

Form 1—Vendor's statement

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

Contents

Preliminary

Part A—Parties and land

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

Part C—Statement with respect to required particulars

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

Schedule

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, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

** 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:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
- 3 Vendor: **DAVID JAMES MUCHAMORE AND REBECCA LOUISE MUCHAMORE**
Address: **102 PARKVIEW DRIVE MOUNT BARKER SA 5251**
- 4 Vendor's registered agent: **OUWENS CASSELY REAL ESTATE PTY. LTD.**
Address: **210 GREENHILL ROAD EASTWOOD SA 5063**
- 5 Date of contract (if made before this statement is served): / /20
- 6 Description of the land: **102 PARKVIEW DRIVE MOUNT BARKER SA 5251 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5915 FOLIO 89 BEING ALLOTMENT 183 DEPOSITED PLAN 64406 IN THE AREA NAMED MOUNT BARKER HUNDRED OF MACCLESFIELD**

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

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:
102 PARKVIEW DRIVE MOUNT BARKER SA 5251
 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: JACKIEB@OCRE.COM.AU STEVEB@OCRE.COM.AU
 (being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (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:
210 GREENHILL ROAD EASTWOOD SA 5063
 (being the agent's address for service under the *Land Agents Act 1994*)

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:

We, **DAVID JAMES MUCHAMORE AND REBECCA LOUISE MUCHAMORE,**
Of **102 PARKVIEW DRIVE MOUNT BARKER SA 5251** being the vendors 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: 01 / 05 / 2026

03 / 05 / 2026

Signed: *David Muchamore*



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

(section 9)

To the purchaser:

I, **MELANIE SUSAN WOMERSLEY** of **147 FROME STREET ADELAIDE SA 5000**

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 set out in the Schedule.

Exceptions: **NIL**

Date: 30/4/26



Signed:

Person authorised to act on behalf of Vendor's agent (pursuant to the agent's written authority)

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
 - 1.4 Lease, agreement for lease, tenancy agreement or licence
 - 1.5 Caveat
 - 1.6 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 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

[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. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

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	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 14623529</p> <p>Name of mortgagee: MACQUARIE BANK LTD.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
1.2	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>

<p>1.3 Restrictive covenant</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> ENCUMBRANCE</p> <p>Nature of restrictive covenant: REFER ENCUMBRANCE</p> <p>Name of person in whose favour restrictive covenant operates: MOUNTAIN GLEN PTY. LTD.</p> <p>Does the restrictive covenant affect the whole of the land being acquired? YES</p> <p>If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired? NO</p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(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.)</p> <p>NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>Amount of rent or licence fee:</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	
<p>5. Development Act 1993</p>		
<p>5.1 section 42—Condition (that continues to apply) of a development authorisation</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS</p> <p>Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS</p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p>6. Repealed Act conditions</p>		
<p>6.1</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS AND AUTHORISATIONS</p>	<p>YES</p> <p>NO</p> <p>YES</p>

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 1967 (repealed)*

Nature of condition(s): REFER LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS AND AUTHORISATIONS

29. Planning, Development and Infrastructure Act 2016

<p>29.1 Part 5- Planning and Design Code</p>	<p><i>Is this item applicable?</i> YES</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 PART 5 – PLANNING AND DESIGN CODE, PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES YES</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>ZONE: NEIGHBOURHOOD (N)</p> <p>SUBZONE: NIL</p> <p>ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAYS</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: YES</p> <p>Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au</p>	
<p>29.2 section 127—Condition (that continues to apply) of a development authorisation</p>	<p><i>Is this item applicable?</i> YES</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments:</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATION YES</p> <p>Date of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATION</p>	

Name of relevant authority that granted authorisation:
REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA
DATA EXTRACT ASSOCIATED DEVELOPMENT
AUTHORISATION INFORMATION AND AUTHORISATION

Condition(s) of authorisation: REFER LOCAL GOVERNMENT
(COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED
DEVELOPMENT AUTHORISATION INFORMATION AND
AUTHORISATION

Schedule—Division 2—Other particulars

(section 7(1)(b))

Particulars relating to environment protection

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)?
 - (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:

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

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:

- (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 any prescribed activity of environmental significance under Schedule 1 of that Act at the land?
NO
- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?
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 *South Australian Waste Management Commission Act 1979* 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; **NO** or
- (b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*)? **YES – REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PARTICULARS RELATING TO ENVIRONMENT PROTECTION FURTHER INFORMATION HELD BY COUNCILS AND ATTACHMENT**

Note—

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

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

Annexures

The following documents are annexed hereto -

- Property Interest Report
- Copy of certificate(s) of title to the land
- Local Government (Council) Search
- Encumbrance
- SA Water, Emergency Service Levy and Land Tax Searches
- Form R3 – Buyers Information Notice

Acknowledgement of Receipt

*I/We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ day of _____ 2026

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 5915/89	Reference No. 2776826
Registered Proprietors	D J & R L*MUCHAMORE	Prepared 28/04/2026 11:40
Address of Property	102 PARKVIEW DRIVE, MOUNT BARKER, SA 5251	
Local Govt. Authority	MOUNT BARKER DISTRICT COUNCIL, THE DISTRICT COUNCIL OF MOUNT BARKER	
Local Govt. Address	PO BOX 54 MOUNT BARKER SA 5251, POST OFFICE BOX 54, MOUNT BARKER, SA 5251	

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 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
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | 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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | 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
(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.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title

also

Refer to the Certificate of Title

3. ***Burial and Cremation Act 2013***

- 3.1 section 8 - Human remains interred on land

Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

4. ***Crown Rates and Taxes Recovery Act 1945***

- 4.1 section 5 - Notice requiring payment

Crown Lands Program in DEW has no record of any notice affecting this title

5. ***Development Act 1993 (repealed)***

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

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for Housing and Urban Development 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

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

State Planning Commission in the Department for Housing and Urban Development 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

- 5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development 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 |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Housing and Urban Development 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 |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development 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 |
|-----|--|---|

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|---|
| 7.1 | 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 |
|-----|---------------------------------|---|

8. Environment Protection Act 1993

- | | | |
|-----|---|---|
| 8.1 | 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 |
| 8.2 | 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 |
| 8.3 | 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 |
| 8.4 | 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 |
| 8.5 | 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 |
| 8.6 | 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 |
| 8.7 | 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 |
| 8.8 | 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 |

8.9	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
8.10	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
9. <i>Fences Act 1975</i>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. <i>Fire and Emergency Services Act 2005</i>		
10.1	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
11. <i>Food Act 2001</i>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i>		
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	DEW Water Licensing has no record of any notice affecting this title
13. <i>Heritage Places Act 1993</i>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW 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 DEW has no record of any "No development" order affecting this title
14. <i>Highways Act 1926</i>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15. <i>Housing Improvement Act 1940 (repealed)</i>		
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 has no record of any notice or declaration affecting this title
16. <i>Housing Improvement Act 2016</i>		

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
------	---	--

18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any notice affecting this title
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title

18.19	section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title
18.20	section 215 - Orders made by ERD Court	The regional landscape board has no record of any notice affecting this title
18.21	section 219 - Management agreements	The regional landscape board has no record of any notice affecting this title
18.22	section 235 - Additional orders on conviction	The regional landscape board has no record of any notice affecting this title
19. Land Tax Act 1936		
19.1	Notice, order or demand for payment of land tax	<p>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.</p> <p>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</p>
20. Local Government Act 1934 (repealed)		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
21. Local Government Act 1999		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
22. Local Nuisance and Litter Control Act 2016		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
23. Metropolitan Adelaide Road Widening Plan Act 1972		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
24. Mining Act 1971		
24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details
24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. Native Vegetation Act 1991		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation DEW Native Vegetation has no record of any refusal or condition affecting this title

26. *Natural Resources Management Act 2004 (repealed)*

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

27. *Outback Communities (Administration and Management) Act 2009*

27.1 section 21 - Notice of levy or contribution payable Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

28.1 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

29. **Planning, Development and Infrastructure Act 2016**

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW 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
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - 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.]
- State Planning Commission in the Department for Housing and Urban Development 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
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply

29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development 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
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development 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
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development 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
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

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

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval
- Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable
- DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

- 34.1 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 DEM 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.

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit
- DEW has no record of any condition affecting this title

- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy
- DEW has no record of any notice affecting this title

36. *Other charges*

- 36.1 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

also

Contact the Local Government Authority for other details that might apply

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 aluminium composite panels | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details. |
| 7. | Particulars relating to court or tribunal process | Contact the vendor for these details |
| 8. | Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 9. | 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 |
| 10. | 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 Planning Commission refusal | No recorded State Planning Commission 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 has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9. | Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW 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 and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)

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 DEM on 8226 5500 for further details.

Statutory easements

Statutory easements for purposes such as (and without limitation) electricity, telecommunications, gas, water and sewage, may also exist, but may not be registered or defined on the title for the land.

Separate from the above building 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 may provide these organisations and 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 pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

For further clarification on these matters, please contact the relevant organisations or businesses, such as SA Power Networks' Easements Branch on telephone 8404 5897 or 8404 5894.

If you intend to excavate, develop or subdivide land, it is suggested that you first lodge a 'Dial Before you Dig' enquiry. Dial Before You Dig is a free referral service that provides information on the location of underground infrastructure. Using the Dial Before you Dig service (<https://1100.com.au>) may mitigate the risk of injury or expense resulting from inadvertent interference with, damage to, or requirement to relocate infrastructure.

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.

Landscape South Australia 2019

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, 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 visit the webpage 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 specification for well drilling operations affecting water in South Australia*.

Further information may be obtained by visiting <https://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>. Alternatively, you may contact the Department for Environment and Water on (08) 8735 1134 or email DEWwaterlicensing@sa.gov.au.

Certificate of Title

Title Reference: CT 5915/89
Status: CURRENT
Edition: 8

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



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 5915 Folio 89

Parent Title(s) CT 5912/875
Creating Dealing(s) RTU 9811404
Title Issued 20/04/2004 Edition 8 Edition Issued 30/09/2025

Estate Type

FEE SIMPLE

Registered Proprietor

DAVID JAMES MUCHAMORE
REBECCA LOUISE MUCHAMORE
OF 102 PARKVIEW DRIVE MOUNT BARKER SA 5251
AS JOINT TENANTS

Description of Land

ALLOTMENT 183 DEPOSITED PLAN 64406
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Easements

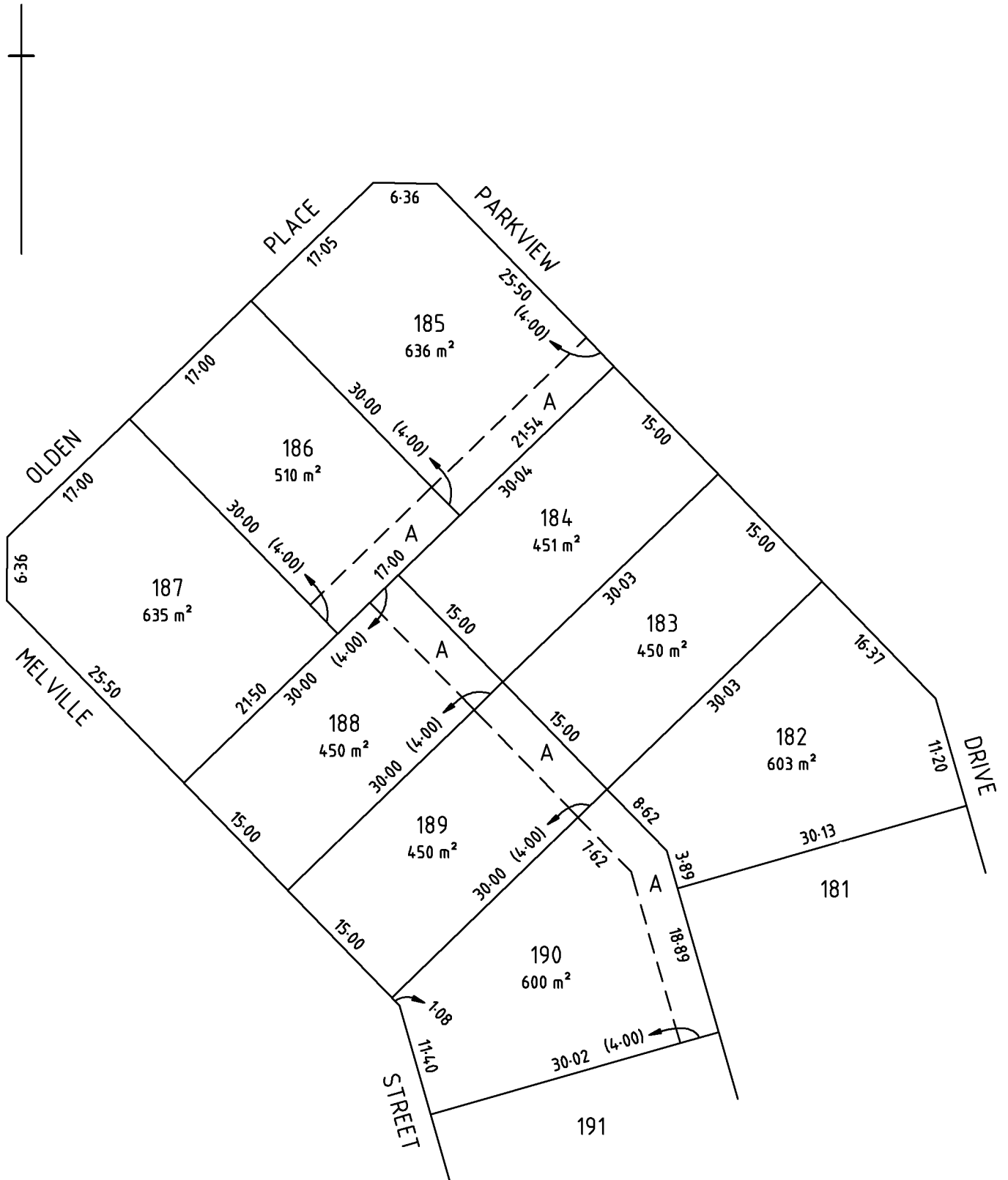
NIL

Schedule of Dealings

Dealing Number	Description
9855574	ENCUMBRANCE TO MOUNTAIN GLEN PTY. LTD. (SINGLE COPY ONLY)
14623529	MORTGAGE TO MACQUARIE BANK LTD. (ACN: 008 583 542)

Notations

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



Certificate of Title

Title Reference CT 5915/89
Status CURRENT
Easement NO
Owner Number 17581809
Address for Notices 102 PARKVIEW DR MOUNT BARKER, SA 5251
Area 450m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

DAVID JAMES MUCHAMORE
REBECCA LOUISE MUCHAMORE
OF 102 PARKVIEW DRIVE MOUNT BARKER SA 5251
AS JOINT TENANTS

Description of Land

ALLOTMENT 183 DEPOSITED PLAN 64406
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Last Sale Details

Dealing Reference TRANSFER (T) 13449460
Dealing Date 20/01/2021
Sale Price \$548,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	9855574	MOUNTAIN GLEN PTY. LTD.
MORTGAGE	14623529	MACQUARIE BANK LTD. (ACN: 008 583 542)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
581169845*	CURRENT	102 PARKVIEW DRIVE, MOUNT BARKER, SA 5251

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	581169845*
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2004
Property Location	102 PARKVIEW DRIVE, MOUNT BARKER, SA 5251
Local Government	MOUNT BARKER
Owner Names	DAVID JAMES MUCHAMORE REBECCA LOUISE MUCHAMORE
Owner Number	17581809
Address for Notices	102 PARKVIEW DR MOUNT BARKER, SA 5251
Zone / Subzone	N - Neighbourhood
Water Available	Yes
Sewer Available	No
Land Use	1100 - House
Description	6HDGBALC
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D64406 ALLOTMENT 183	CT 5915/89

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$260,000	\$660,000			
Previous	\$235,000	\$590,000			

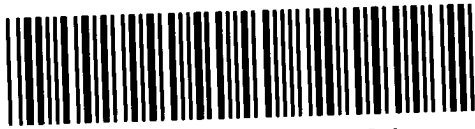
Building Details

Valuation Number	581169845*
Building Style	Conventional
Year Built	2005
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	232 sqm
Number of Main Rooms	6

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

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

E 9855574



13:55 28-May-2004

Single Conv Only 2 of 2 Fees: \$94.00

MEMORANDUM OF ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

[Signature]

Solicitor/Registered Conveyancer/Encumbrancee
KEITH ANDERSON

Series No.	Prefix
2	E

Lodged by: *UAPC* *[Signature]* AGENT CODE
Correction to: *Keith Anderson KAI*

BELOW THIS LINE FOR OFFICE USE ONLY

Date	<i>28/5/04</i>	Time:	
FEES			
R.G.O.	POSTAGE	NEW C.T.	
<i>\$94</i>	<i>+</i>		

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

-
-
-
-
-

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

-
-
-

CORRECTION	PASSED <i>[Signature]</i>
------------	------------------------------

REGISTERED

19 JUN 2004

[Signature] REGISTRAR-GENERAL

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

DATED 25/5/04

EXECUTION

[Handwritten Signature]

Signature of ENCUMBRANCER

[Handwritten Signature]

Signature of ENCUMBRANCER

[Handwritten Signature]

Signature of WITNESS - Signed in my presence by the ENCUMBRANCER who is either personally known to me or has satisfied me as to his or her identity.

MARILYN ROSE PITT
Print Full Name of Witness (BLOCK LETTERS)

259 KENSINGTON RD

KENSINGTON PARK 5068
Address of Witness

Business Hours Telephone No. 08 83319025

[Handwritten Signature]

Signature of WITNESS - Signed in my presence by the ENCUMBRANCER who is either personally known to me or has satisfied me as to his or her identity.

MARILYN ROSE PITT
Print Full Name of Witness (BLOCK LETTERS)

259 KENSINGTON RD

KENSINGTON PARK 5068
Address of Witness

Business Hours Telephone No. 08 83319025

* NB: A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing.

FORM B1
Attach to inside
left hand corner

<p>To be completed by lodging party</p> <p>ANNEXURE to <i>encumbrance</i> dated <i>25/5/4</i>,</p> <p>over Certificate of Title Volume: <i>3915</i> Folio: <i>89,</i></p>	<p>NUMBER Office use only</p>
---	-----------------------------------

Any notice or demand to be given or made upon the encumbrancer hereunder may be given or made by posting or delivering the same in writing signed by the solicitor or agent for and on behalf of the encumbrancee (as the case may require) to or at the registered office for the time being of the encumbrancer or (in case any encumbrancer for the time being hereafter is not a corporation) by posting or delivering the same so signed to or at the encumbrancers last known place of business or abode in South Australia and any notice posted under this encumbrance shall be deemed to have been received in due course of post.

(a) PROVIDED ALWAYS and it is hereby agreed and declared between the encumbrancee and the encumbrancer that Section 130 of the Real Property Act as amended shall not apply to this encumbrance and that the said encumbrancer and the successive transferees of the land from the said encumbrancer shall respectively be released and discharged from the payment of the said rent charge and from the performance and observance of the covenants herein contained or hereby implied forthwith upon the said encumbrancer and the successive transferees of the said land respectively ceasing to be registered as proprietors thereof.

(b) In these presents the encumbrancer means the person whose name and address appear at the head of these presents and shall include the transferee or assigns of the encumbrancer and shall also include the executors or administrators of every natural person who is an encumbrancer and the successors of a corporation which is the encumbrancer. All words referring to the encumbrancer shall be deemed to be in the plural number when there is more than one encumbrancer and where the encumbrancer shall be a female or a corporation the masculine gender shall be read as the feminine or neuter gender as the case may be. In the event of there being more than one encumbrancer party to this instrument all covenants and agreements herein shall be construed as joint and several. The encumbrancee means the Corporation whose name and address appear at the head of the presents and shall include the transferee or assigns of the encumbrancee and shall also include the executors or administrators of every natural person who is an encumbrancee. All words referring to the encumbrancee shall be deemed to be in the plural number where there is more than one encumbrancee and where the encumbrancee shall be female or a corporation the masculine gender shall be read as the feminine or neuter gender as the case may be.

(c) The encumbrancer shall bear all costs of and incidental to the preparation of this encumbrance and all Stamp Duty and Registration costs in connection therewith.

(d) AND subject as aforesaid the encumbrancee shall be entitled to all the powers rights and remedies give to encumbrancees by the Real Property Act 1886 as amended.

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:

During the continuance of this encumbrance the encumbrancer SHALL NOT upon the above said Certificate of Title or in respect thereof :-

1. Allow division under the Real Property Act 1886, or Community Titles Act 1996 without the written approval of the encumbrancee.

2. Erect or permit to be erected any dwelling in which the external walls are constructed of any material other than masonry designed and specifically approved by Mount Barker District Council and the Encumbrancee.

3. Erect or permit to be erected any dwelling which is less than 80 square metres under the main roof living area.

4. Allow any structure erected on the said land to fall into disrepair.

5. Park Trucks, Buses, Semi-trailers, Earth Moving Equipment or Commercial Vehicles other than Emergency Service Vehicles those delivering or picking up goods or carrying out maintenance or repairing services, within the subdivision without the written consent of the Encumbrancee.

6. Cause suffer or permit the keeping or storage of plant, machinery, car bodies or other equipment of a like nature in the open or scattered across the subject land.

7. Permit boats, caravans or trailers to be stored between the front building alignment and the front boundary.

8. Erect a dwelling which has a roof pitch of less than 25 degrees.

9. Erect a dwelling unless the roof is of tiles or colourbond.

10. (1) Erect a dwelling unless the style and facade is to the satisfaction of the Encumbrancee.

(2) Erect a shed/outbuilding unless material of construction and colour is to the satisfaction of the encumbrancee.

11. Erect a dwelling unless the garage/carport is under the main roof and is set back or forward of the main dwelling.

~~12. Commence building of the main dwelling no later than 6 months from the date of settlement and complete building of same together with landscaping of front yard no later than 12 months from date of settlement.~~

13. Erect fencing other than 1800mm high double sided beige coloured colorbond.

MEMORANDUM OF ENCUMBRANCE

CERTIFICATE(S) OF TITLE BEING ENCUMBERED

THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER
BOOK VOLUME 5915 FOLIO 89

ESTATE AND INTEREST

Estate in fee simple

ENCUMBRANCES

Nil

ENCUMBRANCER (Full Name and Address)

CHERIE *PITILLIP*
SW SUZANNE ROBSON AND MATTHEW PITT
both of 2/24 Bridge Street Kensington SA 5068

ENCUMBRANCEE (Full Name, Address and Mode of Holding)

MOUNTAIN GLEN PTY LTD A.C.N. 056 543 116
1 Dalmeny Drive Mount Barker S A 5251

OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST
IN THE LAND ABOVE DESCRIBED FOR THE BENEFIT OF THE
ENCUMBRANCEE SUBJECT TO THE ENCUMBRANCES AND
OTHER INTERESTS AS SHOWN HEREON WITH AN ANNUITY OR
RENT CHARGE OF

(a) Insert the amount of the annuity or rent charge

(a) TEN CENTS (10c) (if demanded)

(b) State the term of the annuity or rent charge.
If for life use the words "during his or her lifetime"

(b) TO BE PAID TO THE ENCUMBRANCEE
for a term of three thousand nine hundred and
ninety nine years (3999)

(c) State the times appointed for payment of the
annuity or rent charge. Any special covenants may
be inserted on page 2.

(c) AT THE TIMES AND IN THE MANNER FOLLOWING
on the 30th day of June next and on
each and every 30th day of June
thereafter in fee simple .



**MOUNT BARKER
DISTRICT COUNCIL**

Cert. No: 48625
Your Ref:

Enquiries phone: 8391 7200
Ref: EH

28/04/2026

Form One On Frome
147 Frome Street
ADELAIDE SA 5000

Dear Sir/Madam,

REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act 1999 and the Land Business (Sale and Conveyancing) Act 1994.

Yours faithfully,

TEAM LEADER CUSTOMER SERVICE

Assessment No:	196337	Capital Value: \$660,000
Valuer General No:	581169845*	
Owner:	D J & R L Muchamore	
Property Address:	102 Parkview Drive MOUNT BARKER 5251	
Property Title:	ALT: 183 DP: 64406 CT: 5915/89	

Attachments: PlanSA Section 7 Report
Development Approvals - 580/D050/92, 580/D063/92, 580/D081/93, 580/D090/93,
580/D101/93, 580/331/94, 580/332/94, 580/D048/95, 580/752/95, 580/D037/96,
580/D067/96, 580/D002/99, 580/D003/00, 580/D024/00, 580/D027/02, 580/D057/02,
580/D058/02, 580/D533/03, 580/853/04
Easement Information Sheet

**PRESCRIBED INFORMATION
DEVELOPMENT SECTION**

Prescribed Encumbrance	Particulars Required
Part 1 – Items that must be included in statement	
Development Act 1993 Part 3 Development Plan – (Repealed)	
Title or other brief description of zone and/or policy area in which the land is situated (as shown in the Development Plan):	<i>N/A – See Planning, Development and Infrastructure Act section of this report.</i>
Is the land situated in a designated State Heritage Area?	<i>N/A – See Planning, Development and Infrastructure Act section of this report.</i>
Is the land designated as a place of Local Heritage Value?	<i>N/A – See Planning, Development and Infrastructure Act section of this report.</i>
Section 42 - Condition (that continues to apply) of a development authorisation.	<i>See attached approvals</i>
<p>Repealed Act conditions Condition (that continues to apply) of an approval or authorisation granted under any of the following repealed Acts:</p> <p>Building Act 1971 (repealed) City of Adelaide Development Control Act 1976 (repealed) Planning Act 1982 (repealed) Planning and Development Act 1966 (repealed)</p>	<i>See attached approvals</i>

Part 2 – Items to be included if land affected	
Development Act 1993 – (Repealed)	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 55 – Order to remove or perform work	<i>Nil</i>
Section 56 – Notice to complete development	<i>Nil</i>
Section 57 – Land Management Agreement	<i>Nil</i>
Section 69 – Emergency order	<i>Nil</i>
Section 71 – Fire safety notice	<i>Nil</i>
Section 84 – Enforcement notice	<i>Nil</i>
Section 85(6), 85(10) or 106 – Enforcement order	<i>Nil</i>
Part 11 Division 2 – Proceedings	<i>Nil</i>

Planning, Development and Infrastructure Act 2016.	
Part 5 Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	<i>Refer to PlanSA Section 7 Report</i>
Is there a State heritage place on the land or is the land situated in a State heritage area?	<i>Refer to PlanSA Section 7 Report</i>
Is the land designated as a place of Local heritage place?	<i>Refer to PlanSA Section 7 Report</i>
Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	<i>Refer to PlanSA Section 7 Report</i>
Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended by whose proposed amendment has not yet come into operation?	<i>Refer to Plan.sa.gov.au for Code amendments on consultation</i>
Planning, Development and Infrastructure Act 2016	
Section 127 – Condition (that continues to apply) of a development authorisation	<i>Refer to PlanSA Section 7 Report</i>
Section 141 – Order to remove or perform work	<i>Nil</i>
Section 142 – Notice to complete development	<i>Nil</i>
Section 155 – Emergency order	<i>Nil</i>
Section 157 – Fire safety notice	<i>Nil</i>
Section 192 or 193 – Land Management Agreement	<i>Refer to PlanSA Section 7 Report</i>
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 213 – Enforcement notice	<i>Nil</i>
Section 214(6), 214(10) or 222 – Enforcement order	<i>Nil</i>
Part 16 Division 1 – Proceedings	<i>Nil</i>

Particulars relating to Environment Protection

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 No

Note—

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

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

It should be noted that—

(a) the approval of development by a council does not necessarily mean that the development has taken place;

(b) the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

Development Act 1993:

Planning, Development & Infrastructure Act 2016:

Confirmed Planning/Development Section:

Name: Monique Stennett Signature: M. Stennett

Date 29/4/26

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: - Building indemnity insurance is not required for:

- a) domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the repealed Development Act 1993 or the repealed Building Act 1971 is or was not required; or
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995) ; or
- c) domestic building work **commenced** before 1 May 1987 or
- d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Building Indemnity Insurance still in existence for building work on the land:

Building Indemnity Insurance is required

No

If Yes, see attached or PlanSA Report

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

Yes No

If Yes, see attached or see PlanSA Report

Certified Development Section:

Name: Monique Stennett Signature: M Stennett


Date: 29/4/26

Local Government Act 1934 (Repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	<i>Nil</i>

Local Government Act 1999
Notice, order, declaration, charge, claim or demand given or made under the Act - See Certificate of Liabilities

Burial and Cremation Act 2013	
Section 8– Human remains interred on land	
Is this item applicable?	<i>Nil</i>
Will this be discharged or satisfied prior to or at settlement	<i>Nil</i>
Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<i>Nil</i>
Have human remains been interred on the land that will not be exhumed prior to settlement?	<i>Nil</i>
GPS coordinates of the remains:	<i>Nil</i>

Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	<i>Nil</i>

Confirmed Enforcement/Compliance Section	
Name: <i>Jamie Poynt</i>	Signature: 
Date: <i>28-4-26</i>	

HEALTH & GENERAL SECTIONS Food Act 2001	
Section 44 – Improvement Notice	<i>Nil</i>
Section 46 – Prohibition Order	<i>Nil</i>
Housing Improvement Act 1940 (Repealed)	
Section 23 – Declaration that house is undesirable or unfit for human habitation	<i>Nil</i>
Public & Environmental Health Act 1987 (Repealed)	
Part 3 – Notice	<i>Nil</i>
Public & Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval	<i>Nil</i>
Public & Environmental Health (Waste Control) Regulations 2010 (revoked) – regulation 19 – maintenance order (that has not been complied with)	<i>Nil</i>
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	<i>Nil</i>
Section 92 – Notice	<i>Nil</i>
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	<i>Nil</i>

Confirmed Environmental Health Section:

Name: *James Payne* Signature: 

Date: *28-4-26*

FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F (or section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land.	<i>Nil</i>

WATER Water Industry Act 2012	
Is Council a water industry entity?	<i>No</i>
How are charges imposed/collected?	Invoice to properties in the Saxon Hyde and Mawson Green Estates in Meadows (from GMB Water)
Notice or orders with requirements that are not related to payment of charges or other amounts	<i>Nil</i>
Additional information	Effective 1 July 2025, the Wastewater Service transitioned into a Section 42 subsidiary of Mount Barker District Council. Known as GMB Water, it assumes full responsibility for delivering wastewater services, as well as managing the supply of recycled water and bore water to the community.

Land Acquisition Act 1969	
Section 10 – Notice of intention to acquire	<i>Nil</i>

CERTIFICATE OF LIABILITIES
in response to an enquiry pursuant to Section 187 of the
LOCAL GOVERNMENT ACT 1999

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of, and are a charge against, the property.

Outstanding Rates and Fines in Arrears		\$1,010.80
CWMS Operate, Maintain, Renew Charge levied 01/07/2025 due :	\$740.00	
Waste Management Charge-3 Bin levied 01/07/2025 due :	\$305.00	
Hills & Fleurieu RL Levy (State Tax) levied 01/07/2025 due :	\$59.79	
Residential(1) - Land Use levied 01/07/2025 due :	\$1,978.83	
<u>Total Rates Levied 2025/2026</u>		\$3,083.62
Fines/Interest outstanding		\$51.81
Legal Fees and/or Bank Charges outstanding and other adjustments		\$0.00
Less Government Concession		\$0.00
Less Council Rebate		\$0.00
Less rates paid		<u>-\$3,360.73</u>
Balance - rates and other monies due and payable		\$785.50
Property Related Debts		
TOTAL BALANCE OUTSTANDING AT 28/04/2026		\$785.50

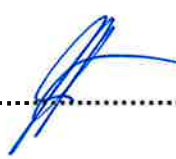
FINES & INTEREST: The rates are payable in quarterly instalments payable in September, December, March and June due dates. If an instalment of rates is not paid on or before the due date, the instalment will be regarded as being in arrears and fines and/or interest will be added as provided by the Local Government Act 1999, as amended on the 12th of each month.

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

If settlement occurs within two months from the date of this certificate you may request updated information by faxing or emailing your current Certificate of Liabilities to Council. If the request for information falls outside of the above time frame, a new Section 187 Certificate is required.

Please Note: No verbal updates will be provided by Council.

Assessment Number: 196337
Certified Certificate of Liabilities:

Name: *J. Deacon* Signature: 
 Date: *29/4/26*

OTHER: Nil

DISCLAIMER:

The information herein is provided pursuant to the Council's obligations under Section 12 of the Land and Business (Sale and Conveyancing) Act 1994.

Only that information that is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

Data Extract for Section 7 search purposes

Valuation ID 581169845*

Data Extract Date: 28/04/2026

Important Information

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

Parcel ID: D64406 AL183

Certificate Title: CT5915/89

Property Address: 102 PARKVIEW DR MOUNT BARKER SA 5251

Zones

Neighbourhood (N)

Subzones

No

Zoning overlays

Overlays

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Hazards (Bushfire - Medium Risk) (Medium)

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

Murray-Darling Basin

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

Native Vegetation

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

Prescribed Water Resources Area

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

River Murray Tributaries Protection Area

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

Regulated and Significant Tree

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

Signif Retirement Facility Supported Accom Sites

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: <https://plan.sa.gov.au/>

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

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

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

Application ID: 25000135

Development Description: Verandah

Site Address: 102 PARKVIEW DR MOUNT BARKER SA 5251

Development Authorisation: Planning Consent

Date of authorisation: 12 February 2025

Name of relevant authority that granted authorisation: Assessment Manager at Mount Barker District Council

Condition 1

The development herein approved shall be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following condition(s).

Condition 2

All stormwater captured by structures shall be directed to the rain water tanks on the land with the overflow from the tanks disposed of to the drainage easement on the land or the street water table immediately upon the roof cladding installation to the satisfaction of Council.

Condition 3

All stormwater captured by roofing materials and hard sealed paving areas shall be discharged in a controlled manner so it does not impact upon adjoining properties or, in the opinion of Council, has the potential to cause nuisance or destabilise adjoining land. When configuring a stormwater collection system, it is important that it remains independent of any waste control system. Under no circumstance shall stormwater be diverted or incorporated into either: Council's Common Waste Management System (CWMS) SA Water's Sewerage system, or A localised waste water system (septic tank). Stormwater entering into any of these systems is detrimental to the function for which they are intended. This will ensure that all stormwater discharge points are properly controlled and diverted in such a manner to minimise impact on waste control systems and/or adjoining property owners.

Condition 4

Effective measures are to be implemented during the construction of the development in accordance with this consent to: prevent silt and water run-off from the land to adjoining properties, roads and drains; control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land; ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site; ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land. This will ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Development Authorisation: Building Consent

Date of authorisation: 12 February 2025

Name of relevant authority that granted authorisation: Betty Douflias

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 19 February 2025

Name of relevant authority that granted authorisation: Mount Barker District Council

Land Management Agreement (LMA)

No

PLANNING DECISION NOTIFICATION

Development Murr
560/6050/92

Consultation Copy

FOR DEVELOPMENT APPLICATION

DATED 17 / 8 / 92

REGISTERED ON 18 / 8 / 92

To
MANTAIN GLEN PTY. LTD.,
C/- OLDFEN & VAN SENDEN PTY. LTD.,
P.O. BOX 702, STIRLING, S.A. 5152

Location
or
Proposed
Development
CERTIFICATE OF TITLE 4038/915 AND 517, 4349/679 AND 550 AND 681,
4064/924, 4141/668, 4389/215, AND PT. 4065/108 AT SPRINGS ROAD,
MOUNT BARKER

Nature of
Proposed
Development
LAND DIVISION - BOUNDARY ADJUSTMENTS

From
SOUTH AUSTRALIAN PLANNING COMMISSION

In respect of this proposed development you are informed that:

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

_____ representation(s) from third parties concerning your proposal were received.
If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

REGULATION 41
Sixth Schedule
South Australia
Planning Act
Development (General) Regulations

ATION COPY

Date of Decision _____
Signed: _____
Date: _____

- Chairman, S.A. Planning Commission
- Town Clerk
- District Clerk
- Sheets Attached

PLANNING DECISION NOTIFICATION

Development Number
580-DC-92

Consultation Copy

FOR DEVELOPMENT APPLICATION

DATED 8 / 10 / 92

COPY

REGISTERED ON 12 / 10 / 92

To	MOUNTAIN GLEN PTY LTD C/- OLDEN AND VAN SENDEN PTY LTD 26 MOUNT BARKER ROAD STIRLING S.A. 5152
----	---

Location of Proposed Development	LOT 12 ALEXANDRINA ROAD, MOUNT BARKER CT 4035 - 915 & 917, PT. 4064 - 433, 4141 - 868, PT. 4065 - 108, 4349 - 579, PT. 4349 - 660 & 681, PT. 4389 - 218
----------------------------------	--

Nature of Proposed Development	LAND DIVISION
--------------------------------	---------------

From	SOUTH AUSTRALIAN PLANNING COMMISSION
------	--------------------------------------

Regulation 41
Sixth Schedule

In respect of this proposed development you are informed that:

- consent is refused
- consent is granted
- consent is granted subject to (2) condition(s)

_____ representations(s) from third parties concerning your proposal were received.

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

South Australia - Planning Act
Development Control Regulations

SEE ATTACHMENT FOR CONDITIONS OF CONSENT!

CONSULTATION COPY

Date of Decision 26/3/93

Signed: _____

Date: 26/3/92

As delegate of the
SOUTH AUSTRALIAN PLANNING COMMISSION

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

PLANNING DECISION NOTIFICATION

Development Number
580/DOE1/93

Original

FOR DEVELOPMENT APPLICATION

DATED 27/ 10 93

REGISTERED ON 28/ 10 93

Regulation 41
B15th Schedule

To MOUNTAIN GLEN PTY LTD
C/- OLDEN AND VAN SENDEN PTY LTD
26 MOUNT BARKER ROAD
STIPLING SA 5157

Location of Proposed Development LOT 11, DP 36127 AND LOT 21 DP 38012
PART SECTIONS 4452, 4453, 4461, 4466, 4467, 4473 & 5014
HD. MACCLESFIELD

Nature of Proposed Development LAND DIVISION FOR 32 ALLOTMENTS
(AMENDED PLAN)

From DEVELOPMENT ASSESSMENT COMMISSION

In respect of this proposed development you are informed that

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

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

South Australia - Planning Act
Development Control Regulations

PLEASE SEE ATTACHMENT FOR NOTES

Date of Decision 8/9/94
Signed: E. Egan
Date 8.9.94

- Chairman, S.A. Planning Commission
- Town Clerk
- District Clerk

NAL

COPIES

THE DISTRICT COUNCIL OF MOUNT BARKER

FORM 3

STATEMENT OF COUNCIL REQUIREMENTS
FOR A PLAN OF LAND DIVISION

Development No.: 580/D081/93

To: MOUNTAIN GLEN PTY LTD
C/- OLDEN & VAN SENDEN PTY LTD
PO Box 708
STIRLING SA 5152

THE FOLLOWING REQUIREMENTS ARE TO BE SATISFIED WITHIN THIRTY MONTHS OF THE DATE HEREOF OR ANY EXTENSION THEREOF WHICH THE COUNCIL MAY STIPULATE FOR A CERTIFICATE OF APPROVAL TO BE ISSUED IN RESPECT OF YOUR APPLICATION DATED 27 OCTOBER 1993.

- Drainage Reserves, Easements for Drainage & Electricity Supply**
- Easements shall be provided over all drains in any allotment not being a road or reserve. Such easements shall be four (4) metres wide where the easement contains more than one drain and three (3) metres wide when the easement contains only a single drain.
 - The common effluent drainage scheme to be extended to service the development and each allotment to be provided with a connection to the scheme.
 - A common effluent drainage levy of \$600.00 to be paid for each additional allotment created. (Note: 31 additional allotments are created.)
 - Provision shall be made for disposal of stormwater from all roads to the adjacent creek system. Any necessary easements and drainage reserves shall be provided including a drainage reserve through Allotment 35 which shall be of sufficient width to accommodate a piped stormwater system and secondary overland swale drain to be designed and constructed to the satisfaction of the Manager, Engineering Services.

Provision of Open Space Or Payment in Lieu

- Reserves to be provided as per the plan of division.
- Payment of \$19,083.00 shall be made in lieu of the full provision of 12.5% public open space. This contribution can be adjusted accordingly with the provision of the drainage reserve required above.

Roads and Access To Land

- Roads shall be designed by a chartered engineer and consist of a compacted rubble base sealed with hotmix bitumen.
- The engineering design of the roadways and servicing shall allow for street trees to be planted in appropriate locations and for the retention of all mature gum trees to be retained to the satisfaction of the

NOTES

DEVELOPMENT APPLICATION NUMBER: S60/DC81/93

Pursuant to the Real Property Act there may be financial requirements:

- p for a contribution to the Planning and Development Fund;
- p to meet Engineering and Water Supply Department requirements; and/or
- p for Council's Common Effluent Drainage connection levy of \$600 per additional allotment.

E. Evans 2/9/94

Elmer Evans
ACTING MANAGER, DEVELOPMENT ASSESSMENT BRANCH
As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION

ORIGINATOR: S60/DC81/93

16 Feb. '95 15:25

SANYO OFFICE MACHINES

FAX 2117225

F.

PLANNING DECISION NOTIFICATION

Development Number

580/D090/93

Amended Plan 17.2.1

Original

FOR DEVELOPMENT APPLICATION

DATED 11 / 11 / 93

REGISTERED ON 11/11/93

To MOUNTAIN GLEN PTY LTD
 C/- OLSEN and Van Serden Pty Ltd
 26 Mount Barker Road
 STIPLING SA 5152

Location of Proposed Development Lot 31 in DP38012. Pt Sections 4452, 4453, 4462, 4466, 4467, 4473 and 5014, Rd Macclesfield

Nature of Proposed Development Land Division

From Development Assessment Commission

Regulation 41
Sixth Schedule

In respect of this proposed development you are informed that

- consent is refused
- consent is granted
- consent is granted subject to (2) condition(s)

South Australia - Planning Act
Development Control Regulations

No representations from third parties concerning your proposal were received.
 If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

See attached for conditions of consent.

Date of Decision 5/11/95

Signed: [Signature]

Date: 5/11/95

- Chairman, S.A. Planning Commission
- Town Clerk
- District Clerk

JAL



Development Assessment Commission

DEVELOPMENT APPLICATION NO. 530/D090/93

CONDITIONS OF CONSENT:

1. That development shall take place in strict accordance with the amended plan dated 17/02/94.
2. The developer shall erect fencing along the boundaries of reserves where the reserve abuts any allotment not being a road or existing reserve. Such fencing shall be double-sided "colorbond" steel fencing of 1800mm in height, to match the adjoining "industrial" development.

NOTES:

1. That the proposed reserve (allotment 56) be densely landscaped with native trees and shrubs.
2. That the engineering design of the roadways and servicing (public utilities) allow for street trees to be planted in appropriate locations "in front" of each allotment within the road reserve of the proposed road.
3. That upon practical completion of engineering works, the developer shall provide the appropriate number and species of street trees and make provision for planting to be undertaken by Council.

E. Evans 5/1/95

As delegate of the
DEVELOPMENT ASSESSMENT COMMISSION
SAC-000.EBA(AR)

DISTRICT COUNCIL OF MT. BARKER

P.O. Box 54, Mount Barker S.A., 5251 - Telephone: 391 1633

PLANNING DECISION NOTIFICATION

THE AUSTRALIA PLANNING ACT, 1982
Development Control Regulations

Regulation 41
Sixth Schedule

REGI

Development
D101/
580

Assessm

2009:

Applica

08/12,

Regis

08/12

To:

MOUNTAIN GLEN P/L
C/- GOLDEN & VAN SENDEN P/L
26 MOUNT BARKER
STERLING SA 5251

Location of
Proposed
Development

LOT PT12 IN D36591, MACFARLANE TERRACE
SEC 4467+, HD MACCLESFIELD

Nature of
Proposed
Development

LAND DIVISION

In respect of this proposed development you are informed that consent is granted

Date of Decision 08/06/94

Conditions:-

... representation(s) from third parties concerning your proposal were received.
If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back
have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out above. Please
on the back of this form about appeal rights and operation of consent.

DECISION NOTIFICATION FORM



Development Number
580/331/94

FOR DEVELOPMENT APPLICATION

DATED 20/05/94

REGISTERED ON 06/04/94

TO MOUNTAIN GLEN PTY LTD
17 HAMPOEN RD
MOUNT BARKER SA 5251

LOCATION OF PROPOSED DEVELOPMENT:
LOT 31, SECKER ROAD,
Section 4467 Hundred of MACC
(Volume 5158 Folio 569)

Nature of Proposed Development
IMPLEMENT ~~SHEED~~ SHEED
Class: 10A

From The District Council of Mount Barker

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent	GRANTED	2		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules Consent	GRANTED	5		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	GRANTED	7		

Details of the building classification and the approved number of occupants under the Building Code are attached (if applicable)
 representation(s) from third parties concerning your category 3 proposal were received - Not Applicable

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing these conditions are set out on the attached sheet.

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

Date of Decision: 20/05/94
Provisional Development Plan Consent

Sheets Attached
Provisional Building Rules Consent

DECISION NOTIFICATION

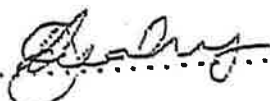
Conditions:

1. The development herein approved is to be undertaken in accordance with the plans and details submitted to Council on 6 April 1994.
2. The outbuilding herein approved is to be used for the storage of equipment associated with the lawful use of the land and shall not be used for industrial or commercial purposes or overnight sleeping accommodation.

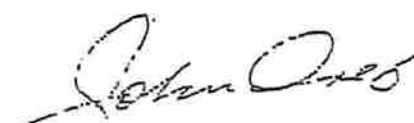
NOTE: No change in the use of the building shall occur without the consent of Council.

3. Roof and site water shall be carried clear of all buildings on the site. The water shall be disposed of in such a manner that it does not flow or discharge on to land of an adjoining owner except with the prior written consent of that owner. (BCA.F1)
4. All wet area construction shall be built strictly in accordance with specification F1.7.
5. This approval does not imply compliance with the Electricity Trust of South Australia Act 1946, as amended or the Regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.
6. A copy of the SA Health Commission Approval of septic tank system installation shall be submitted before building work commences. Reg.77.
7. Structure shall not be used for other than the approved purposes.

Signed:



Date: 20/1/94



4. Rear of allotment stormwater drainage to be provided for those allotments that do not drain naturally to their road frontage watertable. Such drains shall be designed to accommodate stormwater from the entirety of the respective allotments in the occurrence of a 1 in 10 year ARI storm event. The minimum diameter of the pipe shall be no less than 110mm diameter. Each allotment shall be provided with a 300mm by 300mm grated inlet pit, located at the lowest corner of each respective allotment. Rear of allotment stormwater drainage shall also be provided where allotments back onto reserves.
5. Where properties drain naturally to the street, two galvanised steel kerb adaptors shall be provided per allotment. Such adaptors shall be cast into the kerb. The location of which shall be within approximately one metre from the alignment of adjoining property boundaries. Where footpaths are to be provided, a 100mm diameter stormwater sleeve shall be provided under the footpath adjacent each respective kerb adaptor. The installation of the pipe should ensure a minimum fall of 1 in 100 towards the kerb. (Also see Council's concrete footpath detail).
6. All other stormwater drainage pipes shall be designed to carry a 1 in 10 year ARI storm event. All allotments shall be protected from inundation in a 1 in 100 year ARI storm event.
7. Stormwater pollution control device(s) are to be constructed generally in accordance with "Stormwater Pollution Prevention - Code of Practice for local, state and federal government" EPA, November 1997.
8. Any bores and/or dams that exist on the subject land shall be removed and rehabilitated in accordance with Australian Standards, unless they are located within a Reserve and will form part of the future open space development.
9. "As constructed" plans for all stormwater mitigation works shall be provided at the conclusion of works. Such plans shall confirm that the location and level of all structures such as swales, levee banks, bulk filling pipes etc., as required by the flood report / mitigation plans for the development are fully complied with.
10. A Septic Tank Effluent Drainage Scheme levy of \$2500 to be paid for each allotment requiring a new connection to the scheme.
11. The Septic Tank Effluent Drainage Scheme (S.T.E.D.S.) to be extended to service the development and each allotment to be provided with a connection to the scheme. (Refer Assets & Infrastructure Department for details.)

Signed:
Development Approval

12. Where any new STEDS works are required as part of the development (not including "minor" works, eg a single branch connection off an existing drain), the design must be approved by the Department of Human Services under the provisions of the Waste Control Regulations. Their contact details are as follows:

Public and Environmental Health Service
Environmental Health Branch
PO Box 6
Rundle Mall SA 5000

13. Fencing shall be erected along the boundaries of any reserve where the reserve abuts any allotment not being a road or existing reserve. Such fencing shall be 1800mm colorbond fencing with posts and rails "facing into the allotment". Any other fencing design requires Council approval. The type and particulars of all fencing shall be detailed in the landscaping plan required below and approved in writing by Council prior to the erection of such fencing.

14. Street trees to be provided along each new roadway and shall be generally located adjacent each adjoining properties common boundary. The species, age, method of planting and exact location of trees to be approved by Council's Horticultural Officer in writing prior to planting. The trees shall be maintained by the applicant throughout the 12 months guarantee period.

15. All reserves shall be graded, grassed, fenced and landscaped to the satisfaction of Council. Such works shall be detailed in the form of a landscaping plan and submitted to Council for approval in conjunction with any other engineering designs

An Irrigation Management plan is to be prepared encompassing best water management practices (for mains and reclaimed water) and including requirements as set out in the South Australian Reclaimed Water Guidelines (Treated Effluent) to meet with District Council of Mt Barker Water Resource Management Strategic Plan 19th February 2001. Developers should also clearly identify how they propose to adhere to the guidelines as set out in the Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry to reduce the impact of irrigation water on the stormwater system.

The Landscaping Plan is to incorporate the following where necessary:

- best water management practices and water sensitive design
- reserve irrigation systems including valves, fittings and backflow prevention devices suitable for automatic operation and capable of utilising reclaimed water (Class A) and mains water;
- reticulation system for reclaimed water from the Council designated supply
- No net loss of indigenous vegetation (where indigenous vegetation is to be removed it must be replaced with local species and identified in the landscaping plan);


Signed: _____
Development Approval

- proposed street tree planting;
- grading of the land form to ensure the reserves are suitably designed and established for future use and maintenance to the satisfaction of Council.
- Where dams are required the walls of such dams should not exceed a 1 in 8 gradient;
- fencing design;
- provision of park furniture (seats, bins, etc), park lighting;
- noxious weeds are to be eradicated;
- a minimum of 100 mm of top-soil should be provided over all reserves;
- All top-soil should be planted with 'Hills mix' grass seed and watered where necessary to ensure a continuous grass coverage of all reserves is achieved prior to the conclusion of the guarantee period;
- the proposed reserves shall be planted with a mixture of native and selected exotic trees to complement the existing vegetation and to provide and accommodate for soil stabilisation, shade, ease of future maintenance, bushfire risk minimum and general aesthetic quality.

The installation of the irrigation system is to be carried out in accordance with the approved plan. The installation is to be certified by Consulting Engineers that the installation has been carried out in accordance with the approved plans and as constructed plans are to be provided to Council within one month of completion.

Council approval of the irrigation plan must be obtained in writing prior to development commencing. Council approval would not be granted until the appropriate approvals for the irrigation system are received in writing from the Department of Human Services and Environmental Protection Age.

16. The roads shall be named in consultation with Council.
17. Easements shall be provided over all drains in any allotments not being a road or reserve. Unless indicated otherwise, such easements shall be four (4) metres wide where the easement contains more than one drain and three (3) metres wide when the easement contains only a single drain.
18. The requirements of the Electricity Trust of South Australia shall be met.
19. The engineering design and specifications for all site construction works including any required roads, kerbing, footpaths, site works, drainage etc., is to be approved by Council in writing prior to the commencement of any site works. Where appropriate, the design of such works should comply with Council's "Services, Works and Infrastructure Performance Criteria" (as amended) 1 June 2000.

Signed:


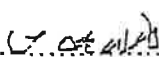
Development Approval
 Council Delegate

20. All construction work shall be guaranteed for the period of 12 months from the date of practical completion. A bank guarantee whose value represents 5% of the total contract price shall be lodged with Council prior to practical completion. The Bank guarantee shall be held by Council for the full 12 months guarantee period and shall only be released when Council is satisfied that there are no defect items outstanding.
21. Street signs shall be provided at the threshold to each new road. The sign shall be made of extruded aluminium 830mm long, 150mm high, with the end cut off square. The sign shall be mounted to a galvanised steel post using side mounting clamps. The post shall be 3000mm long with the bottom 600mm located in a galvanised steel sleeve suitably anchored into the ground. Lettering shall be black 100mm high centrally located on the sign, the background shall be reflective white. If two lines of text are required eg. "No Through Road" following the street name, then the sign shall be 200mm wide and "No Through Road" shall be written on the second line in 50mm high text.
22. All public utilities (water supply, STEDS., electricity and telstra services) shall be provided underground.
23. Temporary silt control devices in the form of hay bales or silt fences to be installed on the development site prior to commencement of works. The devices are to be maintained throughout the construction period and dismantled at the conclusion of works. Any silt captured by the device/s to be disposed of to the satisfaction of Council.
24. All engineering designs shall be to AHD and AMG.
25. "As constructed" plans for all stormwater and/or STEDS construction including invert levels and grades for as constructed systems shall be provided at the conclusion of works. Such plans shall show the exact locations of all pipes, flushing points, manholes and other structures in relation to adjacent boundaries. The plans shall be submitted in both hard copy and Autocad® electronic format to Australian Map Grid standard. All levels are to be in accordance with the Australian Height Datum.

Statement of Development Assessment Commission Requirements:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 90100/02).
2. Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

Note: SA Water advise that the Land Division is within the Mount Barker Augmentation Charge Area and therefore it will be necessary for the developer to meet these financial charges.

Signed: 

Development Approval

FOR DEVELOPMENT APPLICATION

DATED: 27/07/2002
 REGISTERED ON: 27/08/2002

TO: Olden & Van Senden Pty Ltd
 PO Box 708
 STIRLING SA 5152

COPY

LOCATION OF PROPOSED DEVELOPMENT:
 ALT: 812 SEC: 4452+ DP: 54858 CT: 5810/163 MOUNT BARKER.

NATURE OF PROPOSED DEVELOPMENT:
 Land Division to create sixty eight (68) additional allotments


From **The District Council of Mount Barker**

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	Granted	1		
Land Division - Requirements	Granted	32		
Land Division (Strata) - Requirements				N/A
Provisional Building Rules Consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	33		

N/A representation(s) from third parties concerning your category 3 proposal were received - Not Applicable

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

Signed: 

 Development Approval
 Council Delegate

PROVISIONAL DEVELOPMENT PLAN CONSENT**Conditions of Consent by the Council:**

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and details by Olden & Van Senden Ref: 992160-IV and V DA Stage 3 Version 3 received at Council 14 March 2003), except where amended by the following condition(s).

Reason: To ensure the proposal is established in accordance with the submitted plans.

Note: You are advised that the Development herein approved must be substantially commenced within 12 months of the date of this Approval, unless this period of time is extended by Council. Further, any act or work authorised or required by this Approval must be completed within 3 years of the date of this Approval, unless this period of time is extended by Council.

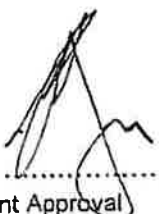
You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements. Any request for an extension of time must be lodged with Council prior to the expiration of time periods specified above.

Conditions of Consent by Development Assessment Commission:

No conditions apply


LAND DIVISION CONSENT**Statement of Council Requirements:**

1. Roads shall be designed by a chartered engineer and consist of a compacted rubble and crushed rock base, sealed with hotmix bitumen. The cross section of the road shall be symmetrical, ie a two way cross fall.
2. Concrete kerb and watertable being provided of a rollover type except along the edges of reserves where the upright form of kerbing should be used.
3. Footpaths shall be provided along one side of all roads. Such footpaths shall be concrete a minimum of 1.2 metres wide, 100mm thick and reinforced with F62 steel mesh centrally located. The final design of such footpaths shall be to the satisfaction of Council.
4. The intersection of Scarborough Road and Bald Hills Road shall be designed to provide safe and convenient access to incorporate a slip lane in accordance with "Guide to Traffic Engineering Practice" (NAASRA 1988), to the satisfaction of the Chief Executive Officer or his delegate.

Signed: 
 Development Approval
 Council Delegate

5. Rear of allotment stormwater drainage to be provided for those allotments that do not drain naturally to their road frontage watertable. Such drains shall be designed to accommodate stormwater from the entirety of the respective allotments in the occurrence of a 1 in 10 year ARI storm event. The minimum diameter of the pipe shall be no less than 110mm diameter. Each allotment shall be provided with a 300mm by 300mm grated inlet pit, located at the lowest corner of each respective allotment. Rear of allotment stormwater drainage shall also be provided where allotments back onto reserves.
6. Where properties drain naturally to the street, two galvanised steel kerb adaptors shall be provided per allotment. Such adaptors shall be cast into the kerb. The location of which shall be within approximately one metre from the alignment of adjoining property boundaries. Where footpaths are to be provided, a 100mm diameter stormwater sleeve shall be provided under the footpath adjacent each respective kerb adaptor. The installation of the pipe should ensure a minimum fall of 1 in 100 towards the kerb. (Also see Council's concrete footpath detail).
7. All other stormwater drainage pipes shall be designed to carry a 1 in 10 year ARI storm event. All allotments shall be protected from inundation in a 1 in 100 year ARI storm event.
8. Stormwater pollution control device(s) are to be constructed generally in accordance with "Stormwater Pollution Prevention - Code of Practice for local, state and federal government" EPA, November 1997.
9. Any bores and/or dams that exist on the subject land shall be removed and rehabilitated in accordance with Australian Standards, unless they are located within a Reserve and will form part of the future open space development.
10. "As constructed" plans for all stormwater mitigation works shall be provided at the conclusion of works. Such plans shall confirm that the location and level of all structures such as swales, levee banks, bulk filling pipes etc. as required by the flood report / mitigation plans for the development are fully complied with.
11. A Septic Tank Effluent Drainage Scheme levy of \$2500 to be paid for each allotment requiring a new connection to the scheme.
12. The Septic Tank Effluent Drainage Scheme (S.T.E.D.S.) to be extended to service the development and each allotment to be provided with a connection to the scheme. (Refer to Engineering Department for details.)
13. Where any new STEDS works are required as part of the development (not including "minor" works, eg a single branch connection off an existing drain), the design must be approved by the Department of Human Services under the provisions of the Waste Control Regulations. Their contact details are as follows:

Public and Environmental Health Service
Environmental Health Branch
PO Box 6
Rundle Mall SA 5000

Signed: 
.....
Development Approval
Council Delegate

14. Fencing shall be erected along the boundaries of any reserve where the reserve abuts any allotment not being a road or existing reserve. Such fencing shall be 1800mm high timber fencing with posts and rails "facing into the allotment" to ensure privacy and screening. The type and particulars of all fencing shall be detailed in the landscaping plan required below and approved in writing by Council prior to the erection of such fencing.
15. Street trees to be provided along each new roadway and shall be generally located adjacent each adjoining properties common boundary. The species, age, method of planting and exact location of trees to be approved by Council's Horticultural Officer in writing prior to planting. The trees shall be maintained by the applicant throughout the 12 months guarantee period.
16. All reserves shall be graded, grassed, fenced and landscaped to the satisfaction of Council prior to the issue of a Certificate of Approval. Such works shall be detailed in the form of a landscaping plan and submitted to Council in conjunction with other engineering design. Such design should incorporate the following:
- retention of significant existing indigenous vegetation;
 - proposed street tree planting;
 - grading of the land form to ensure the reserves are suitably designed and established for future use and maintenance to the satisfaction of Council. Where dams are required the walls of such dams should not exceed a 1 in 8 gradient;
 - reserve irrigation systems;
 - fencing design;
 - provision of park furniture (seats, bins, etc), park lighting;
 - noxious weeds are to be eradicated;
 - a minimum of 100 mm of top-soil should be provided over all reserves;
 - All top-soil should be planted with 'Hills mix' grass seed and watered where necessary to ensure a continuous grass coverage of all reserves is achieved prior to the conclusion of the guarantee period;
 - the proposed reserves shall be planted with a mixture of native and selected exotic trees to complement the existing vegetation and to provide and accommodate for soil stabilisation, shade, ease of future maintenance, bushfire risk minimum and general aesthetic quality.
- All the reserve development as required above shall be maintained and guaranteed by the applicant for 12 months from the date of completion. The 12 months maintenance period shall commence on the date of receipt of a bank guarantee equating to 25% of the reserve development value.
17. The roads shall be named in consultation with Council.
18. The drainage reserve (allotment), be vested in Council ownership.
19. Easements shall be provided over all drains in any allotments not being a road or reserve. Unless indicated otherwise, such easements shall be four (4) metres wide where the easement contains more than one drain and three (3) metres wide when the easement contains only a single drain.
20. The requirements of the Electricity Trust of South Australia shall be met.

Signed:
 Development Approval
 Council Delegate

21. The engineering design and specifications for all site construction works including any required roads, kerbing, footpaths, site works, drainage etc., is to be approved by Council in writing prior to the commencement of any site works.
Where appropriate, the design of such works should comply with Council's "Services, Works and Infrastructure Performance Criteria" (as amended) 1 June 2000.
22. All construction work shall be guaranteed for the period of 12 months from the date of practical completion. A bank guarantee whose value represents 5% of the total contract price shall be lodged with Council prior to practical completion. The Bank guarantee shall be held by Council for the full 12 months guarantee period and shall only be released when Council is satisfied that there are no defect items outstanding.
23. Street signs shall be provided at the threshold to each new road. The sign shall be made of extruded aluminium 830mm long, 150mm high, with the end cut off square. The sign shall be mounted to a galvanised steel post using side mounting clamps. The post shall be 3000mm long with the bottom 600mm located in a galvanised steel sleeve suitably anchored into the ground. Lettering shall be black 100mm high centrally located on the sign, the background shall be reflective white. If two lines of text are required eg. "No Through Road" following the street name, then the sign shall be 200mm wide and "No Through Road" shall be written on the second line in 50mm high text.
24. All public utilities (water supply, STEDS, electricity and telecom services) shall be provided underground.
25. Temporary silt control devices in the form of hay bales or silt fences to be installed on the development site prior to commencement of works. The devices are to be maintained throughout the construction period and dismantled at the conclusion of works. Any silt captured by the device/s to be disposed of to the satisfaction of Council.
26. All engineering designs shall be to AHD and AMG.
27. "As constructed" plans for all stormwater and/or STEDS construction shall be provided at the conclusion of works. Such plans shall show the exact locations of all pipes, flushing points, manholes and other structures in relation to adjacent boundaries. The plans shall be submitted in both hard copy and Autocad® electronic format to Australian Map Grid standard. All levels are to be in accordance with the Australian Height Datum.
28. The drainage reserve (allotment) shall be constructed to form wetlands as per drawings 2002.0405 Sheet 27 and 28 Rev A and 2002.0405 Sheet 1 Rev B received at Council 24 September 2003.

Signed:
Development Approval
Council Delegate

The following two (2) conditions and note(s) are imposed at the request of the Country Fire Service (Ref: let41934954brm.doc)

(29) Access

Private roads and access tracks shall provide safe and convenient access for firefighting vehicles, as follows:

- All roads shall be of all weather construction with a minimum-formed road surface of 6 metres.
- A minimum of two (2) entry/exists points shall be provided for the Development.
- All dead end roads shall be constructed to allow large firefighting vehicles to turn around with safety by use of either:
 - i) a turnaround area with a minimum formed road surface diameter of 25metres, or
 - ii) "T" or "Y-shaped" turnaround area with minimum formed road surface leg lengths of 11 metres and minimum inside road radii of 9.5 metres.
- All road curves shall have minimum inside road radii of 9.5 metres.
- Solid crossings over watercourses shall be provided to withstand the weight of large fire appliances (GVW 14 tonnes).

(30) Water Supply

A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes.

- A water supply and fire hydrant system of adequate capacity to be used for fire and other emergencies within the proposed development area shall be provided.
- The fire hydrant system shall be a wet pipe system incorporating SA Water standards, with a minimum pipe size of 100mm for the distribution main.
- The distribution main and fire hydrant system shall be of adequate capacity to provide a continuous supply of water for the fire service, at a minimum flow rate of 700 litres per minutes for a minimum period of two hours from any hydrant within the system.

Statement of Development Assessment Commission Requirements:

- (1) The financial requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 90172/02). The necessary easements shall be granted to the SA Water Corporation free of cost.
- (2) Two copies of a certified survey plan shall be lodged for Certificate purposes.

Signed:
Development Approval
Council Delegate

DECISION NOTIFICATION FORM

Development Number 580/D058/02

FOR DEVELOPMENT APPLICATION

DATED: 30/07/2002

REGISTERED ON: 27/08/2002

TO: Olden & Van Senden Pty Ltd
PO Box 708
STIRLING SA 5152

COPY

LOCATION OF PROPOSED DEVELOPMENT:

Division of Allotment 333 in DP 62496 portion of Sections 4452 and 4453 MT BARKER

NATURE OF PROPOSED DEVELOPMENT:

Land Division to create five (5) additional allotments

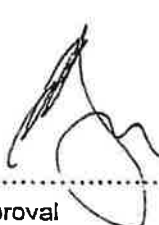
From The District Council of Mount Barker

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	Granted	1		
Land Division - Requirements	Granted	27		
Land Division (Strata) - Requirements				N/A
Provisional Building Rules Consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	28		

N/A representation(s) from third parties concerning your category 3 proposal were received - Not Applicable

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

Signed: 
Development Approval
Council Delegate

PROVISIONAL DEVELOPMENT PLAN CONSENT**Conditions of Consent by the Council:**

1. The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and details by Olden & Van Senden Ref: 992160-111a-DA Stage 3 Version 2), except where amended by the following condition(s).

Reason: To ensure the proposal is established in accordance with the submitted plans.

Note: You are advised that the Development herein approved must be substantially commenced within 12 months of the date of this Approval, unless this period of time is extended by Council. Further, any act or work authorised or required by this Approval must be completed within 3 years of the date of this Approval, unless this period of time is extended by Council.

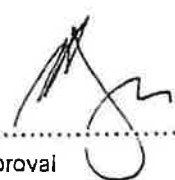
You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements. Any request for an extension of time must be lodged with Council prior to the expiration of time periods specified above.

Conditions of Consent by Development Assessment Commission:

No conditions apply

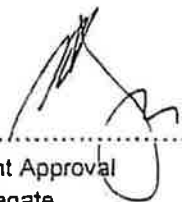
LAND DIVISION CONSENT**Statement of Council Requirements:**

1. Roads shall be designed by a chartered engineer and consist of a compacted rubble and crushed rock base, sealed with hotmix bitumen. The cross section of the road shall be symmetrical, ie a two way cross fall.
2. Concrete kerb and watertable being provided of a rollover type except along the edges of reserves where the upright form of kerbing should be used.
3. Footpaths shall be provided along one side of all roads. Such footpaths shall be concrete, 1.2 metres wide, 100mm thick and reinforced with F62 steel mesh centrally located. The final design of such footpaths shall be to the satisfaction of Council.

Signed: 

Development Approval
Council Delegate

4. Rear of allotment stormwater drainage to be provided for those allotments that do not drain naturally to their road frontage watertable. Such drains shall be designed to accommodate stormwater from the entirety of the respective allotments in the occurrence of a 1 in 10 year ARI storm event. The minimum diameter of the pipe shall be no less than 110mm diameter. Each allotment shall be provided with a 300mm by 300mm grated inlet pit, located at the lowest corner of each respective allotment. Rear of allotment stormwater drainage shall also be provided where allotments back onto reserves.
5. Where properties drain naturally to the street, two galvanised steel kerb adaptors shall be provided per allotment. Such adaptors shall be cast into the kerb. The location of which shall be within approximately one metre from the alignment of adjoining property boundaries. Where footpaths are to be provided, a 100mm diameter stormwater sleeve shall be provided under the footpath adjacent each respective kerb adaptor. The installation of the pipe should ensure a minimum fall of 1 in 100 towards the kerb.(Also see Council's concrete footpath detail).
6. All other stormwater drainage pipes shall be designed to carry a 1 in 10 year ARI storm event. All allotments shall be protected from inundation in a 1 in 100 year ARI storm event.
7. Stormwater pollution control device(s) are to be constructed generally in accordance with "Stormwater Pollution Prevention – Code of Practice for local, state and federal government" EPA, November 1997.
8. Any bores and/or dams that exist on the subject land shall be removed and rehabilitated in accordance with Australian Standards, unless they are located within a Reserve and will form part of the future open space development.
9. "As constructed" plans for all stormwater mitigation works shall be provided at the conclusion of works. Such plans shall confirm that the location and level of all structures such as swales, levee banks, bulk filling pipes etc., as required by the flood report / mitigation plans for the development are fully complied with.
10. A Septic Tank Effluent Drainage Scheme levy of \$2500 to be paid for each allotment requiring a new connection to the scheme.
11. The Septic Tank Effluent Drainage Scheme (S.T.E.D.S.) to be extended to service the development and each allotment to be provided with a connection to the scheme. (Refer Assets & Infrastructure Department for details.)

Signed: 
 Development Approval
 Council Delegate


12. Where any new STEDS works are required as part of the development (not including "minor" works, eg a single branch connection off an existing drain), the design must be approved by the Department of Human Services under the provisions of the Waste Control Regulations. Their contact details are as follows:

Public and Environmental Health Service
Environmental Health Branch
PO Box 6
Rundle Mall SA 5000

13. Fencing shall be erected along the boundaries of any reserve where the reserve abuts any allotment not being a road or existing reserve. Such fencing shall be 1800mm colorbond fencing with posts and rails "facing into the allotment". Any other fencing design requires Council approval. The type and particulars of all fencing shall be detailed in the landscaping plan required below and approved in writing by Council prior to the erection of such fencing.
14. Street trees to be provided along each new roadway and shall be generally located adjacent each adjoining properties common boundary. The species, age, method of planting and exact location of trees to be approved by Council's Horticultural Officer in writing prior to planting. The trees shall be maintained by the applicant throughout the 12 months guarantee period.
15. All reserves shall be graded, grassed, fenced and landscaped to the satisfaction of Council. Such works shall be detailed in the form of a landscaping plan and submitted to Council for approval in conjunction with any other engineering designs. An Irrigation Management plan is to be prepared encompassing best water management practices (for mains and reclaimed water) and including requirements as set out in the South Australian Reclaimed Water Guidelines (Treated Effluent) to meet with District Council of Mt Barker Water Resource Management Strategic Plan 19th February 2001. Developers should also clearly identify how they propose to adhere to the guidelines as set out in the Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry to reduce the impact of irrigation water on the stormwater system.

The Landscaping Plan is to incorporate the following where necessary:

- best water management practices and water sensitive design
- reserve irrigation systems including valves, fittings and backflow prevention devices suitable for automatic operation and capable of utilising reclaimed water (Class A) and mains water;
- reticulation system for reclaimed water from the Council designated supply
- No net loss of indigenous vegetation (where indigenous vegetation is to be removed it must be replaced with local species and identified in the landscaping plan);
- proposed street tree planting;

Signed: 
Development Approval
Council Delegate

- grading of the land form to ensure the reserves are suitably designed and established for future use and maintenance to the satisfaction of Council. Where dams are required the walls of such dams should not exceed a 1 in 8 gradient;
- fencing design;
- provision of park furniture (seats, bins, etc), park lighting;
- noxious weeds are to be eradicated;
- a minimum of 100 mm of top-soil should be provided over all reserves;
- All top-soil should be planted with 'Hills mix' grass seed and watered where necessary to ensure a continuous grass coverage of all reserves is achieved prior to the conclusion of the guarantee period;
- the proposed reserves shall be planted with a mixture of native and selected exotic trees to complement the existing vegetation and to provide and accommodate for soil stabilisation, shade, ease of future maintenance, bushfire risk minimum and general aesthetic quality.

The installation of the irrigation system is to be carried out in accordance with the approved plan. The installation is to be certified by Consulting Engineers that the installation has been carried out in accordance with the approved plans and as constructed plans are to be provided to Council within one month of completion.

Council approval of the irrigation plan must be obtained in writing prior to development commencing. Council approval would not be granted until the appropriate approvals for the irrigation system are received in writing from the Department of Human Services and Environmental Protection Agency.

16. The roads shall be named in consultation with Council.
17. Easements shall be provided over all drains in any allotments not being a road or reserve. Unless indicated otherwise, such easements shall be four (4) metres wide where the easement contains more than one drain and three (3) metres wide when the easement contains only a single drain.
18. The requirements of the Electricity Trust of South Australia shall be met.
19. The engineering design and specifications for all site construction works including any required roads, kerbing, footpaths, site works, drainage etc., is to be approved by Council in writing prior to the commencement of any site works. Where appropriate, the design of such works should comply with Council's "Services, Works and Infrastructure Performance Criteria" (as amended) 1 June 2000.
20. All construction work shall be guaranteed for the period of 12 months from the date of practical completion. A bank guarantee whose value represents 5% of the total contract price shall be lodged with Council prior to practical completion. The Bank guarantee shall be held by Council for the full 12 months guarantee period and shall only be released when Council is satisfied that there are no defect items outstanding.

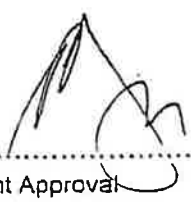
Signed:

Development Approval
Council Delegate

21. Street signs shall be provided at the threshold to each new road. The sign shall be made of extruded aluminium 830mm long, 150mm high, with the end cut off square. The sign shall be mounted to a galvanised steel post using side mounting clamps. The post shall be 3000mm long with the bottom 600mm located in a galvanised steel sleeve suitably anchored into the ground. Lettering shall be black 100mm high centrally located on the sign, the background shall be reflective white. If two lines of text are required eg. "No Through Road" following the street name, then the sign shall be 200mm wide and "No Through Road" shall be written on the second line in 50mm high text.
22. All public utilities (water supply, STEDS., electricity and telstra services) shall be provided underground.
23. Temporary silt control devices in the form of hay bales or silt fences to be installed on the development site prior to commencement of works. The devices are to be maintained throughout the construction period and dismantled at the conclusion of works. Any silt captured by the device/s to be disposed of to the satisfaction of Council.
24. All engineering designs shall be to AHD and AMG.
25. "As constructed" plans for all stormwater and/or STEDS construction including invert levels and grades for as constructed systems shall be provided at the conclusion of works. Such plans shall show the exact locations of all pipes, flushing points, manholes and other structures in relation to adjacent boundaries. The plans shall be submitted in both hard copy and Autocad® electronic format to Australian Map Grid standard. All levels are to be in accordance with the Australian Height Datum.

Statement of Development Assessment Commission Requirements:

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 90172/02).
2. Two copies of a certified survey plan shall be lodged for Certificate purposes.

Signed: 
Development Approval
Council Delegate

Date of Decision: 08/12/2003

DECISION NOTIFICATION FORM

Development Number 580/D533/03

FOR DEVELOPMENT APPLICATION

DATED: 01/04/2003

REGISTERED ON: 01/04/2003

TO: Olden & Van Senden Pty Ltd
 PO Box 708
 STIRLING SA 5152

COPY

LOCATION OF PROPOSED DEVELOPMENT:
 Part Allotment 340 DP 62446 Bald Hills Road MOUNT BARKER.

NATURE OF PROPOSED DEVELOPMENT:
 Land Division to create sixty six (66) additional allotments


From The District Council of Mount Barker

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	Granted	1		
Land Division - Requirements	Granted	34		
Land Division (Strata) - Requirements				N/A
Provisional Building Rules Consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	35		

N/A representation(s) from third parties concerning your category 3 proposal were received - Not Applicable

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

Signed: 

 Development Approval
 Council Delegate

PROVISIONAL DEVELOPMENT PLAN CONSENT**Conditions of Consent by the Council:**

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and details received at Council 22 August 2003), except where amended by the following condition(s).

Reason: To ensure the proposal is established in accordance with the submitted plans.

Note: You are advised that the Development herein approved must be substantially commenced within 12 months of the date of this Approval, unless this period of time is extended by Council. Further, any act or work authorised or required by this Approval must be completed within 3 years of the date of this Approval, unless this period of time is extended by Council.

You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements. Any request for an extension of time must be lodged with Council prior to the expiration of time periods specified above.

Conditions of Consent by Development Assessment Commission:

No conditions apply

LAND DIVISION CONSENT**Statement of Council Requirements:**

- (1) Roads shall be designed by a chartered engineer and consist of a compacted rubble and crushed rock base, sealed with hotmix bitumen. The cross section of the road shall be symmetrical, ie a two way cross fall.
- (2) Concrete kerb and watertable being provided of a rollover type except along the edges of reserves where the upright form of kerbing should be used.
- (3) Footpaths shall be provided along one side of all roads. Such footpaths shall be concrete, 1.2 metres wide, 100mm thick and reinforced with F62 steel mesh centrally located. The final design of such footpaths shall be to the satisfaction of Council.

Signed:

Development Approval
Council Delegate

- (4) The section of road or entranceway to be constructed on the Council road reserve shall be designed by a chartered engineer and consist of a compacted rubble and crushed rock base, sealed with hotmix bitumen or other approved surface. The final design of such entranceway shall be submitted on a Council 'Street Work/ Footpath Crossing Permit' form and the design shall be to the satisfaction of Council.
- (5) That the applicant shall provide a detailed Stormwater Drainage Management Scheme to meet District Council of Mount Barker Strategic Plan 19th February 2001 for the site. The Stormwater Drainage Scheme is to be prepared by a Professional Civil Engineer with suitable experience. The Stormwater Drainage Management Scheme is to incorporate
- a detailed assessment of the Land Division to create sixty four (64) additional allotments
 - details of how issues raised in the Flood Assessment Report are to be addressed
 - protection of the site from flood ARI of 1 in 100
 - an assessment of the impact by the proposed development on flooding on properties /infrastructure that are affected by the floodplain
 - disposal of stormwater from the site in an effective manner
 - control litter and pollution from the site
 - measures to maintain the rate of run off from the site at levels no greater than those that existed prior to development
 - control erosion and sedimentation during construction
 - measures to encourage on site water harvesting
- (6) Rear of allotment stormwater drainage to be provided for those allotments that do not drain naturally to their road frontage watertable. Such drains shall be designed to accommodate stormwater from the entirety of the respective allotments in the occurrence of a 1 in 10 year ARI storm event. The minimum diameter of the pipe shall be no less than 110mm diameter. Each allotment shall be provided with a 300mm by 300mm grated inlet pit, located at the lowest corner of each respective allotment. Rear of allotment stormwater drainage shall also be provided where allotments back onto reserves.
- (7) Where properties drain naturally to the street, two galvanised steel kerb adaptors shall be provided per allotment. Such adaptors shall be cast into the kerb. The location of which shall be within approximately one metre from the alignment of adjoining property boundaries. Where footpaths are to be provided, a 100mm diameter stormwater sleeve shall be provided under the footpath adjacent each respective kerb adaptor. The installation of the pipe should ensure a minimum fall of 1 in 100 towards the kerb. (Also see Council's concrete footpath detail).

Signed:

Development Approval
Council Delegate

- (8) Underground stormwater pipes shall be provided to intercept and carry stormwater flowing through the reserves and shall discharge the stormwater to the pollution control device/s which are to be established within the reserve. Such pipes shall be designed to carry a flow equivalent to a 1 in 1 year ARI storm event and flows up to and including a 1 in 100 year ARI storm event shall be confined within the reserves.
- (9) All other stormwater drainage pipes shall be designed to carry a 1 in 10 year ARI storm event. All allotments shall be protected from inundation in a 1 in 100 year ARI storm event.
- (10) Stormwater pollution control device(s) are to be constructed generally in accordance with "Stormwater Pollution Prevention – Code of Practice for local, state and federal government" EPA, November 1997.
- (11) All such works detailed within the Stormwater Drainage Management Plan and/or flood mitigation plan shall be completed in accordance with the approved plans. Approval of the aforementioned plans must be obtained from Council in writing prior to the commencement of any construction.
- (12) The works as outlined in the Stormwater Drainage Management Scheme is to be certified by a Consulting Engineer that the works have been carried out in accordance with the approved plans and specifications.
- (13) A Septic Tank Effluent Drainage Scheme levy of \$2500 to be paid for each allotment requiring a new connection to the scheme.
- (14) The Septic Tank Effluent Drainage Scheme (S.T.E.D.S.) to be extended to service the development and each allotment to be provided with a connection to the scheme. (Refer Assets & Infrastructure Department for details.)
- (15) Where any new STEDS works are required as part of the development, the design must be approved by the Department of Human Services under the provisions of the Waste Control Regulations. Their contact details are as follows:

Public and Environmental Health Service
Environmental Health Branch
PO Box 6
Rundle Mall SA 5000

Signed:
Development Approval
Council Delegate

Date of Decision: 23/03/2004

- (16) Fencing shall be erected along the boundaries of any reserve where the reserve abuts any allotment not being a road or existing reserve. Such fencing shall be 1800mm colorbond fencing with posts and rails "facing into the allotment". Any other fencing design requires Council approval. The type and particulars of all fencing shall be detailed in the landscaping plan required below and approved in writing by Council prior to the erection of such fencing.
- (17) Street trees to be provided along each new roadway and shall be generally located adjacent each adjoining properties common boundary. The species, age, method of planting and exact location of trees to be approved by Council's Horticultural Officer in writing prior to planting. The trees shall be maintained by the applicant throughout the 12 months guarantee period.
- (18) All reserves shall be graded, grassed, fenced and landscaped to the satisfaction of Council. Such works shall be detailed in the form of a landscaping plan and submitted to Council for approval in conjunction with any other engineering designs
An Irrigation Management plan is to be prepared encompassing best water management practices (for mains and reclaimed water) and including requirements as set out in the South Australian Reclaimed Water Guidelines (Treated Effluent) to meet with District Council of Mt Barker Water Resource Management Strategic Plan 19th February 2001. Developers should also clearly identify how they propose to adhere to the guidelines as set out in the Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry to reduce the impact of irrigation water on the stormwater system.

The Landscaping Plan is to incorporate the following where necessary:

- best water management practices and water sensitive design
- reserve irrigation systems including valves, fittings and backflow prevention devices suitable for automatic operation and capable of utilising reclaimed water (Class A) and mains water;
- reticulation system for reclaimed water from the Council designated supply
- No net loss of indigenous vegetation (where indigenous vegetation is to be removed it must be replaced with local species and identified in the landscaping plan);
- proposed street tree planting;
- grading of the land form to ensure the reserves are suitably designed and established for future use and maintenance to the satisfaction of Council. Where dams are required the walls of such dams should not exceed a 1 in 8 gradient;
- fencing design;
- provision of park furniture (seats, bins, etc), park lighting;
- noxious weeds are to be eradicated;

Signed:

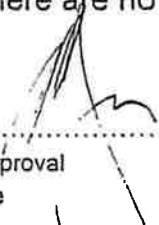
Development Approval
Council Delegate

- a minimum of 100 mm of top-soil should be provided over all reserves;
- All top-soil should be planted with 'Hills mix' grass seed and watered where necessary to ensure a continuous grass coverage of all reserves is achieved prior to the conclusion of the guarantee period;
- the proposed reserves shall be planted with a mixture of native and selected exotic trees to complement the existing vegetation and to provide and accommodate for soil stabilisation, shade, ease of future maintenance, bushfire risk minimum and general aesthetic quality.

The installation of the irrigation system is to be carried out in accordance with the approved plan. The installation is to be certified by Consulting Engineers that the installation has been carried out in accordance with the approved plans and as constructed plans are to be provided to Council within one month of completion.

Council approval of the irrigation plan must be obtained in writing prior to development commencing. Council approval would not be granted until the appropriate approvals for the irrigation system are received in writing from the Department of Human Services and Environmental Protection Agency.

- (19) The roads shall be named: Parkview Drive, Dawson Street, Scarborough Way, Melville Street Olden Place, Post Close as named on plan No. 2003.0194.
- (20) The drainage reserve (allotment), be vested in Council ownership.
- (21) Easements shall be provided over all drains in any allotments not being a road or reserve. Unless indicated otherwise, such easements shall be four (4) metres wide where the easement contains more than one drain and three (3) metres wide when the easement contains only a single drain.
- (22) The requirements of ETSA Utilities shall be met.
- (23) The construction of all civil engineering and drainage works are to be supervised by an approved professional Civil Engineer with suitable experience. At the completion of works, the engineer will provide to Council a certificate declaring that all works have been carried out in a satisfactory manner and meets all the provisions of the approved plans and specifications for the development.
- (24) All construction work shall be guaranteed for the period of 12 months from the date of practical completion. A bank guarantee whose value represents 5% of the total contract price shall be lodged with Council prior to practical completion. The Bank guarantee shall be held by Council for the full 12 months guarantee period and shall only be released when Council is satisfied that there are no defect items outstanding.

Signed: 
 Development Approval
 Council Delegate

Date of Decision: 23/03/2004

- (25) Street signs shall be provided at the threshold to each new road. The sign shall be made of extruded aluminium 830mm long, 150mm high, with the end cut off square. The sign shall be mounted to a galvanised steel post using side mounting clamps. The post shall be 3000mm long with the bottom 600mm located in a galvanised steel sleeve suitably anchored into the ground. Lettering shall be black 100mm high centrally located on the sign, the background shall be reflective white. If two lines of text are required eg. "No Through Road" following the street name, then the sign shall be 200mm wide and "No Through Road" shall be written on the second line in 50mm high text.
- (26) All public utilities (water supply, STEDS and telstra services) shall be provided underground.
- (27) Temporary silt control devices in the form of hay bales or silt fences to be installed on the development site prior to commencement of works. The devices are to be maintained throughout the construction period and dismantled at the conclusion of works. Any silt captured by the device/s to be disposed of to the satisfaction of Council.
- (28) All engineering designs shall be to AHD and AMG.
- (29) "As constructed" plans for all stormwater and/or STEDS construction including invert levels and grades for as constructed systems shall be provided at the conclusion of works. Such plans shall show the exact locations of all pipes, flushing points, manholes and other structures in relation to adjacent boundaries. The plans shall be submitted in both hard copy and Autocad® electronic format to Australian Map Grid standard. All levels are to be in accordance with the Australian Height Datum.
- (30) That the allotments be numbered from 219 to 284
- (31) An appropriate *Soil Erosion and Drainage Management Plan* (as described in the 'Stormwater Pollution Prevention General Code of Practice for Local, State and Federal Government') which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (ie from roofs, driveway, parking areas, lawns etc.) while minimizing disposal into the environment. Given the fact that the stormwater can contain a wide range of pollutants (such as suspended solids, nutrients and oils etc) stormwater runoff from future roofs, car parks, and other impermeable surfaces should be directed to large areas of vegetation, wetlands, or to natural or man-made fresh water features, rather than directly to any waterways or Council stormwater systems.

Signed:

Development Approval
Council Delegate

- (32) An appropriate *Construction Management Plan* which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed by regular application of water to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7am to 6pm daily.

Note: The applicant is reminded of its general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Note: Any information sheets, guidelines documents, codes of practice, technical bulletins etc that are referenced in this decision have been provided to the planning authority or may be accessed on the following web site:
<http://www.environment.sa.gov.au/epa/pub.html>

Statement of Development Assessment Commission Requirements:

- (33) The financial requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water SA Water 90062/03).
- (34) Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

Signed:
Development Approval:
Council Delegate

Date of Decision: 23/03/2004

DECISION NOTIFICATION FORM

Development Number 580/853/04

FOR DEVELOPMENT APPLICATION

DATED: 30/08/2004

REGISTERED ON: 30/08/2004

COPY

TO: **Rendition Homes
503 Lower East Road
CAMPBELLTOWN SA 5074**

**LOCATION OF PROPOSED DEVELOPMENT:
ALT: 183 DP: 64406 CT: 5915/89 102 Parkview Drive MOUNT BARKER.**

**NATURE OF PROPOSED DEVELOPMENT:
Detached Dwelling - Class 1a**

From The District Council of Mount Barker

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	Granted	13		
Land Division - Requirements				N/A
Land Division (Strata) - Requirements				N/A
Provisional Building Rules Consent	Privately Certified	1		
Public Space				N/A
Other	Granted	0		
DEVELOPMENT APPROVAL	Granted	14		

Details of the building classification & the approved number of occupants under the Building Code are attached. (If Applicable)

N/Arepresentation(s) from third parties concerning your category 3 proposal were received - Not Applicable

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

Signed:
Development Approval
Council Delegate

Signed:
Development Approval
Council Delegate

Date of Decision: 15/12/2004

PROVISIONAL DEVELOPMENT PLAN CONSENT

The following condition(s) apply:

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and details received at Council 27 August 2004 and 1 October 2004), except where amended by the following condition(s).

Reason: To ensure the proposal is established in accordance with the submitted plans.

- (2) The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.

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

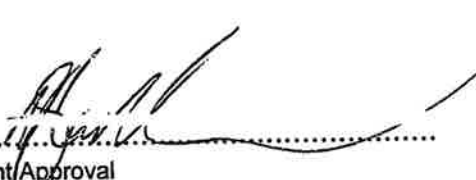
- (3) All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

Reason: To ensure excavations and filled land is stable and will not result in any adverse impact on adjoining properties and or the environment.

- (4) Roof drainage water be disposed to a street water table or stormwater sump within three (3) months of the roof cladding being installed so as to avoid nuisance to neighbours or destabilisation to building foundations.

Reason: To ensure stormwater is disposed of in a controlled manner.

- (5) Management of the property should be undertaken in such a manner as to prevent denudation , erosion or pollution of the environment.

Signed: 
Development Approval
Council Delegate

Signed: 
Development Approval
Council Delegate

- (6) Providing and maintaining a screen of trees and shrubs around the structure to the satisfaction of the Council. The planting hereby required to be completed within 12 months of the date of approval.

Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.

Note: Vegetation planting shall be undertaken so as to minimise fire risk by ensuring that vegetation when mature, will be clear of power lines, roofs & guttering.

- (7) The areas between the front of the dwelling and the road reserve to be established as lawn and / or landscaped areas prior to the occupation of the dwelling.

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

- (8) All of the carports, driveway and vehicle manoeuvring areas shall be constructed and paved or concreted in accordance with sound engineering practice prior to the occupation of any dwelling herein approved.

Reason: To ensure the safe movement of vehicles associated with the proposed land use.

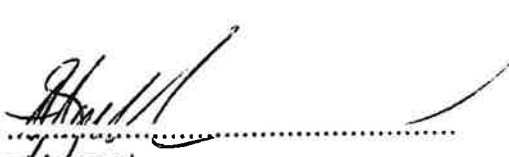
- (9) Perimeter fencing shall be a minimum 1800mm high, colourbond material and shall be kept in good condition at all times to the satisfaction of Council.

- (10) Windows facing the rear yard and side property boundaries of the site on the upper floor of the dwelling shall comprise fixed window frames. The fixed window frame shall contain obscured glass to a minimum height of 1700mm above the level of the first floor.

Reason: to minimize impact on privacy of residents of the adjoining properties.

- (11) Where cut or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed.

Reason: To ensure excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

Signed: 
 Development Approval
 Council Delegate

Signed: 
 Development Approval
 Council Delegate

Note: As your proposed development includes the construction of a driveway over the footpath area, you are advised that a Permit to undertake works that impact on Council infrastructure, Council Streets or Roads or Council controlled land (as attached) will need to be issued by Council prior to construction.

Reason: To ensure adequate vehicular access to the property and allow for pedestrian access to the site.

The following Two (2) conditions and note(s) are imposed at the direction of the Country Fire Service (Ref: let4193gt5626tf.doc)

- (12) **Access**
Private roads and access tracks shall provide safe and convenient access for firefighting vehicles.

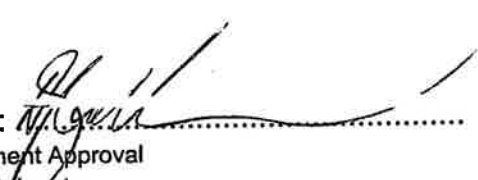
Note: The CFS has advised that the existing access is satisfactory.

- (13) **Vegetation**
Landscaping shall include bushfire protection features which will prevent or inhibit the spread of bushfire and minimise the risk of damage to buildings and property, as follows:
- Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height.
 - Grasses within 20 metres of the dwelling or to the property boundaries, whichever comes first, should be reduced to a height of 10cms during the Fire Danger Season.

Note: CFS has determined the Category of Bush Fire Attack for this site as LOW pursuant to AS 3959-1999. A category of Bushfire Attack of LOW raises no requirements under AS 3959-1999.

Reason: AS 3959 1999 provides that sites having a Category of Bushfire Attack of LOW are not subject to any requirements made by that standard.

Note: Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but will provide a *refuge* from the approach, impact and passing of a bushfire.

Signed: 
Development Approval
Council Delegate

Signed: 
Development Approval
Council Delegate

Date of Decision: 15/12/2004

Page 4 of 5

Note: You are advised that the Development herein approved must be substantially commenced within 12 months of the date of this Approval, unless this period of time is extended by Council. Further, any act or work authorised or required by this Approval must be completed within 3 years of the date of this Approval, unless this period of time is extended by Council.

You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements. Any request for an extension of time must be lodged with Council prior to the expiration of time periods specified above.

PROVISIONAL BUILDING RULES CONSENT

The following condition(s) apply, as imposed by the Private Certifier:

- (1) The person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the Council notice at stages prescribed in Regulation 74. If the building owner is giving notice the notice must include the name, address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and proposed to provide any statement required under regulation 83AB.

Note: Refer to attached Decision Notification Form of Provisional Building Rules Consent, for all conditions and notes imposed by the Private Certifier.

OTHER

The following notes apply:

- (1) During the period that the development is being undertaken care should be taken to ensure that all paper, plastic, rubbish and other waste material associated with building work is secured and contained within the subject land

Reason: To prevent the spread of building waste to adjoining premises and to maintain sanitary conditions both on and off the site.

Signed: 
Development Approval
Council Delegate

Signed: 
Development Approval
Council Delegate



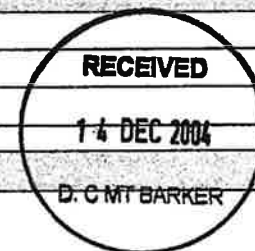
GIORDANO CERTIFICATION

194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 83327627
 Email: giordano@giordano-associates.com.au

* DECISION NOTIFICATION FORM *

FOR DEVELOPMENT APPLICATION:

DEVELOPMENT NO.:	580/853/04
DATED:	30/08/04
REGISTERED ON:	30/08/04



TO:

Rendition Homes
 503 Lower North East Road
 Campbelltown SA 5073

LOCATION OF PROPOSED DEVELOPMENT:

SECTION NO:	HOUSE NO:
HUNDRED:	LOT NO: 183
VOLUME:	STREET: Parkview Drive
FOLIO:	SUBURB: Mt Barker

NATURE OF PROPOSED DEVELOPMENT:

Detached Dwelling

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
PROVISIONAL DEVELOPMENT PLAN CONSENT	-	-	-
PROVISIONAL BUILDING RULES CONSENT	13/12/04	1	-
LAND DIVISION (TORRENS/STRATA)	-	-	-
PUBLIC SPACE	-	-	-
OTHER	-	** Notes	-
DEVELOPMENT APPROVAL	-	-	-

This is to certify that the Provisional Building Rules are consistent with the Development Plan Consent and any condition that apply in relation to the Provisional Plan Consent.

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

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

Signed:	Private Certifier	Rep Giordano
	Sheets Attached	2

DATE:	13/12/04	REF NO:	04/0545
--------------	----------	----------------	---------



GIORDANO CERTIFICATION

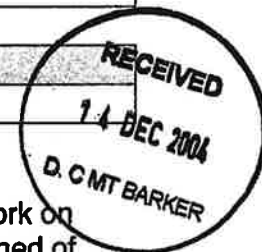
194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 83327627
Email: giordano@giordano-associates.com.au

DEVELOPMENT ACT 1993 – SECTION 42 CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT

BUILDING WORK:	Detached Dwelling
SITE ADDRESS:	Lot 183, Parkview Drive, Mt Barker
APPLICANT:	Rendition Homes
OWNER:	M Pitt & S Robson
CLASSIFICATION:	1a

SITE PARAMATERS PROVIDED BY APPLICANT:

DESIGN WIND SPEED:	N2
---------------------------	----



CONDITIONS:

1. The person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the Council notice at stages prescribed in Regulation 74. If the building owner is giving notice the notice must include the name, address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and proposed to provide any statement required under regulation 83AB.

NOTES:

For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A. Regulation 83AB requires a written statement of completion for Class 1a buildings to be provided by

- 1) a licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work. In the absence of a licensed building work contractor, a registered building work supervisor or a private certifier.

The statement must declare that the notification required under Section 59 of the Act have been given in accordance with the requirements of that section and regulations, and;

That the building work has been carried out in accordance with any relevant approval and the provisions of the Building Rules (disregarding any variation of a minor nature which has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority.

DATE:	13/12/04	REF NO:	04/0545
--------------	----------	----------------	---------



GIORDANO CERTIFICATION

194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 83327627
Email: glordano@giordano-associates.com.au

An assessment under "Bushfire Attack Assessment" has been made according to AS 3959-1999 Part 2, and found to be a Low Bushfire Attack. For this category the degree of bushfire attack is considered insufficient to warrant specific construction requirements.

The location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to siteworks commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3, AS 2870 - 1996).

WARNING: AS 3660.1 - 'Protection of new buildings from subterranean termites', sets out methods for implementation during construction, for minimising the risk to new buildings from damage to their structural members by subterranean termites. The protection methods will not provide a total guarantee against attack. The owner must be aware that regular inspections for termite activity will need to be carried out, at intervals not exceeding 12 months, to further reduce the risk of termite damage.

The footings have not been designed to take into account the effects of trees. Refer to AS 2870 1996, Appendix B 2.3(c). If clarification is required, refer to the footing construction report or seek advice from the design engineer.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS 2870 - 1996. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owners attention should be drawn to Appendix A & B of AS 2870 - 1996 'Performance Requirements and Foundation Maintenance'. Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 - 1996 and engineer's details.

To install a septic system to AS 1546 and effluent discharge to AS 1547m and in accordance with an approved effluent system.

IMPORTANT: This report does not imply compliance with the Electricity Trust of South Australia Act, 1946 as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.

Rep Giordano
Building Surveyor & Private Certifier
Reg. No.18



DATE:	13/12/04	REF NO:	04/0545
--------------	----------	----------------	---------

Fact Sheet

Council Easements



MOUNT BARKER
DISTRICT COUNCIL

Council may require an easement for stormwater, drainage, sewer or effluent infrastructure. The following are common questions asked regarding Council Easements.

Q How do I know if my Property has an Easement?

A Check the Certificate of Title or Deposited Plan.

Q What is an Easement?

A An easement is generally a strip of land marked on the Certificate of Title by means of a dashed line. This strip of land indicates where a council easement is located through the property. This strip of land is still owned by the property owner, it allows council access to it, in order that maintenance may be carried out on the infrastructure within the easement.

Q Why are easements necessary?

A An easement is necessary to give an indication to the property owner where exactly the infrastructure is on that property. It is not always possible to locate infrastructure within road reserves or Council property.

Q Can I build over an easement?

A Generally any structure that is easily dismantled or moved such as a small aviary or small potters shed may be erected over an easement. Houses, sheds, extensions and other immovable structures are not permitted to be erected over an easement.

Q Can I plant on an easement?

A Generally you can plant anything that will not grow over 3m tall. Please note though that anything planted may have to be removed if the infrastructure needs maintenance or replacement. Reinstatement of any plantings removed will be carried out by Council at its own discretion.

Q Can I lay a footpath or driveway over an easement?

A Yes, however any lids or covers associated with the infrastructure must be left flush with the final footpath or driveway levels. Driveways and footpaths are to be constructed with block pavers or similar.

Q What if Council requires access to the easement?

A Council has statutory powers under the Water Industry Act 2012 to enter private property to carry out maintenance on its infrastructure located within the easement. If the matter is not urgent Council will notify the property owner of their intent to access the easement ahead of time. Urgent access usually only occurs in emergency situations. Any excavations and reinstatement of the easement will be carried out by Council. Any removal and reinstatement of structures or vegetation on the easement will be the owner's responsibility.

If you have any further questions or require further details regarding Council Easements, please contact Council on 8391 7200.

DOC/20/131386

Local Government Centre
Mount Barker Homemaker Centre
6 Dutton Road, Mount Barker SA 5251

9am – 5pm Monday to Friday
Telephone 8391 7200
www.mountbarker.sa.gov.au

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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: Water & Sewer Account
D J & R L MUCHAMORE Acct. No.: 581169845* Amount: _____

Address:
102 PARKVIEW DR MOUNT BARKER LT
183 D64406

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	581169845*



Bill code: 8888
Ref: 58116984510

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: 581169845*



ABN 19 040 349 865
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: 2776826

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE

28/04/2026

ENQUIRIES:

Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
17581809	D J & R L MUCHAMORE			
PROPERTY DESCRIPTION				
102 PARKVIEW DR / MOUNT BARKER SA 5251 / LT 183 D64406				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	<small>(A "+" indicates multiple titles)</small>			
581169845*	CT 5915/89	\$660,000.00	R1 0.800	RE 0.400
LEVY DETAILS:				
		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	178.65
		- REMISSION	\$	107.50
		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-121.15
		= <u>AMOUNT PAYABLE</u>	\$	0.00
FINANCIAL YEAR				
2025-2026				

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 27/07/2026

See overleaf for further information



Government of South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



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

OFFICIAL: Sensitive

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

The amount payable on this Certificate is accurate as at the date of issue.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.

If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

The owner of the land as at 12:01am on 1 July in the financial year of this Certificate will remain liable for any additional ESL accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.




Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of ESL Assessment by the due date.

If the owner of the subject land is receiving an ESL pensioner concession but was not living in the property as their principal place of residence as at 12:01am on 1 July of the current financial year, or is now deceased, you must contact RevenueSA prior to settlement.

For more information:

Visit: www.revenuesa.sa.gov.au
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7017329314</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
--	---	---

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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: 2776826

DATE OF ISSUE

28/04/2026

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME		FINANCIAL YEAR	
D J & R L MUCHAMORE		2025-2026	
PROPERTY DESCRIPTION			
102 PARKVIEW DR / MOUNT BARKER SA 5251 / LT 183 D64406			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
581169845*	CT 5915/89	\$260,000.00	0.0450 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 0.00	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 0.00		
= <u>AMOUNT PAYABLE</u>	\$ 0.00		

Please Note:

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

ON OR BEFORE

27/07/2026



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the land tax.

If the amount payable is not paid in full on or before the due date shown on this Certificate, the purchaser will not be released from liability of the whole amount of the land tax outstanding as at the date of settlement.

The owner of the land as at midnight on 30 June immediately before the financial year of this Certificate will remain liable for any additional land tax accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

The amount payable on this Certificate is the land tax payable at the date of issue. However, land tax for a particular financial year may be reassessed at any time, changing the amount payable.

Should a reassessment occur after this Certificate has been paid in full, the purchaser will remain indemnified and will not be responsible for payment of the new land tax payable amount. The owner at the beginning of the relevant financial year will be responsible for payment of any additional land tax payable.

Should a reassessment occur after this Certificate has been issued but not paid in full, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.




Should a reassessment occur after this Certificate has been paid in full and the Certificate is subsequently updated, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of Land Tax Assessment by the due date.

For more information:

Visit: www.revenuesa.sa.gov.au
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7017329223</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
--	---	--

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

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

Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 17

Buyers information notice

Prescribed notice to be given to purchaser

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, Consumer and Business Services (CBS) recommends you check the website: www.cbs.sa.gov.au.

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 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 preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has 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? Is this property on strata or community title? 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.cbs.sa.gov.au

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.

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

Legislation relating to smoke alarms came into force on the 1st day of February 1998.

- If the home you are purchasing was built on or after the 1st of January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.
- If the home was built prior to the 1st of January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removeable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.
- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removeable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

The smoke alarms must be installed by a licensed electrician and must comply with the Australian Standard. A maximum penalty of \$750.00 for a breach of the legislation applies.

Besides this penalty, there is also a risk that damage caused by fire to a dwelling, which does not have a smoke alarm installed as required under the legislation, may not be covered by insurance.
