process includes the confirmation of details on your application, an assessment of the effectiveness of the installed equipment and the maintenance records relevant to the management of the trade waste treatment system. Where the installation meets the full requirements of SA Water, a Trade Waste Discharge Permit will be granted subsequent to the review process. Should the outcome of the review not meet these requirements, amendments to the installation or its maintenance will be necessary prior to finalising a Discharge Permit.

The Provisional Permit may be revoked should the conditions listed below be breached and you may be liable to the Corporation for the recovery of costs incurred as a result of any contravention.

The discharge to sewer must at all times comply with Regulations under the Sewerage Act 1929 and with the conditions as set out below.

DISCHARGE REQUIREMENTS

SA Water requires All food preparation areas to treat the wastewater generated from the kitchen operation on the premises by means of an appropriately sized grease arrestor capable of producing a discharge that is of a standard acceptable to the Corporation.

Acceptable discharge limits may be achieved by the installation of a 1000Lt Grease Arrestor in conjunction with an appropriate maintenance program.

To ensure that pretreatment devices are maintained, the business proprietor is required to have a service agreement/contract with a licensed liquid waste contractor for the maintenance of the pretreatment device.

The service agreement/contract is to be made readily available to an authorised officer upon request. Where this information is not provided, additional compliance audits may occur.

NOTE: The service requirements for trade waste pretreatment devices are provided by licensed liquid waste contractors who remove and transport the accumulated waste material to a licensed processing facility. Liquid Waste contractors are listed in the Yellow Pages.

Waste water from the food preparation area may discharge to sewer via a silt trap(s) complete with bucket, drilled with holes of an appropriate size to preclude the ingress of foreign matter into the wastewater system.

Spent oils/fats/chemicals shall not be discharged to the Corporation's sewerage system.

Care should be exercised when selecting piping materials for drains and waste lines with specific consideration being given to temperature, the corrosive nature of the wastewaters and the potential of the waste to generate a corrosive environment within the pipe.

Wastewater pretreatment systems and devices shall be installed so as not to permit the ingress of ground water, surface storm or runoff water into the Corporation's sewerage system.

UPVC pipes and fittings are not suitable for wastewater discharges exceeding 65 degrees centigrade eg boilers, dishwashers, seafood and pasta cookers. Especially when Brat pans are involved.

The temperature of the treated waste discharge to the sewerage system is not to exceed 38 degrees centigrade.

PLEASE NOTE:

The owner/operator is responsible for ensuring that all discharges to the sewerage system comply with discharge standards acceptable to SA Water.

Hot and cold water installations shall comply with AS/NZS 3500.4.2 and the South Australian Variations and/or Additional Provisions to the National Plumbing and Drainage Code.

BACKFLOW PREVENTION REQUIREMENTS

Backflow prevention requirements are to be addressed when installing beverage dispensing machines, commercial dishwashers, steam ovens.

Maintain air gaps over all fixtures.

Backflow prevention and cross connection control must at all times comply with Australian Standards AS/NZS3500.1.2

COMPLETION OF WORK REQUIREMENTS

On completion of the trade waste installations, the responsible Plumbing Contractor is required to contact the Trade Waste/Water & Wastewater Officer for a mandatory on site final inspection.

CHARGES AND FEES

Compliance Audits:

We advise that all operations are monitored Annually for compliance.

Trade Waste discharges can pose an increased risk to the sewerage system and have the potential to cause operational problems.

It is a condition of this permit that SA Water conduct periodic compliance audits to ensure compliance with the above permit conditions are maintained.

The frequency of trade waste compliance audits of a business depends on the degree of risk to the sewerage system from the liquid waste generated from the on-site activities.

The current cost per compliance audit (2002-03) is \$79.00 incl GST.

Sewer Blockages

Regulations 22 of the Sewerage Regulations 1996 permits the Corporation to recover costs for the clearing of blockages and repairing damage within the sewerage system from the person responsible for the blockage or damage.

Should any such blockages or damages be the result of untreated trade waste discharges from the business activity at the above property the business operator will be liable for the costs to clear and/or repair the blockage or damage.

Premises discharging inadequately treated tradewaste into the sewerage system can cause operational problems within the system, and add costs to the Corporation's treatment of the wastewater in achieving acceptable environmental discharge limits.

Backflow prevention and cross connection control must at all times comply with Australian Standards AS3500.1.2.

Please Note: This authorisation is based on information provided within the submitted application documents. Deviation from the above conditions is not permitted without prior approval from SA Water.

This Provisional Permit is NOT TRANSFERABLE.

A copy of this Provisional Permit will be retained by SA Water for recording as required under Regulation 35 of the Sewerage Act.

A copy of this Trade Waste Permit will be retained by SA Water for recording as required under Regulation 12 of the Water Industry Regulation 2012.

SAPN - Clearance distances for aerial distribution powerlines – 66 kV

For aerial distribution lines (66 kV or lower), the minimum safety clearance distances depend on:

- the voltage
- whether the conductor (powerline wire) is bare or insulated
- swing or sag of the powerline due to wind, temperature and distance between poles
- type of building or structure.

The electricity network operator in South Australia, SA Power Networks can provide information on the voltage and the maximum amount of swing or sag of the powerline.

Clearance distances are measured from the point of maximum swing or sag of the powerlines.

