

Form 1—Vendor's statement

(Section 7 *Land and Business (Sale and Conveyancing) Act 1994*)

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

means the Part, Division, particulars or item may not be applicable

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division

* means strike out or omit the option that is not applicable. All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments

Part A—Parties and land

1 Purchaser's name:
STUART WAYNE NOBLE and AMANDA JAYNE NOBLE

Address:
77 Goolwa Road Middleton SA 5213

2. Name of purchaser's registered agent:

Address:

3 Vendor's name:
SD Commercial Developments Pty Ltd and PW Developments Pty Ltd

Address
PO Box 323 Lonsdale SA 5160

4 Vendor's Registered Agent:
Harcourts Southcoast

Address
244 Port Elliot Road Hayborough S.A. 5211

5 Date of contract if made before statement is served 31/5/21

6 Description of the land
[Identify the land including any certificate of title reference]
Proposed Allotment 18 Buchanan Drive Hindmarsh Valley SA 5211 being PORTION of the land contained in Volume 6254 Folio 169

Part B—Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

Right to cool-off (section 5)

1—Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS—

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2—Time for service

The cooling-off notice must be served—

- (a) if this form is served on you before the making of the contract—before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract—before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3—Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address: (being the vendor's last known address); or

PO Box 323 Lonsdale SA 5160

- (c) transmitted by fax or email to the following fax number or email address: (being a number or address provided to you by the vendor for the purpose of service of the notice); or

southcoast@harcourts.com.au

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

244 Port Elliot Road Hayborough S.A. 5211	
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(being *the agent's address for service under the *Land Agents Act 1994*/an address nominated by the agent to you for the purpose of service of the notice).

Note—

Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that—

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5—Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than—

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage;
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

*1,

SCOTT DORNAN on behalf of SD Commercial Developments Pty Ltd and PW Developments Pty Ltd

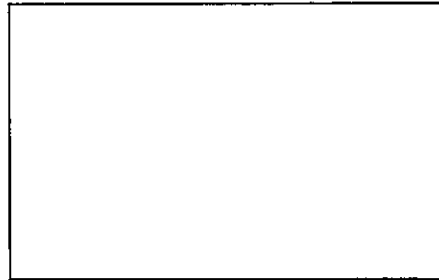

of

PO Box 323 Lonsdale SA 5160

being a person authorised to act on behalf of the vendor(s) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the Land and Business (Sale and Conveyancing) Act 1994.

Date: 3/6/2021

Signed:



Part D—Certificate with respect to prescribed inquiries by registered agent

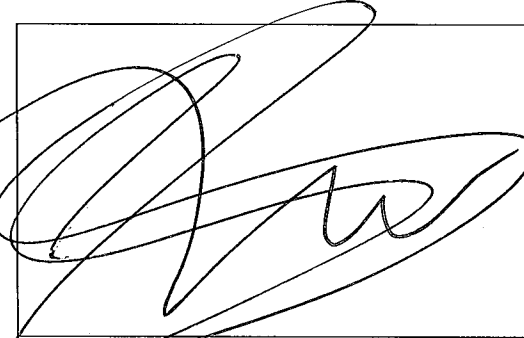
(section 9)

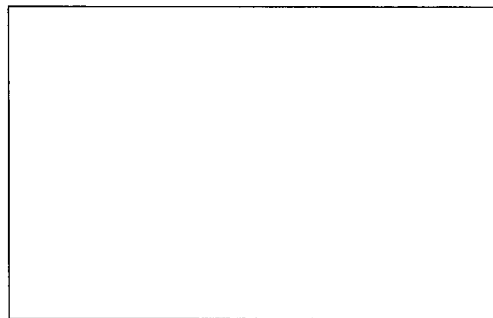
To the purchaser:

I, GEOFFREY SHOWELL on behalf of Hallett Cove Conveyancers (SA) Pty. Ltd. of 6/1 Zwerner Drive Hallett Cove S.A. 5158 certify that the responses to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars setout in the Schedule.

Exceptions

Date:

Signed: 



*Person authorised to act on behalf of Vendor's agent

Schedule—Division 1

Particulars of mortgages, charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note—

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—

- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 Lien or notice of a lien
 - (B) under the heading 33. Other charges—
 - 33.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of—

- (a) *the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and*
- (b) *the heading "5. Repealed Act conditions" and item 5.1; and*
- (c) *the heading "24A. Planning, Development and Infrastructure Act 2016" and items 24A.1 and 24A.2,*

which must be retained as part of this statement whether applicable or not.]

*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*

[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2.

If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table,

identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land *Is this item applicable?*

Note- *Will this be discharged or satisfied prior to or at settlement?* [YES/NO]

Do not omit this item. The item and its heading must be included in the statement even if not applicable. **Are there attachments?** [YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[]

Number of mortgage (if registered):

[]

Name of mortgagee:

[]

1.2 Easement *Is this item applicable?*

(whether over the land or annexed to the land) **Will this be discharged or satisfied prior to or at settlement?** NO

Note- *Are there attachments?* YES

"Easement" includes rights of way and party wall rights

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[REFER ANNEXURE "A"]

Note- *Description of land subject to easement:*

Do not omit this item. The item and its heading must be included in the statement even if not applicable [AREA MARKED "N" IN DP126625]

Nature of easement [SERVICE EASEMENT FOR DRAINAGE PURPOSES]

Are you aware of any encroachment on the easement? NO

If YES, give details:

[]

If there is an encroachment, has approval for the encroachment been given? [YES/NO]

If YES give details

[]

1.2 Easement *Is this item applicable?*

(whether over the land or annexed to the land) **Will this be discharged or satisfied prior to or at settlement?** NO

Note- *Are there attachments?* YES

"Easement" includes rights of way and party wall rights

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[REFER PAGE 10 OF ANNEXURE "B"]

Note- *Description of land subject to easement:*

Do not omit this item. The item and its heading must be included in the statement even if not applicable [WHOLE OF THE LAND]

Nature of easement [STATUTORY EASEMENT TO SA POWER NETWORKS]

Are you aware of any encroachment on the easement? NO

If YES, give details:

[]

If there is an encroachment, has approval for the encroachment been given? [YES/NO]

If YES give details

[Empty box for details]

1.3 Restrictive covenant

Note—

Do not omit this item. The item and its heading must be included in the statement even if not applicable.

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[Empty box for attachment details]

Nature of restrictive covenant:

[Empty box for nature of covenant]

Name of person in whose favour the restrictive covenant operates:

[Empty box for name of person]

Does the restrictive covenant affect the whole of the land being acquired?

[YES/NO]

If NO, give details:

[Empty box for details if NO]

Does the restrictive covenant affect land other than that being acquired

[YES/NO]

1.4 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

Note—

Do not omit this item. The item and its heading must be included in the statement even if not applicable.

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[Empty box for attachment details]

Names of parties:

[Empty box for names of parties]

Period of lease, agreement for lease etc:

From to

[Empty box for period of lease]

Amount of rent or licence fee

\$ per fortnight

Is the lease, agreement for lease etc in writing?

[YES/NO]

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—

(a) the Act under which the lease or licence was granted:

[Empty box for Act name]

(b) the outstanding amounts due (including any interest or penalty):

[Empty box for amounts due]

4. Development Act 1993 (repealed)

4.1 Part 3—Development Plan

Note—

Do not omit this item.

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

The item and its heading must be included in the statement even if not applicable

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[Empty box]

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

[Empty box]

Is the land situated in a designated State Heritage Area? [YES/NO]

Is the land designated as a place of local heritage value? [YES/NO]

Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? [YES/NO]

If YES, state the name of the council:

[Empty box]

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? [YES/NO]

4.2 section 42—Condition (that continues to apply) of a development authorisation

Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable

Is this item applicable? []

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

REFER ANNEXURE "C"

Date of authorisation: REFER ANNEXURE "C"

Name of relevant authority that granted authorisation:

DISTRICT COUNCIL OF VICTOR HARBOR

Condition(s) of authorisation:

REFER ANNEXURE "C"

5. Repealed Act conditions

5.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)

Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable

Is this item applicable? []

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[Empty box]

Name of authorised officer who made order:

[Empty box]

24A. Planning, Development and Infrastructure Act 2016

24A.1 Part 5- Planning and Design Code **Is this item applicable?**
[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.] **Will this be discharged or satisfied prior to or at settlement?** NO
Are there attachments? YES
 If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):
 ANNEXURE "D"

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)::

ZONED EMPLOYMENT (Z1501) - E

Is the land situated in a State Heritage place? NO
 Is the land designated as a place of local heritage value? NO
 Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? NO
 Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? NO

24A.2 section 127— Condition (that continues to apply) of a development authorisation **Is this item applicable?**
[Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable.] **Will this be discharged or satisfied prior to or at settlement?** NO
Are there attachments? YES
 If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

REFER ANNEXURE "C"

Date of authorisation: REFER ANNEXURE "C"

Name of relevant authority that granted authorisation:

DISTRICT COUNCIL OF VICTOR HARBOR

Condition(s) of authorisation:

REFER ANNEXURE "C"

24A.3 section 139— Notice of proposed work and notice may require access **Is this item applicable?**
Will this be discharged or satisfied prior to or at settlement? [YES/NO]
Are there attachments? [YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of notice: _____

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

24A.4 section 140—Notice requesting access

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of notice: _____

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity or work to be carried out:

24A.5 section 141—Order to remove or perform work

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of order: _____

Terms of order:

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

Amount payable (if any): _____

24A.6 section 142—Notice to complete development

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of notice: _____

Requirements of notice:

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

Amount payable (if any): _____

24A.7 section 155—Emergency order

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[]

Date of order: _____

Name of authorised officer who made order:

[]

Name of authority that appointed the authorised officer:

[]

Nature of order:

[]

Amount payable (if any): _____

24A.8 section 157—Fire safety notice

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[]

Date of notice: _____

Name of authority giving notice:

[]

Requirements of notice:

[]

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

[]

Amount payable (if any): _____

24A.9 section 192 or 193—Land management agreement

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[]

Date of agreement: _____

Names of parties:

[]

Terms of agreement:

[]

24A.10 section 198(1)—Requirement to vest land in a council or the

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

Crown to be held as open space

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[Empty box for attachment identification]

Date requirement given: _____

Name of body giving requirement:

[Empty box for name of body]

Nature of requirement:

[Empty box for nature of requirement]

Contribution payable (if any): _____

24A.11 section 198(2)— Agreement to vest land in a council or the Crown to be held as open space

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[Empty box for attachment identification]

Date of agreement: _____

Names of parties:

[Empty box for names of parties]

Terms of agreement:

[Empty box for terms of agreement]

Contribution payable (if any): _____

24A.12 Part 16 Division 1— Proceedings

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[Empty box for attachment identification]

Date of commencement of proceedings: _____

Date of determination or order (if any): _____

Terms of determination or order (if any):

[Empty box for terms of determination]

24A.13 section 213— Enforcement notice

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[Empty box for attachment identification]

Date notice given: _____

Name of designated authority giving notice:

[Empty box for name of authority]

Nature of directions contained in notice:

[]

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

[]

Amount payable (if any): _____

24A.14 ~~section 214(6),
214(10) or 222—
Enforcement order~~

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

[]

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:

[]

33 – Other charges

33.1 *Charge of any kind affecting the land (not included in another item)*

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Person or body in whose favour charge exists:

Nature of charge:

Amount of charge if known:

Schedule—Division 2—Other particulars
(section 7(1)(b))

Particulars relating to aluminium composite panels:

~~Has the vendor been notified that a building on the land has been identified, as part of a South Australian Building Cladding Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with the Metropolitan Fire Service, Country Fire Service and councils—~~

- ~~(a) as having aluminium composite panels installed on the exterior of the building; and~~
- ~~(b) as constituting a moderate, high or extreme risk as a result of that installation; and~~
- ~~(c) as requiring remediation to reduce the risk to an acceptable level; and~~
- ~~(d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the Planning, Development and Infrastructure Act 2016) that no further action is required?~~

[YES/NO]

~~If YES give details of the following:~~

~~1 the actions required to remediate the risk (if known):~~

~~_____~~

~~2 is the estimated cost of the remediation (if known)~~

~~_____~~

1—Interpretation

- (1) In this and the following items (items 1 to 7 inclusive)—

domestic activity has the same meaning as in the *Environment Protection Act 1993*;

environmental assessment, in relation to land, means an assessment of the existence or nature or extent of—

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

EPA means the Environment Protection Authority established under the *Environment Protection Act 1993*;

pre-1 July 2009 site audit, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining—

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

pre-1 July 2009 site audit report means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

prescribed commercial or industrial activity—see item 1(2);

prescribed fee means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

public register means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

site contamination audit has the same meaning as in the *Environment Protection Act 1993*;

site contamination audit report has the same meaning as in the *Environment Protection Act 1993*.

- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2009*) is a prescribed commercial or industrial activity:

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	wool scouring or wool carbonising works	works depots (operated by councils or utilities)

2—Pollution and site contamination on the land—questions for vendor

- (1) Is the vendor aware of any of the following activities ever having taken place at the land:
- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)? YES
 - (b) importation of soil or other fill from a site at which—
 - (i) an activity of a kind listed in paragraph (a) has taken place; or
 - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

USE OF LAND IN THE PAST FOR AGRICULTURAL PURPOSES –
APPLICATION AND USE OF CHEMICALS, PESTICIDES AND
HERBICIDES

- (2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

YES

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

USE OF LAND IN THE PAST FOR AGRICULTURAL PURPOSES

- (3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

NO

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

- (4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

- (5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

NO

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

Note—

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) may indicate that a potentially contaminating activity has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

3—Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct, at the land—
- (i) a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or
 - (ii) activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or
 - (iii) any other prescribed activity of environmental significance under Schedule 1 of that Act?

NO

- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct, at the land—
- (i) a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or
 - (ii) activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or
 - (iii) any other prescribed activity of environmental significance under Schedule 1 of that Act?

NO

- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (e) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

NO

- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

NO

- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

NO

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to

produce prescribed waste (within the meaning of that Act) at the land?

NO

Note -

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions—

- *in the case of a licence or exemption under the Environment Protection Act 1993—
 - *the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and*
 - *the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the Environment Protection Act 1993); and**
- *in the case of a licence under a repealed Act—the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.*

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

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the Environment Protection Act 1993): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to—

- *the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or,*
- *noise.*

4—Pollution and site contamination on the land—details recorded by EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

NO

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

NO

- (d) a copy of a site contamination audit report?

NO

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?
NO
- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?
NO
- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?
NO
- (j) details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?
NO

Note-

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee

5—Pollution and site contamination on the land—other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed South Australian Health Commission Act 1976)?
NO
- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?
NO
- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?
NO
- (d) a copy of a pre-1 July 2009 site audit report?
NO
- (e) details relating to the termination before completion of a pre-1 July 2009 site audit?
NO

Note-

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

6—Further information held by councils

Does the council hold details of any development approvals relating to—

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?

YES

Note- REFER ANNEXURE "C"

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

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

It should be noted that—

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

7— Further information for purchasers

Note

*The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:*

- *details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;*
- *details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;*
- *written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;*
- *details of prosecutions and other enforcement action;*
- *details of civil proceedings;*
- *other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(l)).*

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee.

If—

- *an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or*
- *a notice of declaration of special management area in relation to the land has been gazetted; or*
- *a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or*
- *a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,*

*it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office*

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information.

Various government agencies can provide up to date and relevant information on many of these questions. To find out more the Office of Consumer and Business Affairs recommends that you check the website:

www.ocba.sa.gov.au/Realestate/

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property
e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking or salt damp**?
Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?

- Does the property have any **termite** or other pest infestations? Is there a current preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems?
If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any significant trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport, etc that may result in the generation of noise or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting?
- What **energy sources** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?

- Does the property have **alternative sources of water** other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit:

www.ocba.sa.gov.au/consumeradvice/realstate

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.



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



Certificate of Title - Volume 6254 Folio 169

Parent Title(s) CT 6242/391
Creating Dealing(s) RTU 13492821
Title Issued 08/05/2021 Edition 1 Edition Issued 08/05/2021

Estate Type

FEE SIMPLE

Registered Proprietor

SD COMMERCIAL DEVELOPMENTS PTY. LTD. (ACN: 150 745 743)
OF PO BOX 323 LONSDALE SA 5160
1 / 2 SHARE

PW DEVELOPMENTS PTY. LTD. (ACN: 150 745 949)
OF PO BOX 323 LONSDALE SA 5160
1 / 2 SHARE

Description of Land

ALLOTMENT COMPRISING PIECES 601, 602 AND 603 DEPOSITED PLAN 126625
IN THE AREA NAMED HINDMARSH VALLEY
HUNDRED OF GOOLWA

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED B ON D126625 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED C(T/F) ON D126625 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED N ON D126625 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

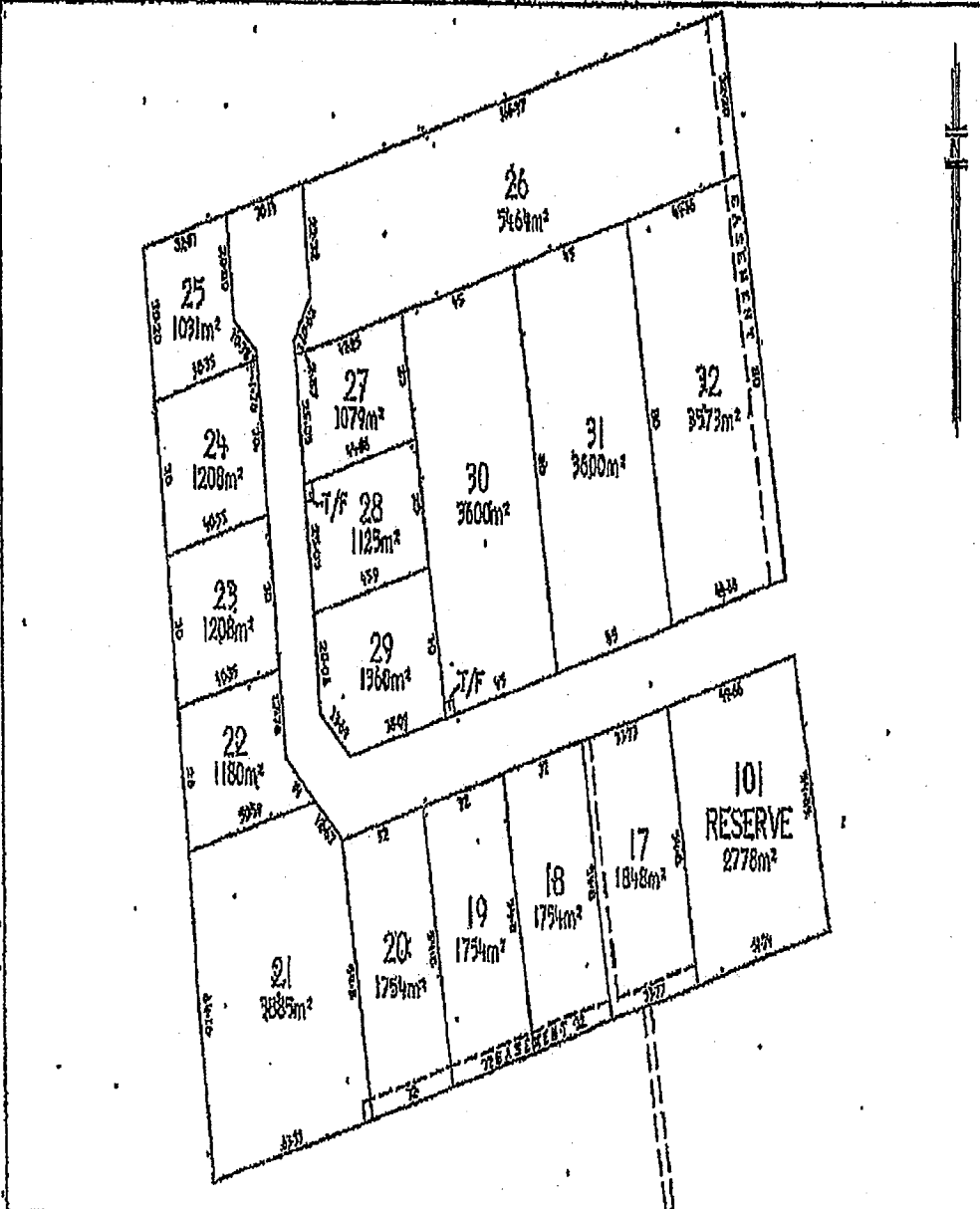
Schedule of Dealings

NIL

Notations

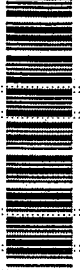
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

SCHEDULE 1



<p>ANDREW & ASSOCIATES 44 Victoria Street WINDYBUSH NSW 2150 Ph: (02) 9438 8100 Fax: (02) 9438 8101 Email: info@andrews.com.au</p>	PROJECT LINCOLN DRIVE HINDMARSH VALLEY CLIENT SD & PW Commercial Developments DRAWING TITLE PERSHING PLAN	HORIZONTAL DATUM: MGMA ZONE 54 VERTICAL DATUM: FSM 6626/7047 EL. 28697m AHD	DRAWN CAK SCALE AS SHOWN DATE 08-10-19 CHECKED 21/183_Bdy Peckels FIELD CAK CIRCLED DRAWING NUMBER 214183_Bdy ISSUE
	SCALE 0 10 20 40 60 80 100 METRES		DRAWN NUMBER 214183_Bdy ISSUE

SD
 [Signature]

PURPOSE: DIVISION 6626/02/G	AREA NAME: HINDMARSH VALLEY	APPROVED: 27/04/2021			
MAP REF: 6626/02/G	COUNCIL: CITY OF VICTOR HARBOR	DEPOSITED: 08/05/2021	D126625		
LAST PLAN:	DEVELOPMENT NO: 453/D064/05/007/62/08	SHEET 1 OF 3	307091_text_01_v04_Version_4		
AGENT DETAILS: ANDREW & ASSOCIATES 311 ANGAS STREET ADELAIDE SA 5000 PH: 82321954 FAX:	SURVEYORS CERTIFICATION: I Chad Anthony Heinrich, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 9th day of July 2020 27th day of April 2021. Chad Heinrich Licensed Surveyor.				
AGENT CODE: DSCA REFERENCE: 21/183-11A					
SUBJECT TITLE DETAILS: PREFIX VOLUME FOLIO OTHER CT 6242 391	PARCEL ALLOTMENT(S) COMPRISING PIECES:	NUMBER PLAN NUMBER HUNDRED /IA/ DIVISION TOWN (501* 502* 503*) D 124600 GOOLWA	REFERENCE NUMBER SECTION 92		
OTHER TITLES AFFECTED:					
EASEMENT DETAILS: STATUS LAND BURDENED EXISTING 201602*	CATEGORY EASEMENT(S) EASEMENT(S)	IDENTIFIER B	PURPOSE FOR SEWERAGE PURPOSES	IN FAVOUR OF SOUTH AUSTRALIAN WATER CORPORATION	CREATION 223LG RPA
EXISTING 602*	EASEMENT(S)	N	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA	223LG RPA
EXISTING 601*	EASEMENT(S)	C(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	223LG RPA
ANNOTATIONS: NO OCCUPATION ON SUBJECT LAND UNLESS OTHERWISE SHOWN					

D120625

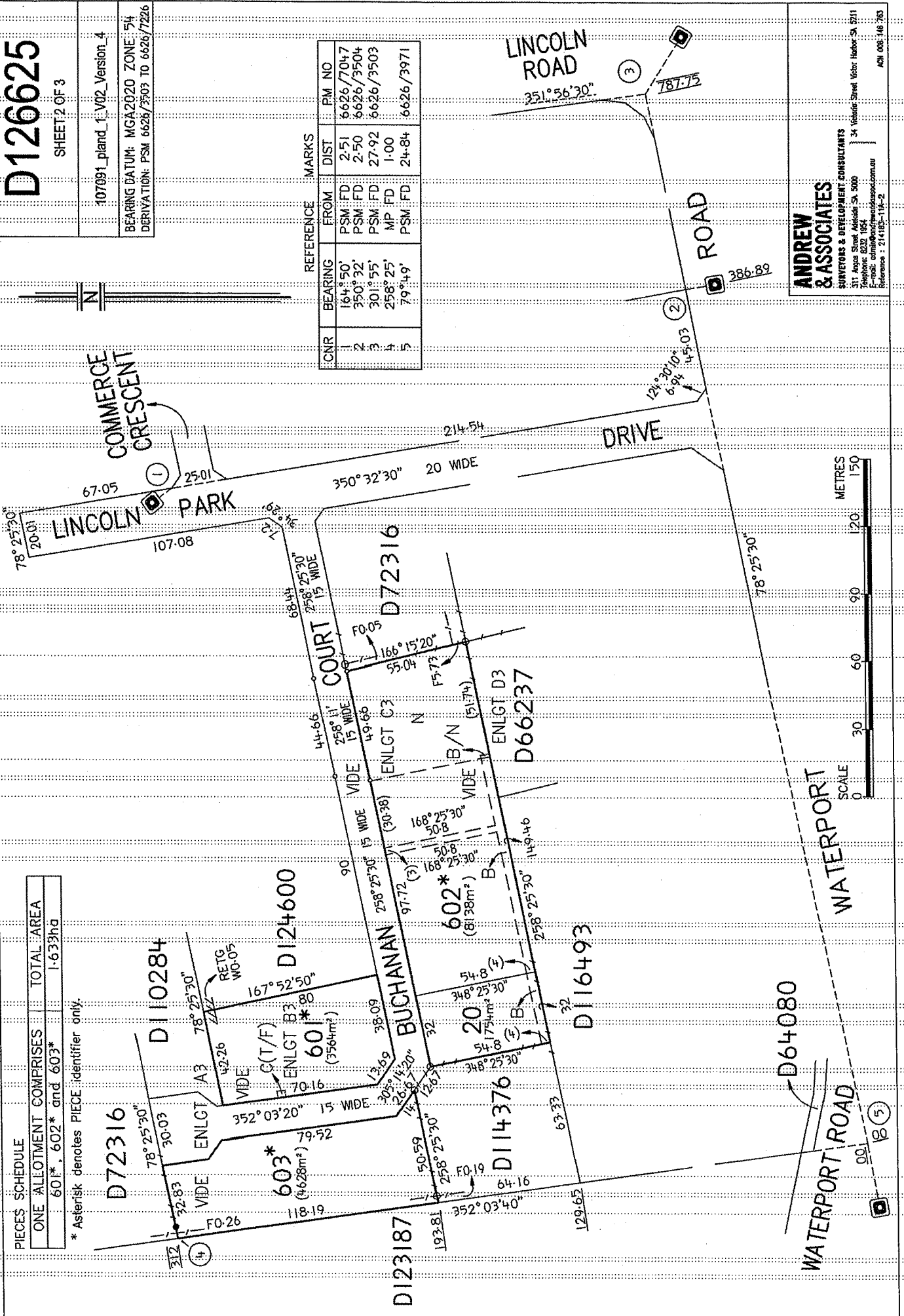
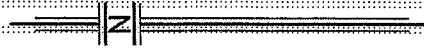
SHEET 2 OF 3

107091_pland_1_V02_Version_4

BEARING DATUM: MGA2020 ZONE: 54
DERIVATION: PSM 6626/3503 TO 6626/7226

REFERENCE MARKS

CNR	BEARING	FROM	DIST	FM NO
1	164° 50'	PSM:FD	2.51	6626/7047
2	350° 32'	PSM:FD	2.50	6626/3504
3	301° 55'	PSM:FD	27.92	6626/3503
4	258° 25'	MP:FD	1.00	
5	79° 49'	PSM:FD	24.84	6626/3971



PIECES SCHEDULE

ONE ALLOTMENT COMPRISES	TOTAL AREA
601*, 602* and 603*	1.633ha

* Asterisk denotes PIECE identifier only.



ANDREW & ASSOCIATES
SURVEYORS & DEVELOPMENT CONSULTANTS
311 Angas Street, Adelaide SA 5000
Telephone: 8232 1924
Email: admin@andrews.com.au
Reference: 214183-114-2
ACH 008: 148:763

LINCOLN ROAD
351° 56' 30"

COMMERCE CRESCENT

LINCOLN PARK

DRIVE

WATERPORT ROAD

D64080

D123187

D72316

D110284

D124600

D72316

D66237

D116493

D114376

COURT

BUCHANAN

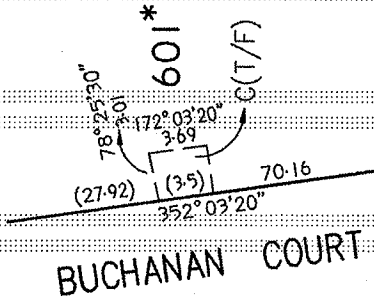
WATERPORT ROAD

D126625

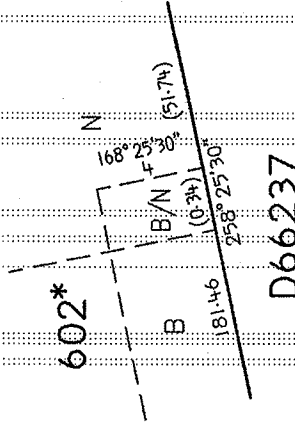
SHEET 3 OF 3

107091_pland_2_V02_Version_4

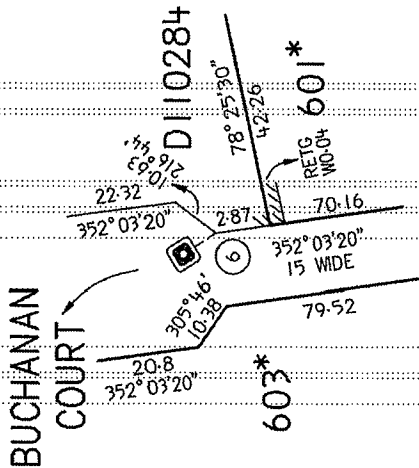
CNR	BEARING	FROM	DIST	PM NO
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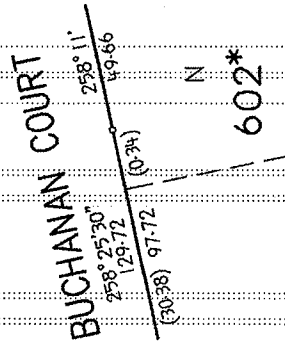
ENLARGEMENT B3
NOT TO SCALE



ENLARGEMENT D3
NOT TO SCALE



ENLARGEMENT A3
NOT TO SCALE



ENLARGEMENT C3
NOT TO SCALE

ANDREW & ASSOCIATES

SURVEYORS & DEVELOPMENT CONSULTANTS
311 Angus Street, Adelaide SA 5000
Email: andrew@andrewandassociates.com.au
Reference: 214183-11A-3

34 Victoria Street, Adelaide SA 5211
John 088 146 763





ANNEXURE "B"

Property Interest Report

Provided by Land Services SA on behalf of the South Australian Government

Title Reference CT 6234/836 Reference No. 2178487

Registered Proprietors SD COMMERCIAL DEVELOPMENTS PL & ANR Prepared 11/03/2021 10:58

Address of Property 4 BUCHANAN COURT, HINDMARSH VALLEY, SA 5211

Local Govt. Authority CITY OF VICTOR HARBOR

Local Govt. Address PO BOX 11 VICTOR HARBOR SA 5211

This report provides information that may be used to complete a Form 1 as prescribed in the *Land and Business (Sale and Conveyancing) Act 1994*

Table of Particulars

Particulars of mortgages, charges and prescribed encumbrances affecting the land as identified in Division 1 of the Schedule to Form 1 as described in the *Regulations to the Land and Business (Sale and Conveyancing) Act 1994*

All enquiries relating to the *Regulations* or the *Form 1* please contact the Consumer & Business Services between 8:30 am and 5:00 pm on 131 882 or via their website www.cbs.sa.gov.au

Prescribed encumbrance Particulars (Particulars in bold indicates further information will be provided)

1. General

1.1 Mortgage of land Refer to the Certificate of Title

1.2 Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights Refer to the Certificate of Title

1.3 Restrictive covenant Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance

1.4 Lease, agreement for lease, tenancy agreement or licence Refer to the Certificate of Title

1.5 Caveat Refer to the Certificate of Title

1.6 Lien or notice of a lien Refer to the Certificate of Title

1.7 Information may be sought by the purchaser about any sublease or subtenancy. That (The information does not include information from the lessee or tenant or sublessee or subtenant.) Contact the vendor for these details also

2. Aboriginal Heritage Act 1988

2.1 section 9 - Registration in central archives of an Aboriginal site or object

2.2 section 24 - Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage

Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC

also

Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any agreement affecting this title

Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any direction affecting this title

Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no registered entries for Aboriginal sites or objects affecting this title

3. Crown Rates and Taxes Recovery Act 1945

3.1 section 5 - Notice requiring payment

Land Administration Branch in DEWNR has no record of any notice affecting this title

4. **Development Act 1993**

4.1 Part 3 - Development Plan

Contact the Local Government Authority for the title or other brief description of the zone or policy area in which the land is situated

also

Heritage Branch in DEWNR has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

Contact the Local Government Authority for other details that might apply on any Development Plan Amendment Reports

also

Department of Planning, Transport and Infrastructure has no record of a Ministerial Development Plan Amendment affecting this title

The Minister is proposing to revoke all Development Plans within South Australia and replace them with the Planning and Design Code (the Code). The Code is the cornerstone of South Australia's new planning system, and will become the single source of planning policy for assessing development applications across the state. The Code will replace all South Australian Development Plans.

The purpose of this is to make the planning process quicker, simpler and more equitable than ever before, affording South Australians greater access to planning information that is consistent and clear. This in turn will help the community to navigate the planning system when building a house, developing a business, or progressing large commercial developments.

Phase 1 and 2 of the Code cover the outback regions and the majority of Regional Councils. Implementation for these phases was completed on 31 July 2020. The content of these phases is applicable to Regional Councils that do not incorporate a town or settlement with a population of more than 10,000 people, where limited urban policy would apply, with the exception of Kangaroo Island and Copper Coast which have been moved to Phase 3.

Phase 3 is applicable to Greater Adelaide Councils and Regional Councils that incorporate a town or settlement with a population over 10,000 people where urban policy would apply. Phase 3 will come into effect on 19 March 2021.

Through this transitional period planning zone information should be verified as to application under the *Development Act 1993* and the *Planning, Development and Infrastructure Act 2016*.

Further information on the Code is available on the Plan SA Portal.

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

Or call 1800 752 664 (Option 1)

4.2 section 42 - Condition (that continues to apply) of a development authorisation

State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

- 4.3 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space
State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply
- 4.4 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space
State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply
- 4.5 section 55 - Order to remove or perform work
State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 4.6 section 56 - Notice to complete development
State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 4.7 section 57 - Land management agreement
Refer to the Certificate of Title
- 4.8 section 60 - Notice of intention by building owner
Contact the vendor for these details
- 4.9 section 69 - Emergency order
State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any order affecting this title
also
Contact the Local Government Authority for other details that might apply
- 4.10 section 71 - Fire safety notice
Building Fire Safety Committee in the Department of Planning, Transport and Infrastructure has no record of any notice affecting this title
- 4.11 section 84 - Enforcement notice
State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply
- 4.12 section 85(6), 85(10) or 106 - Enforcement order
State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply
- 4.13 Part 11 Division 2 - Proceedings
Contact the Local Government Authority for other details that might apply
also
Contact the vendor for these details

5. Repealed Act conditions

- 5.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)
State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply

6. Emergency Services Funding Act 1998

6.1 section 16 - Notice to pay levy

An Emergency Services Levy Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au

7. *Environment Protection Act 1993*

- | | | |
|------|---|---|
| 7.1 | section 59 - Environment performance agreement that is registered in relation to the land | EPA (SA) does not have any current Performance Agreements registered on this title |
| 7.2 | section 93 - Environment protection order that is registered in relation to the land | EPA (SA) does not have any current Environment Protection Orders registered on this title |
| 7.3 | section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 7.4 | section 99 - Clean-up order that is registered in relation to the land | EPA (SA) does not have any current Clean-up orders registered on this title |
| 7.5 | section 100 - Clean-up authorisation that is registered in relation to the land | EPA (SA) does not have any current Clean-up authorisations registered on this title |
| 7.6 | section 103H - Site contamination assessment order that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 7.7 | section 103J - Site remediation order that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 7.8 | section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination) | EPA (SA) does not have any current Orders registered on this title |
| 7.9 | section 103P - Notation of site contamination audit report in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 7.10 | section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land | EPA (SA) does not have any current Orders registered on this title |

8. *Fences Act 1975*

- | | | |
|-----|---|--------------------------------------|
| 8.1 | section 5 - Notice of intention to perform fencing work | Contact the vendor for these details |
|-----|---|--------------------------------------|

9. *Fire and Emergency Services Act 2005*

- | | | |
|-----|---|---|
| 9.1 | section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire | Contact the Local Government Authority for other details that might apply
Where the land is outside a council area, contact the vendor |
|-----|---|---|

10. *Food Act 2001*

- | | | |
|------|---------------------------------|--|
| 10.1 | section 44 - Improvement notice | Public Health in DH has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply |
| 10.2 | section 46 - Prohibition order | Public Health in DH has no record of any order or direction affecting this title
also
Contact the Local Government Authority for other details that might apply |

11. *Fruit and Plant Protection Act 1992 (repealed)*

- 11.1 section 14 or 15 - Notice or order concerning disease
Land & Biodiversity Services in DEWNR has no record of any notice or order affecting this title
also
Plant Health in PIRSA has no record of any notice or order affecting this title

12. Ground Water (Qualco-Sunlands) Control Act 2000

- 12.1 Part 6 - risk management allocation
Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
- 12.2 section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property
Resource Allocation in DEWNR has no record of any notice affecting this title

13. Heritage Places Act 1993

- 13.1 section 14(2)(b) - Registration of an object of heritage significance
Heritage Branch in DEWNR has no record of any registration affecting this title
- 13.2 section 17 or 18 - Provisional registration or registration
Heritage Branch in DEWNR has no record of any registration affecting this title
- 13.3 section 30 - Stop order
Heritage Branch in DEWNR has no record of any stop order affecting this title
- 13.4 Part 6 - Heritage agreement
Heritage Branch in DEWNR has no record of any agreement affecting this title
also
Refer to the Certificate of Title
- 13.5 section 38 - "No development" order
Heritage Branch in DEWNR has no record of any "No development" order affecting this title

14. Highways Act 1926

- 14.1 Part 2A - Establishment of control of access from any road abutting the land
Transport Services Division in DPTI has no record of any registration affecting this title

15. Housing Improvement Act 1940

- 15.1 section 23 - Declaration that house is undesirable or unfit for human habitation
Contact the Local Government Authority for other details that might apply
- 15.2 Part 7 (rent control for substandard houses) - notice or declaration
Housing Safety Authority in Housing SA in DCSI has no record of any notice or declaration affecting this title

16. Land Acquisition Act 1969

- 16.1 section 10 - Notice of intention to acquire
Refer to the Certificate of Title for any notice of intention to acquire

17. Land Tax Act 1936

- 17.1 Notice, order or demand for payment of land tax
A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au

18. Local Government Act 1934

- 18.1 Notice, order, declaration, charge, claim or demand given or made under the Act
Contact the Local Government Authority for other details that might apply

19. Local Government Act 1999

- 19.1 Notice, order, declaration, charge, claim or demand given or made under the Act
Contact the Local Government Authority for other details that might apply

20. Metropolitan Adelaide Road Widening Plan Act 1972

20.1	section 6 - Restriction on building work	Transport Services Division in DPTI has no record of any restriction affecting this title
21. Mining Act 1971		
21.1	Mining tenement (other than an exploration licence)	Mineral Tenements in PIRSA has no record of any mining tenement affecting this title
21.2	section 9AA - Agreement or order to waive exemption from mining operations	Contact the vendor for these details
21.3	section 58(a) or 59(8)(b) - Agreement authorising mining operator to enter land or use declared equipment on land	Contact the vendor for these details
21.4	section 61 - Agreement or order to pay compensation for mining operations	Contact the vendor for these details
21.5	Proclamation with respect to a private mine	Mineral Tenements in PIRSA has no record of any proclamation affecting this title
22. Native Vegetation Act 1991		
22.1	Part 4 Division 1 - Heritage agreement	Native Vegetation & Biodiversity Management Unit in DEWNR has no record of any agreement affecting this title also Refer to the Certificate of Title
22.2	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	Native Vegetation & Biodiversity Management Unit in DEWNR has no record of any refusal or condition affecting this title
23. Natural Resources Management Act 2004		
23.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	Regional NRM board has no record of any notice affecting this title
23.2	section 105 - Notice to pay levy in respect of right to take water or taking of water	Customer & Corporate Services in DEWNR will respond with details relevant to this item
23.3	section 115 - Notice declaring a penalty	Regional NRM board has no record of any notice affecting this title
23.4	section 123 - Notice to prepare an action plan for compliance with general statutory duty	Regional NRM board has no record of any notice affecting this title also DEWNR has no record of any notice affecting this title
23.5	section 130 - Notice to rectify effects of unauthorised activity	Regional NRM board has no record of any notice affecting this title also DEWNR has no record of any notice affecting this title
23.6	section 131 - Notice to maintain watercourse or lake in good condition	Regional NRM board has no record of any notice affecting this title also DEWNR has no record of any notice affecting this title
23.7	section 132 - Notice restricting the taking of water or directing action in relation to the taking of water	DEWNR has no record of any notice affecting this title
23.8	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	DEWNR has no record of any notice affecting this title
23.9	section 135 - Condition (that remains in force) of a permit	Regional NRM board has no record of any notice affecting this title also Resource Allocation in DEWNR has no record of any notice affecting this title

- 23.10 section 145 - Notice to take remedial or other action in relation to a well Regional NRM board has no record of any notice affecting this title
- 23.11 section 181 - Notice of instruction as to keeping or management of animal or plant Regional NRM board has no record of any notice affecting this title
- 23.12 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants Regional NRM board has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 23.13 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve Regional NRM board has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 23.14 section 187 - Notice requiring control or quarantine of animal or plant Regional NRM board has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 23.15 section 193 - Protection order to secure compliance with specified provisions of the Act Regional NRM board has no record of any order affecting this title
- 23.16 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act Regional NRM board has no record of any order affecting this title
- 23.17 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act Regional NRM board has no record of any authorisation affecting this title

24. *Phylloxera and Grape Industry Act 1995*

- 24.1 section 23(1) - Notice of contribution payable The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

25. *Plant Health Act 2009*

- 25.1 section 8 or 9 - Notice or order concerning pests Plant Health in PIRSA has no record of any notice or order affecting this title

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

- 26.1 Part 3 - Notice Public Health in DH has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply
- 26.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval Public Health in DH has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply
- 26.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DH has no record of any order affecting this title
also
Contact the Local Government Authority for other details that might apply

27. *Sewerage Act 1929 (repealed)*

- 27.1 Notice, order or demand for payment of sewerage rates, other amounts payable or other requirements made under the Act **An SA Water Certificate will be forwarded.**
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

28. South Australian Public Health Act 2011

- 28.1 section 66 - Direction or requirement to avert spread of disease Public Health in DH has no record of any direction or requirement affecting this title
- 28.2 section 92 - Notice Public Health in DH has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 28.3 *South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval* Public Health in DH has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply

29. Upper South East Dryland Salinity and Flood Management Act 2002 (expired)

- 29.1 section 23 - Notice of contribution payable Infrastructure and Business in DEWNR has no record of any notice affecting this title

30. Water Industry Act 2012

- 30.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**
also
The Office of the Technical Regulator in DSD has no record of any notice or order affecting this title
also
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
also
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
also
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

31. Water Resources Act 1997

- 31.1 section 18 (repealed) - Condition (that remains in force) of a permit Customer & Corporate Services in DEWNR has no record of any condition affecting this title
- 31.2 section 125 (or a corresponding previous enactment) - Notice to pay levy Customer & Corporate Services in DEWNR has no record of any notice affecting this title

32. Waterworks Act 1932 (repealed)

- 32.1 Notice, order or demand for payment of water rates, other amounts payable or other requirements made under the Act **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

33. Other charges

- 33.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title
also
Contact the vendor for these details

Other Particulars

Other particulars as identified in Division 2 of the Schedule to Form 1 as described in the *Regulations to the Land and Business (Sale and Conveyancing) Act 1994*

- | | |
|--|---|
| 1. Particulars of transactions in last 12 months | Contact the vendor for these details |
| 2. Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation |
| 3. Particulars relating to strata unit | Enquire directly to the Secretary or Manager of the Strata Corporation |
| 4. Particulars of building indemnity insurance | Contact the vendor for these details
also
Contact the Local Government Authority |
| 5. Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| 6. Particulars relating to court or tribunal process | Contact the vendor for these details |
| 7. Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 8. Particulars relating to environment protection | Contact the vendor for details of item 2
also
EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title
also
Contact the Local Government Authority for information relating to item 6 |
| 9. Particulars relating to <i>Livestock Act, 1997</i> | Animal Health in PIRSA has no record of any notice or order affecting this title |

Additional Information

The following additional information is provided for your information only.
These items are not prescribed encumbrances or other particulars prescribed under the Act.

- | | |
|--|---|
| 1. Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. State Commission Assessment Panel refusal | No recorded State Commission Assessment Panel refusal |
| 3. SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title |
| 6. ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. Outback Communities Authority | Outback Communities Authority in DPC has no record affecting this title |
| 8. Gravesites (<i>Burial and Cremation Act 2013</i>) | Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title
also contact the vendor for these details |
| 9. Dog Fence (<i>Dog Fence Act 1946</i>) | Dog Fence Board has no current record of Dog Fence rates relating to this title |
| 10. Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 11. Heritage Branch DEWNR (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEWNR has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 12. Health Protection Programs – Department for Health and Ageing | Health Protection Programs in the Department for Health and Ageing has no record of a public health issue that currently applies to this title. |

Notices

Notices are printed under arrangement with organisations having some potential interest in the subject land. You should contact the identified party for further details.

Electricity Infrastructure - Building Restrictions and Statutory Easements

Building restrictions

It is an offence under section 86 of the *Electricity Act 1996* to erect a building or structure within a prescribed distance of aerial or underground powerlines. In some, but not all, cases approval may be obtained from the Technical Regulator. Generally, however, land owners must not build, or alter a building or structure, with the result that any part of the resulting building or structure is within the minimum clearance distance required from certain types of powerlines. These building limitations are set out in the *Electricity (General) Regulations 2012* regulations 81 and 82. Purchasers intending to redevelop the property to be purchased should therefore be aware that the restrictions under the *Electricity Act* and *Regulations* may affect how, or if, they are able to redevelop the property.

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:

- a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
- b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
- c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

Contact the Office of the Technical Regulator in DMITRE for further details.

Statutory easements

Separate from the above restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation. This notice does not necessarily imply that any statutory or other easement exists. However, where in existence, statutory easements provide these businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

A statutory easement is not generally registered on the title for the land.

To avoid risking injury and damage, it is recommended that the location of underground services be confirmed by telephoning Dial-Before-You-Dig on 1100.

For further clarification on these matters, please contact SA Power Networks' Real Estate Branch on telephone 8404 5897 or 8404 5894.

Land Tax Act 1936 and Regulations thereunder

Agents should note that the current owner will remain liable for any additional charge accruing due before the date of this certificate which may be assessed on the land and also that the purchaser is only protected in respect of the tax for the financial year for which this certificate is issued. If the change of ownership will not occur on or before the 30th June, another certificate should be sought in respect of the next financial year or requests for certificate should not be made until after 30th June.

Animal and Plant Control (Agriculture Protection and other purposes) Act 1986 and Regulations

Agents should note that this legislation imposes a responsibility on a landholder to control and keep controlled proclaimed plants and particular classes of animals on a property.

Information should be obtained from:

- The vendor about the known presence of proclaimed plants or animals on the property including details which the vendor can obtain from records held by the local animal and plant control board
- The local animal and plant control board or the Animal and Plant Control Commission on the policies and priorities relating to the control of any serious proclaimed plants or animals in the area where the property is located.

Development Act 1993/Planning, Development and Infrastructure Act 2016

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchasers should take reasonable steps to determine if ACP has been identified on any buildings on the land, and also the status of any required remediation works related to the presence of ACP on such building.

If you have any questions regarding the notice in the PIR/Form 1 please email: DIT.LandBoundaries@sa.gov.au, or further information about ACP can be found on the Plan SA website:

https://plan.sa.gov.au/our_planning_system/programs_and_initiatives/aluminium_composite_panel_audit

Natural Resources Management Act 2004

Water Resources Management - Taking of underground water

Under the provisions of the *Natural Resources Management Act 2004*, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should contact the Department on the telephone number below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the General Specifications for well construction, modification and abandonment in South Australia

Further information may be obtained by contacting the Department of Water, Land and Biodiversity Conservation, Level 1 Grenfell Centre, 25 Grenfell Street, Adelaide or on telephone 8463 6898.

Certificate of Title

Title Reference CT 6254/169
Status CURRENT
Easement YES
Owner Number 70861690
Address for Notices POST OFFICE BOX 323, LONSDALE, SA 5160
Area 1.633HA (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

SD COMMERCIAL DEVELOPMENTS PTY. LTD. (ACN: 150 745 743)
OF PO BOX 323 LONSDALE SA 5160
1 / 2 SHARE

PW DEVELOPMENTS PTY. LTD. (ACN: 150 745 949)
OF PO BOX 323 LONSDALE SA 5160
1 / 2 SHARE

Description of Land

ALLOTMENT COMPRISING PIECES 601, 602 AND 603 DEPOSITED PLAN 126625
IN THE AREA NAMED HINDMARSH VALLEY
HUNDRED OF GOOLWA

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
4504011430	PROPOSED CURRENT	Lot 601 BUCHANAN COURT, HINDMARSH VALLEY, SA 5211

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 4504011430
Type Site & Capital Value
Status PROPOSED CURRENT
Operative From 01/07/2021
Property Location Lot 601 BUCHANAN COURT, HINDMARSH VALLEY, SA 5211
Local Government VICTOR HARBOR
Owner Names SD COMMERCIAL DEVELOPMENTS PTY. LTD.
PW DEVELOPMENTS PTY. LTD.
Owner Number 70861690
Address for Notices POST OFFICE BOX 323, LONSDALE, SA 5160
Zone / Subzone E - Employment\\
Water Available No
Sewer Available No
Land Use 4100 - Vacant Land-Urban
Description L
Local Government Description Vacant Land

Parcels

Plan/Parcel	Title Reference(s)
D126625 PIECE 603	CT 6254/169
D126625 PIECE 602	CT 6254/169
D126625 PIECE 601	CT 6254/169

Building Details

Valuation Number 4504011430
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

Note – this information is not guaranteed by the Government of South Australia



Annexure "C"

1 Bay Road (PO Box 11), Victor Harbor SA 5211
P 08 8551 0500
F 08 8551 0501
E localgov@victor.sa.gov.au
www.victor.sa.gov.au

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187/3/e of the Local Government Act 1999)

**HALLETT COVE CONVEYANCERS
UNIT 6/1 ZWERNER DRIVE
HALLETT COVE SA 5158**

The Land

Assessment No :	A13706
Valuer Generals No :	4504011035
Owner (s) :	SD COMMERCIAL DEVELOPMENTS PTY LTD PW DEVELOPMENTS PTY LTD
Property Address :	4 BUCHANAN COURT HINDMARSH VALLEY 5211
Lot No : 32 Section No : Plan No : D123197 C/T No : 6234/836	

NOTE FOR SETTLEMENT

- Please email localgov@victor.sa.gov.au and advice of the settlement date; to obtain an updated rates balance or Bpay payment details for settlement. No additional cost will be charged as a Certificate of Liabilities will not be issued.
- Where a new Certificate of Liabilities is required, a complimentary certificate will only be provided within 60 days. The relevant fee will be payable after 60 days or for a new financial year.

Arrears of Previous Rates and Fines	\$0.00
Rates for 2020/21 Financial Year (incl. RL Levy)	\$1746.90
ADD: Fines and Interest for Late Payment	\$0.00
ADD: Legal Fees	\$0.00
ADD: Sundry Debtors	\$0.00
LESS: Rebates*	\$0.00
LESS: Receipts	\$1746.90
TOTAL OUTSTANDING AT DATE OF CERTIFICATION	<u>\$0.00</u>

*Rebates - Any change in ownership and/ or land use may affect the ongoing eligibility and receipt of a Council Rate Rebate, please confirm with our office prior to settlement if any adjustment will be made

Quarterly due dates: 1st Quarter 30.9.2020, 2nd Quarter 8.12.2020, 3rd Quarter 8.3.2021, 4th Quarter 8.6.2021

If rates or an instalment of rates is not paid on or before the due date, a fine of 2% is payable.
Further interest of 0.43% is payable on any arrears of rates on the 15th day of each month thereafter.

Certified by: Lauren Straiton, Senior Rates Officer

Date: 17 March 2021

DEVELOPMENT ACT 1993

- (4.1) Part 3 – Development Plan
Title or brief description of zone or policy area in which the land is situated (as shown in the Development Plan): **Light Industry**
- Is the land situated in a designated State Heritage Area? **NO**
- Is the land designated as a place of Local Heritage value? **NO**
- Is there a current Development Plan Amendment released for public consultation by Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **NO**
- Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **YES**
Refer to Department of Planning Transport and Infrastructure for details of all Ministerial DPA's
<https://www.sa.gov.au/topics/planning-and-property/development-plans/amendments-to-development-plans/minister-initiated-amendments-to-development-plans>
- (4.2) Section 42: Condition (that continues to apply) of a development authorisation granted under the Development Act 1993 **Attached YES**
Note: Council have attached all available copies of Conditions on record for your information

REPEALED ACT CONDITIONS

- (5.1) Condition (that continues to apply) of an approval or authorisation granted under any of the following repealed Acts: **NIL**
Building Act 1971 (repealed), City of Adelaide Development Control Act 1976 (repealed)
Planning Act 1982 (repealed), Planning & Development Act 1966 (repealed)
Note: Council have attached all available copies of Conditions on record for your information

DEVELOPMENT ACT 1993 (continued)

- (4.3) Section 50(1) Requirement to vest land in a council or the Crown to be held as open Space **NIL**
- (4.4) Section 50(2) Agreement to vest land in a council or the Crown to be held as open Space **NIL**
- (4.5) Section 55 - Order to remove or perform work **NIL**
- (4.6) Section 56 - Notice to complete development **NIL**
- (4.7) Section 57 - Land Management Agreement **NO**
- (4.9) Section 69 - Emergency Order **NIL**
- (4.10) Section 71 - Fire Safety notice **NIL**
- (4.11) Section 84 - Enforcement notice **NIL**
- (4.12) Section 85(6), 85(10) or 106 – Enforcement order **NIL**
- (4.13) Proceedings under Division 2 of Part 11 – Disputes and Appeals **NIL**

FIRE & EMERGENCY SERVICES ACT 2005

- (9.1) Section 105F (or Section 56 or 83 repealed)
 Notice of action required concerning flammable materials on land or to protect against the outbreak or spread of fire.
 Information can be obtained from our Fire Prevention Officer 8551 0546 NIL

FOOD ACT 2001

- (10.1) Section 44 – Improvement notice NIL
 (10.2) Section 46 – Prohibition order NIL

HOUSING IMPROVEMENT ACT 1940

- (15.1) Section 23 – Declaration that house is undesirable or unfit for human habitation NIL

LOCAL GOVERNMENT ACT 1934

- (18.1) Notice, order, declaration, charge, claim or demand given or made under the Act NIL

LOCAL GOVERNMENT ACT 1999

- (19.1) Notice, order, declaration, charge, claim or demand given or made under the Act NIL

PUBLIC & ENVIRONMENT HEALTH ACT 1987

- (26.1) Part 3 – Notice NIL
 (26.2) Public & Environment Health (Waste Control) Regulations 2010 (or 1985) (revoked)
 Part 2 – Condition (that continues to apply) of an approval NIL
 (26.3) Public & Environment Health (Waste Control) Regulations 2010 (or 1985) (revoked)
 Regulation 19 – Maintenance order (*that has not been complied with*) NIL

SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011

- (28.1) Section 66 – Direction or requirement to avert the spread of disease NIL
 (28.2) Section 92 – Notice NIL
 (28.3) South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval NIL

WATER INDUSTRY ACT 2012

- (30.1) Notices or order under the Act requiring payment of charges or other amounts or making other requirement NIL
Date of Notice or Order
Name of person or body who served notice or order
Amount payable (if any) as specified in the notice or order
Nature of other requirement made (if any) as specified in the notice or order

OTHER PARTICULARS

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

- (6) Does Council hold details of any development approvals relating to -
- (a) commercial or industrial activity at the land; or NIL
 - (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993) NIL

Note: 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 & 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time.

It should also be noted that:-

- the approval of development by a council does not necessarily mean that the development has taken place,
- the council will not necessarily be able to provide a complete history of all such development that has taken place on the land

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Building indemnity insurance is required: NO

Note: Building Indemnity Insurance is not required for-

- (a) domestic building work for which approval under the Building Act 1971 or a development authorisation under the Development Act 1993 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 1st 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 1996; 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 by the Minister under section 45 of that Act.

If particulars of insurance are not given –

Has the Minister granted an exemption 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

ENCUMBRANCE AND PERMIT REQUIREMENTS: NOT APPLICABLE

The information provided as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

If you have any further questions please direct them in writing to the City of Victor Harbor, PO Box 11, Victor Harbor SA 5211 or email localgov@victor.sa.gov.au.

Certified by: Ben Coventry, Assessment Manager

Date: 17 March 2021

INFORMATION NOTE

CHANGES TO STATE PLANNING POLICY AFFECTING LAND IN THE CITY OF VICTOR HARBOR'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Council takes this opportunity to inform you that pursuant to the Planning Development and Infrastructure Act 2016 (Section 65, Clause 2 of Schedule 6 and Clause 9 (7) of Schedule 8), the City of Victor Harbor's Development Plan will be repealed in full and replaced with the Planning and Design Code (Code) at a time to be gazetted. For further information regarding this change please refer to the SA Planning Portal at <https://www.saplanningportal.sa.gov.au>.

SWIMMING POOL AND SPA LEGISLATION

If you are selling your property with a swimming pool or spa pool, you are responsible for making sure that current safety requirements for swimming pool safety are met. This may mean you have to upgrade fencing or barriers. Swimming pool and spa pool safety regulations apply from 1 October 2008. All homes with pools and spa pools must now have up-to-date child-safety barriers in place **before** the property can be sold.

It is the responsibility of the pool owner to make sure that current pool safety requirements are met **prior** to settlement date, when selling a property with a swimming pool and/or spa. Specific pool safety requirements are set by Australian Standard AS1926.1 adopted by the State Government.

Under the Standard, all swimming pools and spa pools must have a continuous safety barrier that is maintained by the pool owner and which restricts access by young children to the pool and the immediate pool surrounds. The requirements are determined via the date when the pool or spa pool was built.

Pools built before 1 July 1993

If the property where a swimming pool or spa pool is located is not for sale, the pool can continue to comply with the old *Swimming Pools Safety Act 1972*. The Act requires a swimming pool or spa pool owner to ensure that the pool is enclosed by a fence, wall or building to restrict access by young children.

If the property is sold after 1 October 2008, the child-safety barriers must comply with Ministerial Building Standard MBS 004 before settlement. This means that barriers must be installed to separate the pool area from the house where ever possible.

The Ministerial Building Standard MBS 004 took effect on 5 September 2019 by notice in the Government Gazette. Section 156 of the Planning Development and Infrastructure Act 2016, together with the Planning, Development and Infrastructure (Swimming Pool Safety) Regulations 2019 replace section 71AA of the Development Act 1993 from 1 July 2019 onwards.

Pools built on or after 1 July 1993

Swimming pools or spa pools built on or after 1 July 1993 must comply with the rules that were current when the application for construction was submitted. This includes the provisions of the *Planning, Development and Infrastructure Act 2016*, *Development Act 1993*, AS1926.1 and the Building Code of Australia to restrict access to the pool from the house, garage, street and any adjoining properties.

Please note that Council does not provide a swimming pool safety barrier inspection service.

SMOKE ALARMS

All South Australian dwellings must be fitted with a working smoke alarm (or smoke alarms) regardless of when the dwelling was constructed. Homeowners and residential landlords are responsible for ensuring working smoke alarms are installed in the property in accordance with the Building Code of Australia. Smoke alarms provide occupants with a reasonable warning on the detection of smoke so that they can evacuate in the event of a fire.

Regulation 76B of the *Development Regulations 2008* requires a smoke alarm (or smoke alarms) be fitted within six (6) months from the day on which the title is transferred and be either:

- a smoke alarm or smoke alarms powered through a mains source of electricity, or
- a smoke alarm or smoke alarms powered 10-year life non-replaceable, non-removable, permanently connected battery.

Dwellings built on or after 1 January 1995 require mains powered smoke alarms. It may be necessary to install more than one smoke alarm to a dwelling to provide sufficient warning depending on the size and layout. Fines of up to \$750 apply if smoke alarms are not installed within six (6) months from the day on which the title is transferred.

DOGS & CATS

Legislation in South Australia requires all dogs and cats of 3 months of age or over to be registered and microchipped. Registration is processed through the Dog and Cat Management Board. Please visit www.dogsandcatsonline.com.au to register.



Schedule 11 DECISION NOTIFICATION

Development Number
453/D064/05

A10353, A10354

FOR DEVELOPMENT APPLICATION

DATE : 10.06.08

REGISTERED ON : 05.10.05

TO: NAIAMA PASTORAL COMPANY
C/- TODD ALEXANDER SURVEY
22 CHANCERY LANE
ADELAIDE SA 5000

LOCATION OF PROPOSED DEVELOPMENT -

House No: Lot No: 301, 302, 71 Sec. No: Street: Lincoln Road & Commerce Crescent
Suburb: Hindmarsh Valley Hundred: Goolwa Plan No: D66023

Nature of
Proposed
Development Land Division

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
Development Plan Consent	15.11.05	1	
Building Rules Consent			
Land Division	15.11.05	31	
DEVELOPMENT APPROVAL	15.11.05	32	

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS DEVELOPMENT APPROVAL HAS BEEN OBTAINED.

If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Signed 

Council City Manager or Delegate

Date: 10.06.08

Conditions Attached

DEVELOPMENT PLAN CONSENT CONDITIONS

1. ACCORDANCE WITH PLANS AND DETAILS

The land division shall be undertaken in accordance with the plans prepared by Todd Alexander Surveyors (Reference 12884P23.DWG Dated 23/9/2005) that were submitted to and approved by Council as part of the subject application except as varied by any subsequent conditions imposed herein.

COUNCIL LAND DIVISION CONDITIONS

1. FINANCIAL EASEMENT AND INTERNAL DRAIN REQUIREMENTS

The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water 90095/05 Water/Sewer).

2. CERTIFIED SURVEY PLANS

Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

3. OPEN SPACE CONTRIBUTION

In accordance with the Development Act 1993 Part 4 Section 50 the applicant is required to make a prescribed contribution to Council under the Open Space Contribution Scheme. Prescribed contribution being \$59550.00 (30 allotment(s) @\$1985/allotment).

4. CONSTRUCT ALL SERVICES

The applicant shall provide for the construction of all necessary services and infrastructure including but not necessarily limited to roads stormwater drainage waste disposal electricity and telephone to the satisfaction of Council and all relevant authorities. All associated costs shall be borne by the developer.

5. UNDERGROUND SERVICES

All services including telephone and electricity shall be placed underground to the requirements of the relevant service providers. Where appropriate services should be provided in a common service trench located as recommended in a publication titled Services in Streets - A Code for the Placement of Infrastructure Services in New and Existing Streets.

6. FENCING

All allotment boundaries abutting Reserves shall be adequately fenced using 1800mm high Good Neighbour colorbond fencing. All fencing costs shall be borne by the Developer or the purchaser of the subject land.

7. SEDIMENT CONTROL

During construction of infrastructure temporary debris and sediment control measures shall be installed to prevent debris and sediment from leaving the site during all construction stages. Control measures shall be in accordance with a site management plan which shall provide such pollution prevention measures as required to comply with the Environmental Protection Authority's Stormwater Pollution Prevention Codes of Practice; For the Community For Local State and Federal Government For the Building and Construction Industry Temporary debris and sediment control measures shall be in place prior to construction commencing and shall be maintained at all times during construction. Prior to construction a copy of the site management plan shall be provided to the Council's Technical Services Department for approval.

8. DAMAGED INFRASTRUCTURE

Any portion of Council's infrastructure damaged as a result of work undertaken on or associated with the development shall be repaired/reinstated to Council's satisfaction at the developer's expense.

9. DESIGN BY ENGINEER

The applicant shall engage a Chartered Professional Engineer to prepare and submit to the satisfaction of Council a detailed design and specification for construction of infrastructure.

10. SUPERVISION BY ENGINEER

All site construction works shall be carried out under the supervision of a Chartered Professional Engineer in accordance with the approved plans and specifications and the Council's Technical Service Department shall be notified of the completion of each stage in writing.

[Handwritten signature]

11. TESTING PROGRAM

The Specification shall provide for a testing program to ensure conformity of the works with the Specification. All testing results and documentation certifying works have been constructed with approved plans and specification shall be provided to Council prior to a Certificate of Practical Completion being given.

12. EARTHWORKS

All earthworks associated with the development shall be stabilised in accordance with standard engineering design and practices against erosion and failure. Earthworks must not encroach across neighbouring property boundaries.

13. ALLOTMENT GRADES

Allotments being created shall be filled where necessary/required to provide a continuous grade of not less than 0.5% from the back of the allotment to the road reserve boundary.

14. DRAINAGE EASEMENTS

Easements for rear of allotment drainage and overland flow paths shall be created and designated to Council - to the reasonable satisfaction of Council. Easements shall be a minimum width of 3.0 metres. A three (3) metre wide service easement to the Council for drainage purposes is to be created within Lot 1 along the eastern and southern boundaries.

15. EXISTING STORMWATER FLOW PATHS

Flow paths/channels produced from stormwater infrastructure existing within the vicinity of the development shall not be compromised by the development.

16. STORM WATER DRAINAGE SYSTEM

A storm water management and design plan for the construction of drainage infrastructure shall be prepared to control and manage all storm water runoff from the development prior to Civil Works commencing. The storm water drainage system shall be designed in accordance with the 2001 edition of Australian Rainfall and Runoff AS 3500 and to the satisfaction of Council as follows:

- Detailed storm water runoff calculations shall be provided prior to approval of the design plans.
- The storm water management plan shall consider all catchment areas contributing to runoff over or through the development.
- The management plan and design shall incorporate measures to limit the rate of runoff from the site and incorporate measures to detain or store storm water runoff for reuse.

17. STORM WATER DRAINAGE SYSTEM DESIGN

The drainage system shall be designed to account for an impervious area (buildings and paved areas) of 60% and an ARI of 10 years. Overflow paths shall be provided for a 1:100 year ARI storm event that will prevent storm water runoff inundating properties.

18. ON SITE DETENTION OR RETENTION

The developer shall to minimise all additional storm water runoff generated by the development. The developer shall provide on site storage facilities to accommodate the additional flows or demonstrate to Council that the external impact of the additional stormwater runoff can be managed so as not to cause detriment to Councils' external drainage system or surrounding properties.

NOTE: In the event that the applicant determines it appropriate and as an alternative to the above condition the applicant may provide a financial contribution to external storm water provision as determined by hydraulic calculation. The amount of contribution will be determined as a ratio of storm water capacity generated from the site compared to the total cost of construction of the storm water provision.

19. EARTHWORKS TO DIVERT FLOWS

The applicant will undertake earthworks as required on lots to ensure that flows do not run across them from surrounding road areas or reserves.

20. VERGE AREAS

Verge areas shall be shaped as follows:

- First 2.0 metres width from back of kerb - up 2%
- From 2.0 metres out to the property line - up or down (as required) at 1 vertical to 8 horizontal;

Within property:

- cut batters - maximum slope of 1 vertical to 2 horizontal
- fill batters - maximum slope of 1 vertical to 4 horizontal
- Verge areas shall be clear of any debris and loose rock and topped with 100mm of topsoil or compacted rubble depending on Council's requirements.

Landscaping on verges shall be as such so as that adequate sight distances and clear lines of sight for footpath purposes are maintained.

21. KERBS AND GUTTERS

All roads shall be provided with semi mountable kerb and gutter to the satisfaction of Council. Kerb outlets for the disposal of stormwater shall be provided for each allotment - where required. Where upright kerbing is deemed necessary, kerb inverts and crossing places shall be provided for safe and convenient access to allotments as approved by council.

22. CUL-DE-SAC ENDS AND TURNAROUNDS

Cul-de-sac ends or T shaped turnarounds shall be provided at every road termination. A 25m diameter (12.5m radius) cul-de-sac end shall be provided as a minimum adjacent to Lots 25 and 26. This will require amendment to the boundaries of Lots 25 and 26. The sub-division design shall incorporate a 25m diameter cul-de-sac at the northern end of Lincoln Drive. This may become redundant if further development to the north of this sub-division takes place in future. All turnarounds shall be provided with a D4-5 hazard board.

23. PAVEMENT DESIGN

Pavement thickness design shall be based on predicted traffic volumes generated from the entire development and shall take into account the possibility of future stage(s) to the north. Design calculations shall be forwarded to Council for review and approval. In service traffic, potential bus traffic and rubbish truck traffic shall be accounted for in the design. Pavements shall be designed for a life of 30 years. Minimum total pavement thickness shall be 250mm. Variation may be required after inspection of sub grade during construction. Due allowance shall be made for 25mm hot mix seal thickness. All pavement materials shall comply with Transport SA specifications.

24. ROAD CONSTRUCTION

Minimum Carriageway width shall be 8 metres.

Longitudinal Grade:

- Minimum: 0.7%
- Maximum: 12% (however up to 15% may be accepted by Council in certain circumstances).

Cross falls:

- Preferred: 1:30 (3.3%)
- Minimum: 1:40 (2.5%)
- Maximum: 1:20 (5.0%)

One way cross falls are not favoured by Council, but their necessity is acknowledged when natural surface cross fall exceeds 500mm. Should one way cross fall be used, an in fall water table of 450mm width on the high side is required. In addition, care will be taken to ensure major drainage routes are adequate for ARI = 100 years flows.

25. ETSA STREET LIGHTING

The applicant shall arrange with the Electricity Trust for the provision of street lighting to all internal streets. (In accordance with the requirements of AS1158.1)

26. RESERVE WATER SUPPLY

Applicant to provide a 20mm concealed water service (no meter) to each reserve.

27. VEHICLE ACCESS

Vehicle access shall be located at the property owners preferred position, provided that due regard has been taken to ensure adequate sight distances are maintained at all times for safe vehicle movements - in accordance with AS 2890 and the applicable AUSTROADS Standards. Landscaping planted adjacent to vehicle access points shall be installed so as that it does not impede on the sight distances required in AS 2890 and the relevant AUSTROADS Standards.

28. DUST GENERATION

Dust generated by machinery and vehicular movement during site works must be suppressed by regular application of water to ensure that dust generation does not become a nuisance off-site.

29. TRAFFIC MANAGEMENT AND SIGNAGE

Traffic management devices and all signage shall be designed in accordance with AS 1742; AS 2890, AUSTROADS - Guide to Traffic Engineering Practice, The Code of Practice for the installation of Traffic Control Devices in South Australia and the Legal and Technical responsibilities for Traffic Control Devices.

30. ALLOTMENT FILL

Allotments to be filled shall be compacted in accordance with AS2870 - clause 6.4.2. Allotment fill is to be placed in layers no thicker than 200mm and compacted to 95% MSDD for residential dwellings and 98% MSDD for industrial allotments. The fill shall be tested in accordance with AS1289. Test Certificates for each allotment shall be forwarded to Council.

31. STREET NAMEPLATES

The applicant shall supply and install road name signs at junctions of all roads. The road names will require separate Council approval and road name selection (refer to Council's Rates Officer).

DEVELOPMENT ASSESSMENT COMMISSION LAND DIVISION CONDITIONS

No DAC Land Division Conditions

General Notes

The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification unless this period has been extended by the Council.

You are also advised that the final land division certificate must be obtained from the Development Assessment Commission to complete the development within 3 years of the date of the Notification unless this period is extended by the Council.



Ref: 453/d064/05

10 October 2018

Kathryn Bowell
Andrew & Associates
311 Angas Street
Adelaide SA 5000

Dear Kathryn,

RE: EXTENSION OF OPERATIVE DATE OF AUTHORISATION

DEVELOPMENT NO: 453/D064/05
APPLICANT: Naiama Pastoral Company
DEVELOPMENT NATURE: Land Division

I refer to your written application seeking an extension of the operative period of the development authorisation for the development application mentioned above.

Pursuant to Section 40(3) of the Development Act 1993, the Council Assessment Panel considered your request and agrees to extend the Development Approval date for a further period not exceeding 36 months.

An application for a clearance certificate should be made prior to the 15 November 2021 or the approval may lapse.

Please contact me on 8551 0532 if you require any further assistance.

Yours faithfully

Ben Coventry
MANAGER PLANNING & BUILDING

FORM 45

SAPPA Parcel Report

Annexure
"2" "D"

Date Created: May 26, 2021

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>**Address Details****Unit Number:****Street Number:****Street Name:****Street Type:****Suburb:****Postcode:** 5211**Property Details:****Council:** CITY OF VICTOR HARBOR**State Electorate:** FINNISS (2014), FINNISS (2018)**Federal Electorate:** MAYO (2013), MAYO (2016), MAYO (2019)**Hundred:** GOOLWA**Valuation Number:****Title Reference:** CT6254/169**Plan No. Parcel No.:** D126625Q602

Zoning details next page

Scale ≈ 1:4514 (on A4 page)

200 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

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Government of South Australia
Attorney-General's Department

Zone Details

Zones

Employment (Z1501) - E

Overlays

Hazards (Flooding) (O2403)

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

Hazards (Bushfire - Medium Risk) (O2408) - 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.

Hazards (Flooding - General) (O2414)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Native Vegetation (O4202)

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

Prescribed Water Resources Area (O4802)

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

Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Account Number 45 04011 03 5	L.T.O Reference CT6234836	Date of issue 12/3/2021	Agent No. 15	Receipt No. 2178487
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HALLETT COVE CONVEYANCERS
6/1 ZWERNER DR
HALLETT COVE SA 5158
admin@hcconvey.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: SD COMMERCIAL DEVELOPMENTS P
Location: 4 BUCHANAN CT HINDMARSH VALLEY LT32 D123197
Description: L **Capital Value:** \$ 205 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2021

		Arrears as at: 30/6/2020	:	\$	0.00
Water main available:	1/4/2020	Water rates	:		203.55
Sewer main available:	1/4/2020	Sewer rates	:		218.10
		Water use	:		0.00
		SA Govt concession	:		0.00
		Recycled Water Use	:		0.00
		Service Rent	:		0.00
		Recycled Service Rent	:		0.00
		Other charges	:		0.00
		Goods and Services Tax	:		0.00
		Amount paid	:		364.40CR
		Balance outstanding	:		57.25

Degree of concession: 00.00%
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 67.85 Sewer: 72.70 Bill: 19/5/2021

SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.



South Australian Water Corporation

Name: SD COMMERCIAL DEVELOPMENTS P **Water & Sewer Account**
Acct. No.: 45 04011 03 5 **Amount:** _____

Address:
4 BUCHANAN CT HINDMARSH VALLEY
LT32 D123197

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	4504011035



Biller code: 8888
Ref: 4504011035

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au

**Paying online**

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.

**Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 4504011035



Government of
South Australia

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



CERTIFICATE OF LAND TAX PAYABLE

AEN 19 040 348 889
and 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: 2178487

**HALLETT COVE CONVEYANCERS
6/1 ZWERNER DR
HALLETT COVE SA 5158**

DATE OF ISSUE
11/03/2021

ENQUIRIES:
Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME
SD COMMERCIAL DEVELOPMENTS PL & ANR

FINANCIAL YEAR
2020-2021

PROPERTY DESCRIPTION
32 BUCHANAN CT / HINDMARSH VALLEY SA 5211

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
4504011035	CT 6234/836	\$205,000.00	0.3568 HA

DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:

CURRENT TAX	\$	370.74	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	370.74			

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 09/06/2021



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF LAND TAX PAYABLE

Land Tax Act 1936

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
70861690

OWNERSHIP NAME
SD COMMERCIAL DEVELOPMENTS PL & ANR

ASSESSMENT NUMBER
4504011035

AMOUNT PAYABLE
\$370.74

AGENT NUMBER
100018802

AGENT NAME
HALLETT COVE CONVEYANCERS

PAYABLE ON OR BEFORE
09/06/2021

+80007853510012> +000927+ <0550658247> <0000037074> +444+



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 849 866
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: 2178487

HALLETT COVE CONVEYANCERS
6/1 ZWERNER DR
HALLETT COVE SA 5158

DATE OF ISSUE

11/03/2021

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER 70861690
OWNERSHIP NAME SD COMMERCIAL DEVELOPMENTS PL & ANR

PROPERTY DESCRIPTION
32 BUCHANAN CT / HINDMARSH VALLEY SA 5211

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
4504011035	CT 6234/836	\$205,000.00	R1 0.800	VA 0.300

LEVY DETAILS:	FIXED CHARGE	\$	50.00
	+ VARIABLE CHARGE	\$	64.15
	- REMISSION	\$	27.90
	- CONCESSION	\$	0.00
	+ ARREARS / - PAYMENTS	\$	-86.25
	= <u>AMOUNT PAYABLE</u>	\$	0.00

FINANCIAL YEAR
2020-2021

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 09/06/2021



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

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