

## FORM 1 - Vendor's Statement

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

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### Preliminary

#### To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

#### Instructions to the vendor for completing this statement:

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

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

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

Address:

#### 3 Vendor:

Mark Robert Wilson and Alison Ruth Wilson

Address:

170 Range Road West Willunga South SA 5172

#### 4 Vendor's registered agent:

Ouwens Casserly Real Estate Pty. Ltd. trading as OC

Address:

210 Greenhill Road, Eastwood SA 5063

#### 5 Date of contract (if made before this statement is served):

#### 6 Description of the land:

[Identify the land including any certificate of title reference]

Being the land situated at 170 Range Road West, Willunga South SA 5172 and being the whole of the land in Certificate of Title Volume 5740 Folio 533 and being the whole of Allotment 16 Deposited Plan 10494 in the Area named Willunga South in the Hundred of Willunga

**PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE**

**To the purchaser:**

**Right to cool-off (section 5)**

**1 – Right to cool-off and restrictions on that right**

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

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

**2 – Time for service**

The cooling-off notice must be served–

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

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

**3 – Form of cooling-off notice**

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

**4 – Methods of service**

The cooling-off notice must be–

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

170 Range Road West Willunga South SA 5172

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:

nickv@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*/~~an address nominated by the agent to you for the purpose of service of the notice~~).

**Note–**

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

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

\*I / ~~We~~,

Mark Robert Wilson

of

170 Range Road West Willunga South SA 5172

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

Date: 08/05/2026

Signed: *Mark Wilson*

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

**PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT  
(section 9)**



To the purchaser:

I,

Eckermann Forms (SA) Pty Ltd T/A Eckermann Property Forms

certify ~~\*that the responses/that, subject to the exceptions stated below, 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: 07/05/2026

Signed: *Sophie King*

~~\*Vendor's agent / Purchaser's agent~~

~~\*Person authorised to act on behalf of \*Vendor's agent / Purchaser's agent~~

**SCHEDULE – DIVISION 1**

**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

(section 7(1)(b))

Note –

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

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

- (a) there is an attachment to this statement and –
  - (i) all the required particulars are contained in that attachment; and
  - (ii) the attachment is identified in column 2; and
  - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance –
  - (i) is 1 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
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*[If an item is applicable, ensure that the box for the item is ticked and complete the item.]*

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

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. 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.]*

Column 1	Column 2	Column 3
<b>1. General</b>		
<p><b>1.1 Mortgage of land</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></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><b>Are there attachments?</b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>                      Annexure A                      Number of mortgage (if registered):                      12432996                      Name of mortgagee:                      Westpac Banking Corporation</p>	<p style="text-align: right;"><input checked="" type="checkbox"/></p> <p style="text-align: right;"><b>YES</b></p> <p style="text-align: right;"><b>YES</b></p>
<p><b>1.2 Easement</b> (whether over the land or annexed to the land)</p> <p><b>Note</b> - "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></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><b>Are there attachments?</b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>                      Annexure D – Page 12 of 13                      Description of land subject to easement:                      The whole of the land in Certificate of Title Volume 5740 Folio 533                      Nature of easement:                      Electricity and Telecommunications Infrastructure – Building Restrictions and Statutory Easements                      Are you aware of any encroachment on the easement?                      NO                      (If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<p style="text-align: right;"><input checked="" type="checkbox"/></p> <p style="text-align: right;"><b>NO</b></p> <p style="text-align: right;"><b>YES</b></p>
<p><b>1.2 Easement</b> (whether over the land or annexed to the land)</p> <p><b>Note</b> - "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></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><b>Are there attachments?</b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>                      Annexure A                      Annexure I - Pages 1, 2 and 3 of 3                      Annexure J - Pages 1-4 of 4                      Description of land subject to easement:                      The land marked 'A' and 'B' being a portion of the land in Certificate of Title Volume 5740 Folio 533                      Nature of easement:                      Subject to easement(s) to ETSA Corporation for the purposes as described in Memorandum of Grant of Easements 4565029 and 6740608 attached                      Are you aware of any encroachment on the easement?                      NO                      (If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<p style="text-align: right;"><input checked="" type="checkbox"/></p> <p style="text-align: right;"><b>NO</b></p> <p style="text-align: right;"><b>YES</b></p>

Column 1	Column 2	Column 3
<p><b>1.3 Restrictive covenant</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</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><b>Are there attachments?</b> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><b>1.4 Lease, agreement for lease, tenancy agreement or licence</b></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><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</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><b>Are there attachments?</b> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee:  per (period)</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: (a) the Act under which the lease or licence was granted:  (b) the outstanding amounts due (including any interest or penalty):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><b>5. Development Act 1993 (repealed)</b></p>		
<p><b>5.1 section 42 - Condition (that continues to apply) of a development authorisation</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</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><b>Are there attachments?</b> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p><b>6. Repealed Act conditions</b></p>		
<p><b>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)</b></p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></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><b>Are there attachments?</b> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Annexure C – Page 5 of 10 Annexure K - Pages 1-15 of 15</p> <p>Nature of condition(s): Refer Development Numbers 130/970/1984, 130/145/90, 130/0970/84 and 45/757/16 - as part of the City of Onkaparinga Council search and State Planning Commission - Response to PIR attached</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>

Column 1	Column 2	Column 3
<b>18. Landscape South Australia Act 2019</b>		
<p>18.1 section 72 - Notice to pay levy in respect of costs of regional landscape board</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><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Annexure C – Page 1 of 10</p> <p>Date of notice: 01/05/2026</p> <p>Amount of levy payable: The City of Onkaparinga Council Rates and Charges may or may not include the Regional Landscape Levy</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<b>29. Planning, Development and Infrastructure Act 2016</b>		
<p>29.1 Part 5 - Planning and Design Code</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></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><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Annexure C – Pages 6 and 7 of 10 Annexure D – Page 8 of 13</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): Hills Face (HF) Airport Building Heights (Aircraft Landing Area) Building Near Airfields Character Preservation District (Not In Township) Hazards (Bushfire - High Risk) (High) Native Vegetation Prescribed Water Resources Area Prescribed Wells Area Regulated and Significant Tree Water Resources</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><b>Note-</b> For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a>.</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>29.2 section 127 - Condition (that continues to apply) of a development authorisation</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></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><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

## SCHEDULE – DIVISION 2

### OTHER PARTICULARS

(section 7(1)(b))

#### Particulars relating to asbestos at workplaces



1 In these particulars—  
**asbestos** and **asbestos containing material** have the same meaning as in the *Work Health and Safety Regulations 2012*;  
**workplace** has the same meaning as in the *Work Health and Safety Act 2012*.

2 Is there a workplace on the land?  
NO

3 If **YES**, is there an asbestos register for the workplace?

4 If **YES**, does that register record any asbestos or asbestos containing material at the workplace (or likely to be present at the workplace from time to time) and specify the location, type and condition of that asbestos or asbestos containing material?

5 If **YES**—

(a) give details of the location, type and condition of the asbestos or asbestos containing material:

\_\_\_\_\_

(b) has a plan been prepared for the management of asbestos at the workplace?

If **YES**, give details:

\_\_\_\_\_

(c) is any asbestos or asbestos containing material to be removed before settlement?

If **YES**, give details:

#### Note—

1. A register is not required to be prepared for a workplace—
  - (a) if a register has already been prepared for the workplace; or
  - (b) if—
    - (i) the workplace is a building that was constructed after 31 December 2003; and
    - (ii) no asbestos has been identified at the workplace; and
    - (iii) no asbestos is likely to be present at the workplace from time to time.

See regulation 425 of the *Work Health and Safety Regulations 2012*.
2. A person with management or control of a workplace who plans to relinquish management or control must ensure (so far as is reasonably practicable) that the asbestos register is given to the person assuming management or control of the workplace.  
See regulation 428 of the *Work Health and Safety Regulations 2012*.

**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 2023*) 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	woolscouring 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:

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(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:

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(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:

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**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; 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*)?  
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—

- 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.

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# ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

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The Purchaser acknowledges receipt of the following:

**FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)**

the above being identified by pages numbered 1 to 15 inclusive, together with the following annexures and supporting documents (if any):

Annexure A - Certificate of Title to the land

Annexure B - Form R3 – Buyers Information Notice

Annexure C - City of Onkaparinga Council Search

Annexure D - Property Interest Report (PIR)

Annexure E - Certificate of Emergency Services Levy

Annexure F - Certificate of Land Tax

Annexure G - Certificate of Water and Sewer Charges

Annexure H - Title and Valuation Package

Annexure I - Memorandum of Grant of Easement 4565029

Annexure J - Memorandum of Grant of Easement 6740608

Annexure K - State Planning Commission - Response to PIR

**SIGNED BY THE PURCHASER:**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

The Purchaser:

1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act* (SA);
2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

**CERTIFICATE OF TITLE**

CT Volume 5740 Folio 533

REAL PROPERTY ACT, 1886



South Australia

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 5740 Folio 533

**Parent Title(s)** CT 4341/812  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 03/03/2000      **Edition** 3      **Edition Issued** 17/12/2015  
**Diagram Reference** 4341812

## Estate Type

FEE SIMPLE

## Registered Proprietor

MARK ROBERT WILSON  
ALISON RUTH WILSON  
OF 170 RANGE ROAD WEST WILLUNGA SOUTH SA 5172  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 16 DEPOSITED PLAN 10494  
IN THE AREA NAMED WILLUNGA SOUTH  
HUNDRED OF WILLUNGA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A AND B TO THE ETSA CORPORATION (T 4565029 AND TG 6740608 RESPECTIVELY)

## Schedule of Dealings

Dealing Number	Description
12432996	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

## Notations

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



**FORM R3**

*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](http://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 organochlorines (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](http://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.

**LOCAL AUTHORITY SEARCH**

CT Volume 5740 Folio 533

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**LOCAL GOVERNMENT RATES SEARCH**

**TO:** Eckermann Vendor Statements  
PO Box 191  
CAMPBELLTOWN SA 5074

01 May 2026

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 20675  
 Valuer General No : 1395230859  
 Valuation : \$990,000.00  
 Owner : Mr Mark Robert Wilson & Mrs Alison Ruth Wilson  
 Property Address : 170 Range Road West WILLUNGA SOUTH SA 5172  
 Volume/Folio : CT-5740/533  
 Lot/Plan No : Allotment 16 Sec 757 DP 10494  
 Ward : 06 Southern Vales Ward

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 above property.

Opening balance (as of 30 Jun 2025) including rates, fines and interest, block clearing charges and legal fees	\$0.00
--	--------

Postponed Amount in Arrears	\$0.00
-----------------------------	--------

**Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:**

<b>Total Rates Levied 2025-2026</b>	<b>\$2,512.29</b>
-------------------------------------	-------------------

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
--	--------

Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate)	\$0.00
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Postponed Interest	\$0.00
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Less paid current financial year	-\$1,884.29
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Overpayment	\$0.00
-------------	--------

Legal Fees (current)	\$0.00
----------------------	--------

Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
---	--------

Balance - rates and other monies due and payable	\$628.00
--	----------

Property Related Debts	\$0.00
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<b>BPAY Biller Code: 421503</b>	<b>TOTAL BALANCE</b>	<b>\$628.00</b>
<b>Ref: 1329890206756</b>		

**AUTHORISED OFFICER**  
Kate Vonow

This statement is made the 01 May 2026

## **For your information:**

### **Section 187 certificate update request free of charge (One Update):**

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

### **BPAY biller code added to searches to enable electronic settlement of funds**

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

### **How to advise us of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au).

Electronic settlement of funds is still preferred.

**IMPORTANT INFORMATION REGARDING SEARCHES**

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Eckermann Vendor Statements  
PO Box 191  
CAMPBELLTOWN SA 5074

**Attention Conveyancers**

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

**Please Note: Section 7 certificates remain valid for a 30 day period only.**

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au). Electronic settlement of funds is still preferred.

Yours sincerely

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S72488/2026**

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

**The Land & Business (Sale & Conveyancing) Act, 1994**

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**TO:** Eckermann Vendor Statements  
PO Box 191  
CAMPBELLTOWN SA 5074

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	28962
VALUER GENERAL NO	:	1395230859
VALUATION	:	\$990,000.00
OWNER	:	Mr Mark Robert Wilson & Mrs Alison Ruth Wilson
PROPERTY ADDRESS	:	170 Range Road West WILLUNGA SOUTH SA 5172
VOLUME/FOLIO	:	CT-5740/533
LOT/PLAN NUMBER	:	Allotment 16 Sec 757 DP 10494
WARD	:	06 Southern Vales Ward

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Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

## INFORMATION NOTE

### CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

#### **Development Act 1993 (repealed)**

##### *Section 42*

Condition (that continues to apply) of a development authorisation

NO

#### **Planning Act 1982 (repealed)**

Condition (that continues to apply) of a development authorisation

YES

Application Number	130/970/1984
Description	Dwelling
Decision	Approved
Decision Date	24 May 1984

#### Development Plan Consent Conditions

1. The development hereby approved shall be carried out in accordance with the plans accompanying the application approved by the Commission and contained in the docket SAPC 45/757/16.
2. The dwellinghouse shall be constructed of the following materials.
  - (a) walls - western red cedar
  - (b) roof - bronze olive colorbond
  - (c) all other external finishes being of materials and of appropriate colours which blend with the natural features of the landscape.
3. All existing trees on the site are to be retained wherever practicable to the satisfaction of the Commission.
4. All scarring or physical disturbance 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 and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and planted with suitable ground covers to the satisfaction of the Commission within 12 months of the date of this consent.
5. The applicants or other persons for the time being making the use of the subject land now approved, shall, at all times, maintain in good and substantial condition to the satisfaction of the Commission in all respects the subject land, all buildings and structures, and the painting thereof, and all trees, shrubs and ground covers.
6. This consent is valid for 36 months only. If development is not substantially commenced within 12 months of the date of this consent or substantially completed within 36 months of the date of this consent a fresh consent must be obtained before commencing or continuing the use of land.
7. The applicants inform the Commission in writing of the date upon which the erection of the structure, hereby approved, commenced.

**NOTE:-** These conditions are imposed in order that the natural character of the Hills Face Zone in this locality will not be impaired.

**NOTE:-** Any condition imposed or expressed under this consent shall be binding upon and enforceable against all persons who may hereafter acquire the benefit of this consent.

**NOTE:-** Landscaping conditions are an essential part of this approval to ensure that your development attempts to retain and relate to the natural character of the Hills Face Zone. However, landscaping should be set back a reasonable distance from all buildings to protect them from fire and to avoid creating any additional fire hazard.

## **Building Act 1971 (repealed)**

Condition (that continues to apply) of a development authorisation

NO

## **Planning and Development Act 1966 (repealed)**

Condition (that continues to apply) of a development authorisation

NO

## **Planning, Development and Infrastructure Act 2016**

*Part 5 – Planning and Design Code*

### **Zones**

Hills Face (HF)

### **Subzones**

No

Zoning overlays

### **Overlays**

#### **Airport Building Heights (Aircraft Landing Area)**

The Airport Building Heights (Aircraft Landing Area) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of aircraft landing areas.

#### **Building Near Airfields**

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

#### **Character Preservation District (Not In Township)**

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

#### **Hazards (Bushfire - High Risk) (High)**

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

#### **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.

#### **Prescribed Wells Area**

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

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

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

#### **Water Resources**

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

Is the land situated in a designated State Heritage Place/Area?

NO

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 to be a significant tree or trees on the land?

Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.

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/>

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?

The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

### Section 127

Condition (that continues to apply) of a development authorisation NO

## **Part 2—Items to be included if land affected**

### **Development Act 1993 (repealed)**

#### Section 50(1)

Requirement to vest land in council to be held as open space NO

#### Section 50(2)

Agreement to vest land in council to be held as open space NO

#### Section 55

Order to remove or perform work NO

#### Section 56

Notice to complete development NO

#### Section 57

Land management agreement NO

#### Section 69

Emergency order NO

#### Section 71 (only)

Fire safety notice NO

#### Section 84

Enforcement notice NO

#### Section 85(6), 85(10) or 106

Enforcement Order NO

#### Part 11 Division 2

Proceedings NO

### **Fire and Emergency Services Act 2005**

#### Section 105F (or section 56 or 83 (repealed))

Notice NO

<i>Section 56 (repealed)</i>	
Notice issued	NO
<b>Food Act 2001</b>	
<i>Section 44</i>	
Improvement notice <i>issued against the land</i>	NO
<i>Section 46</i>	
Prohibition order	NO
<b>Housing Improvement Act 1940 (repealed)</b>	
<i>Section 23</i>	
Declaration that house is undesirable or unfit for human habitation	NO
<b>Land Acquisition Act 1969</b>	
<i>Section 10</i>	
Notice of intention to acquire	NO
<b>Local Government Act 1934 (repealed)</b>	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
<b>Local Government Act 1999</b>	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Refer to separate attachment for Rates and Charges	
<b>Local Nuisance and Litter Control Act 2016</b>	
<i>Section 30</i>	
Nuisance or litter abatement notice <i>issued against the land</i>	NO
<b>Planning, Development and Infrastructure Act 2016</b>	
<i>Section 139</i>	
Notice of proposed work and notice may require access	NO
<i>Section 140</i>	
Notice requesting access	NO
<i>Section 141</i>	
Order to remove or perform work	NO
<i>Section 142</i>	
Notice to complete development	NO
<i>Section 155</i>	
Emergency order	NO
<i>Section 157</i>	
Fire safety notice	NO
<i>Section 192 or 193</i>	
Land Management Agreements	NO
<i>Section 198(1)</i>	
Requirement to vest land in a council or the Crown to be held as open space	NO

*Section 198(2)*  
Agreement to vest land in a council or the Crown to be held as open space NO

*Part 16 - Division 1*  
Proceedings NO

*Section 213*  
Enforcement notice NO

*Section 214(6), 214(10) or 222*  
Enforcement order NO

## **Public and Environmental Health Act 1987 (repealed)**

*Part 3*  
Notice NO

*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked*  
Part 2 – Condition (that continues to apply) of an approval NO

This property is not connected to SA Water sewer or the council’s Community Wastewater Management Scheme (CWMS). An onsite wastewater system may exist on this property; however, the council does not have records relating to the type, size or condition of the system, nor any information to verify if the system complies with current legislative requirements or if wastewater works are required to achieve compliance.

Further information regarding the requirements for the disposal of wastewater by an onsite wastewater system can be obtained from the council’s Environmental Health section on 8384 0666.

*Public and Environmental Health (Waste Control) Regulations 2010 revoked*  
Regulation 19 - Maintenance order (that has not been complied with) NO

## **South Australian Public Health Act 2011**

*Section 92*  
Notice NO

*South Australian Public Health (Wastewater) Regulations 2013*  
Part 4 – Condition (that continues to apply) of an approval NO

**Particulars of building indemnity insurance** NO  
Details of Building Indemnity Insurance still in existence for building work on the land

## **Particulars relating to environment protection**

*Further information held by council*  
Does the council hold details of any development approvals relating to: NO  
(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*?

### **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 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.

## General

### *Easement*

NO

Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Are you aware of any encroachment on the Council easement?

NO

### *Lease, agreement for lease, tenancy agreement or licence*

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

### *Caveat*

NO

## Other

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

NO

### **PLEASE NOTE:**

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

This statement is made the 30 April 2026



Emma Moyle  
**Coordinator Development Support**  
**AUTHORISED OFFICER**

**PROPERTY INTEREST REPORT**

CT Volume 5740 Folio 533

# Property Interest Report

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

Title Reference	CT 5740/533	Reference No. 2777475
Registered Proprietors	M R & A R*WILSON	Prepared 29/04/2026 16:06
Address of Property	170 RANGE ROAD WEST, WILLUNGA SOUTH, SA 5172	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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](http://www.cbs.sa.gov.au)

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><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<br><br><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<br>(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.)<br><br><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<br><br>also<br><br>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 will respond with details relevant to this item**

*[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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | <b>State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item</b><br><br>also<br><br>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 | <b>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.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 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
<b>9. <i>Fences Act 1975</i></b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. <i>Fire and Emergency Services Act 2005</i></b>		
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
<b>11. <i>Food Act 2001</i></b>		
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
<b>12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>		
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
<b>13. <i>Heritage Places Act 1993</i></b>		
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
<b>14. <i>Highways Act 1926</i></b>		
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
<b>15. <i>Housing Improvement Act 1940 (repealed)</i></b>		
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
<b>16. <i>Housing Improvement Act 2016</i></b>		

- |      |  |  |
|------|--|--|
| 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<br><br>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
<b>19. Land Tax Act 1936</b>		
19.1	Notice, order or demand for payment of land tax	<p><b>A Land Tax Certificate will be forwarded.</b>  <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b></p> <p><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b></p>
<b>20. Local Government Act 1934 (repealed)</b>		
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
<b>21. Local Government Act 1999</b>		
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
<b>22. Local Nuisance and Litter Control Act 2016</b>		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
<b>23. Metropolitan Adelaide Road Widening Plan Act 1972</b>		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
<b>24. Mining Act 1971</b>		
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
<b>25. Native Vegetation Act 1991</b>		
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](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 will respond with details relevant to this item**
- 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
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### **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

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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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>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

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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

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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](mailto:DEWwaterlicensing@sa.gov.au).

**ESL CERTIFICATE**

CT Volume 5740 Folio 533



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: 2777475

ECKERMANN FORMS  
POST OFFICE BOX 7340  
HUTT STREET ADELAIDE SA 5000

**DATE OF ISSUE**  
30/04/2026

**ENQUIRIES:**  
Tel: (08) 8372 7534  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
16912661	M R & A R WILSON			
<b>PROPERTY DESCRIPTION</b>				
170 RANGE WEST RD / WILLUNGA SOUTH SA 5172 / LT 16 D10494				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
1395230859	CT 5740/533+	\$990,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	335.00	
	<b>- REMISSION</b>	\$	201.55	
	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-183.45	
	<b>= AMOUNT PAYABLE</b>	\$	0.00	
<b>FINANCIAL YEAR</b>				
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** 29/07/2026



**Government of South Australia**

See overleaf for further information

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](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7017412714</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**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 TAX CERTIFICATE**

CT Volume 5740 Folio 533



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

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: 2777475

DATE OF ISSUE

30/04/2026

ECKERMANN FORMS  
POST OFFICE BOX 7340  
HUTT STREET ADELAIDE SA 5000

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

**OWNERSHIP NAME**

M R & A R WILSON

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

170 RANGE WEST RD / WILLUNGA SOUTH SA 5172 / LT 16 D10494

**ASSESSMENT NUMBER**

1395230859

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5740/533+

**TAXABLE SITE VALUE**

\$750,000.00

**AREA**

4.0100 HA

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

<b>CURRENT TAX</b>	\$	0.00	<b>SINGLE HOLDING</b>	\$	0.00
<b>- DEDUCTIONS</b>	\$	0.00			
<b>+ ARREARS</b>	\$	0.00			
<b>- PAYMENTS</b>	\$	0.00			
<b>= AMOUNT PAYABLE</b>	\$	<b>0.00</b>			

**Please Note:**

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

**ON OR BEFORE**

**29/07/2026**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

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](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7017412623</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice to:</b> <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**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.**

**SA WATER CERTIFICATE**

CT Volume 5740 Folio 533



## South Australian Water Corporation

Name: M R & A R WILSON      Water & Sewer Account  
Acct. No.: 13 95230 85 9      Amount: \_\_\_\_\_

Address:  
170 RANGE RD WILLUNGA SOUTH

---

### Payment Options

**EFT**

EFT Payment

Bank account name: SA Water Collection Account  
BSB number: 065000  
Bank account number: 10622859  
Payment reference: 1395230859



Bill code: 8888  
Ref: 1395230859

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](http://bpay.com.au)



Paying online

Pay online at [www.sawater.com.au/paynow](http://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: 1395230859



**TITLE VALUATION PACKAGE**

CT Volume 5740 Folio 533

## Certificate of Title

**Title Reference** CT 5740/533  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 16912661  
**Address for Notices** 170 RANGE RD W, WILLUNGA SOUTH, SA 5172  
**Area** 4.010ha (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

MARK ROBERT WILSON  
ALISON RUTH WILSON  
OF 170 RANGE ROAD WEST WILLUNGA SOUTH SA 5172  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 16 DEPOSITED PLAN 10494  
IN THE AREA NAMED WILLUNGA SOUTH  
HUNDRED OF WILLUNGA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 12432995  
**Dealing Date** 20/11/2015  
**Sale Price** \$500,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12432996	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1395230859	CURRENT	170 RANGE ROAD WEST, WILLUNGA SOUTH, SA 5172

## Notations

## Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	1395230859
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1978
<b>Property Location</b>	170 RANGE ROAD WEST, WILLUNGA SOUTH, SA 5172
<b>Local Government</b>	ONKAPARINGA
<b>Owner Names</b>	MARK ROBERT WILSON ALISON RUTH WILSON
<b>Owner Number</b>	16912661
<b>Address for Notices</b>	170 RANGE RD W, WILLUNGA SOUTH, SA 5172
<b>Zone / Subzone</b>	HF - Hills Face
<b>Water Available</b>	No
<b>Sewer Available</b>	No
<b>Land Use</b>	1912 - Rural Residential House (House Without Primary Production)
<b>Description</b>	7H RM
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
D10494 ALLOTMENT 16	CT 5740/533,CT 6069/53,CT 6071/490

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$750,000	\$990,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$720,000	\$940,000			

## Building Details

<b>Valuation Number</b>	1395230859
<b>Building Style</b>	Architectural
<b>Year Built</b>	1985
<b>Building Condition</b>	Basic
<b>Wall Construction</b>	Cement Sheet; Weatherbrd; Log
<b>Roof Construction</b>	Galvanised Iron
<b>Equivalent Main Area</b>	160 sqm
<b>Number of Main Rooms</b>	7

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

**EASEMENTS**

4565029

No.

IN DUPLICATE

MEMORANDUM OF GRANT OF EASEMENT of the land within described.

TOWER HILL PROPRIETARY LIMITED

TO

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA

MEMORANDUM:—A Memorial of the within

Instrument No. was entered

in the Register Book

Vol. 4104 Folio 556 the day of 30.6.1980

at 11am o'clock.

*Finlayson & Co*



Appeared before me at

the day of 19

(hereinafter called "the witness") a person known to me and of good repute attesting witness to this instrument and acknowledged his signature to the same and did further declare that

within described (hereinafter called the owner/mortgagee) the party/parties executing the same is/are personally known to him the witness and that the signature/signatures to the said instrument is/are in the handwriting of the owner/mortgagee and the owner/mortgagee did freely and voluntarily sign the same in the presence of the witness and was/were at that time of sound mind.

3600A 851 855-

Justice of the Peace

3600A 851 855-

Appeared before me at the day of one thousand nine hundred and the within described

23M 80 464

the part executing the within instrument, being person well-known to me, and did freely and voluntarily sign the same.

T 4565030 & M 4565031 Wty

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA

Correct for the purposes of "The Real Property Act, 1886-1969".

*P.B. Rawley*  
Licensed Land Broker  
Adelaide

FEES PAID	
5 JUN 1980	TIME 11.50
L TO FEES	\$ 18
2 NCST	\$ 24
NOTING	\$ 6
ADVERTISING	\$ 6
NEW C.T. TO ISSUE with instructions below	

*extra fee \$6.00 JUN 1980*

Lodged by <i>Finlayson &amp; Co</i>
Correction to <i>E.T.S.A.</i>
Deliver Balance CT to <i>See instructions below (ETA)</i>
Deliver New CT to <i>See instructions below</i>
Deliver
Deliver

To the Registrar-General

After registration please:-

- issue balance Certificate of Title for the servient land to *ETA*.
- withhold issue of the Certificate of Title for the dominant land for the purposes of consolidation.

CORRECTION	
O.D.R. Ref. 4565030	
REMOVED	RETURNED
11/6/80	24 JUN 1980
Appeared before me at	the day of
one thousand nine hundred and	the within described

the part executing the within instrument, being person well-known to me, and did freely and voluntarily sign the same.

the part executing the within instrument, being person well-known to me, and did freely and voluntarily sign the same.

FOLIO 710  
FOLIO 711  
BALANCE VOLUME 4162

Dep. Reg. Genl. - 5 AUG 1980

MEMORANDUM OF GRANT OF EASEMENT

TOWER HILL PROPRIETARY LIMITED care of Eleventh Floor 143 Queen Street Melbourne Victoria 3000

(hereinafter called "the Owner") being registered as the proprietor of an estate in fee simple subject however to such encumbrances liens and interests as are notified by memorandum underwritten or endorsed hereon in the whole of the land comprised in Certificate of Title Register Book Volume 4104 Folio 556

IN CONSIDERATION of the sum of Ten Cents (10c) if demanded paid to the Owner by The Electricity Trust of South Australia (hereinafter with its successors and assigns sometimes called "the Trust") the receipt of which sum is hereby acknowledged HEREBY GRANTS to the said THE ELECTRICITY TRUST OF SOUTH AUSTRALIA its successors and assigns and its and their respective servants agents and licensees and all others authorised by them or any of them at all times hereafter and from time to time full and free right liberty licence power and authority:

AND MARKED B IN FIELD PLAN NO. 9311 A COPY OF WHICH IS ATTACHED HERETO

1. To enter upon and to pass either with or without motor or other vehicles laden or unladen along or over that land delineated in the plan attached hereto and therein coloured blue (hereinafter referred to as "the subject land") being portion of the said land above described

2. To construct and lay:-

- (1) under the surface of the subject land ducts pipes conductors and other works; and
(2) on the surface of the subject land incidental or ancillary works (including without limiting the generality of the foregoing manholes and cable markers)

for the transmission of electricity and to inspect repair alter remove and replace the same

3. Without limiting the generality of any other provision hereof to erect on the subject land to a height not exceeding 4 metres from the surface of the subject land equipment for transforming and controlling electricity and incidental or ancillary works (including without limiting the generality of the foregoing such walls or other structures as the Trust may deem necessary) and to inspect repair alter remove and replace the same

4. From time to time to break the surface of dig open up and use the subject land for the purposes hereof

5. To transmit electricity by means of such works.

DATED the 10 day of DECEMBER 19 79

THE COMMON SEAL of TOWER HILL PROPRIETARY LIMITED was hereunto affixed by authority of the Directors and in the presence of

Director and Secretary signatures and the circular common seal of Tower Hill Pty. Ltd.

ACCEPTED THE COMMON SEAL OF THE ELECTRICITY TRUST OF SOUTH AUSTRALIA was affixed hereto in the presence of

Member and Secretary signatures

HD. of WILLUNGA  
 Lots 14, 15, 16 D.P. 10494

in the area named  
 WILLUNGA

- ~~C.T. Vol. 4104 Fol. 554~~
- ~~C.T. Vol. 4104 Fol. 555~~
- C.T. Vol. 4104 Fol. 556

**NO NEW IDENTIFIERS**

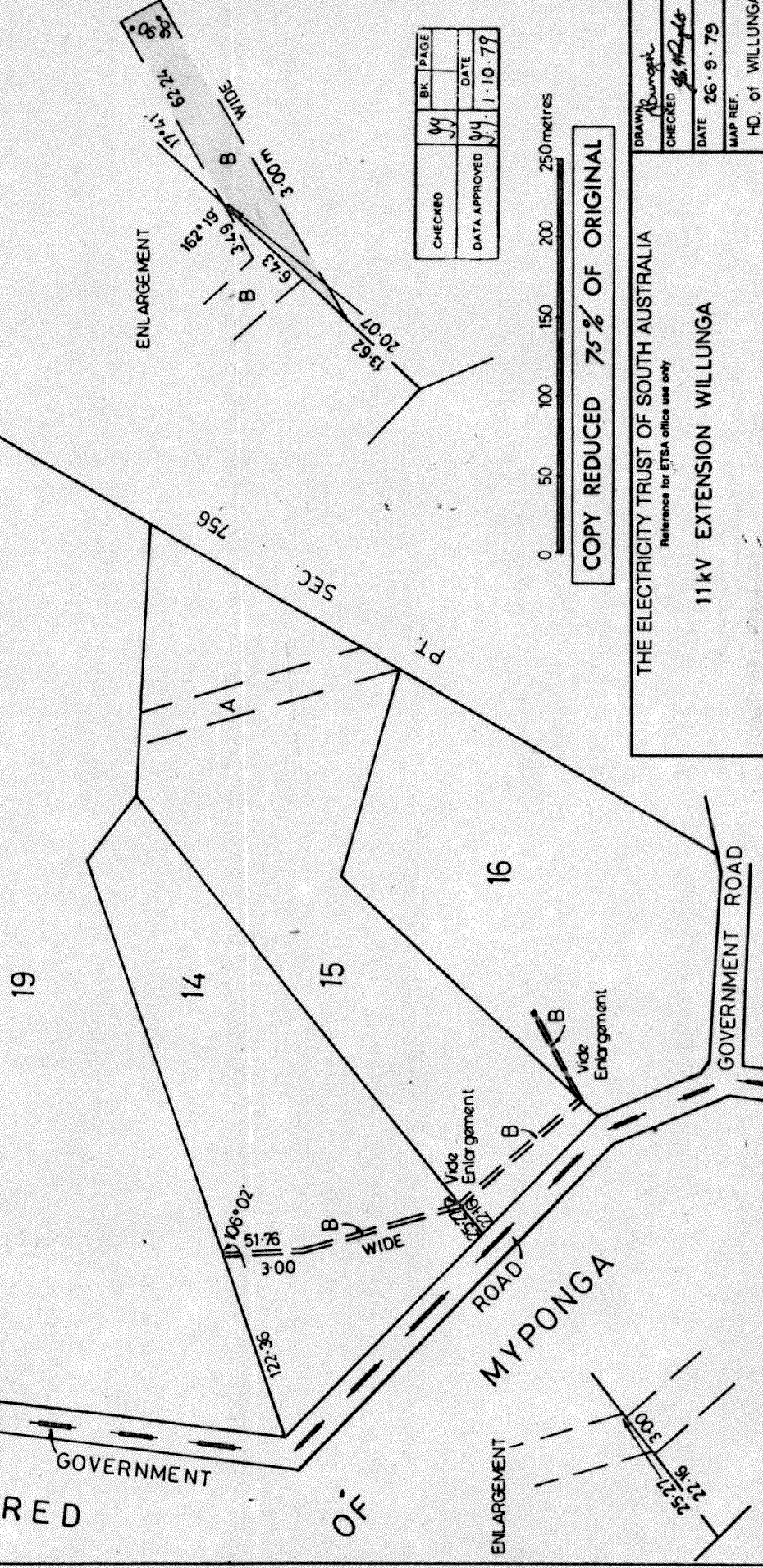
NOTE : Portions of Lots 14, 15 & 16 lettered B are to be subject to an easement to the E.T.S.A.  
 Portion of Lot 15 lettered A is subject to an existing easement to the E.T.S.A. (vide C.T. 3903/182)

FILED PLAN NUMBER  
**FPX9311**

ACCEPTED FOR FILING  
*[Signature]*

pro Registrar-General  
 1/10/1979

REFERENCE MAP No.  
 COUNCIL  
 D.C. WILLUNGA



CHECKED	BK	PAGE
DATA APPROVED	94	94
	DATE	DATE
	94	1.10.79



**COPY REDUCED 75% OF ORIGINAL**

DRAWN BY  
*[Signature]*

CHECKED  
*[Signature]*

DATE 26.9.79

MAP REF.  
 HD. OF WILLUNGA

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA  
 Reference for E.T.S.A. office use only

11kV EXTENSION WILLUNGA

**EASEMENTS**

PREFIX

TG

6740608



IN DUPLICATE

REGISTRAR - GENERAL'S OFFICE

SOUTH AUSTRALIA

MEMORANDUM OF GRANT OF EASEMENT

FORM APPROVED BY REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886, AS AMENDED

(SIGNED)

P.B. Harvey

P. B. HARVEY Licensed Land Broker

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA

25 MAY 1989	TIME	11:25
FEE'S		\$
R.G.O.		38
POSTAGE	25 MAY 1989 01023003	L.T.O. 38.00
ADVERTISING		
2 NEW C.T. TO ISSUE	230035	58 58.00

MICROFILMED 21 NOV 1989

OFFICE NOTES:

FP 27202 Approved

NEW C.T. TO ISSUE as instructed below

SERIES No. TO BE COMPLETED BY AGENT

NOTES

- If address and/or occupation has changed identify as "formerly ....."
- The witness must be a disinterested person. If the grantor is a body corporate execution should conform any prescribed formalities relating to the affixing of the common seal.
- The short form of proof is applicable where the witness is an authorised functionary.
- The long form of proof is applicable where the witness is not an authorised functionary. His address and occupation must be stated.

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

CORRECTION		PASSED
O.D.R. No.		Examiner to Initial
Referred	Returned	<i>[Signature]</i>
		Lets No.

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: The Electricity Trust of South Australia  
Address: Box 6, P.O. Eastwood 5063  
Correction to: The Electricity Trust of South Australia

CODE: E.T.S.A

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

1. CT 4162/711	} Received Items No. ASSESSOR
2.	
3.	
4.	
5.	

REGISTERED ON 22.6.1989 AT 11:00 AM/PM  
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK. VOL. 4162 FOLIO 711

T. Hancock pro



ITEM(S) DELIVERED - POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

The within interest is the whole/portion/balance of the interest protected by Registrar-General's Caveat No.

- Please issue balance Certificate of Title for the servient land;
- Please withhold issue of Certificate of Title for the within interest for purposes of consolidation.

DELIVERY INSTRUCTIONS:

PLEASE DELIVER THE FOLLOWING ITEM(S)

TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT/RGO BOX No.	DELIVERY DATE	*POSTAGE DATE	INITIALS
1				
2				
3				
4				
5				

ITEM CT/CL REF.	AGENTS NAME	Agent/RGO Box No.	*POSTAL ADDRESS
BAL CT DUPLICATE EASEMENT CT	ETSA		

\*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

\*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENTS INITIALS

[Handwritten initials]

**GRANT OF EASEMENT**

**FORM T.5**

**CERTIFICATES OF TITLE  
OVER WHICH RIGHTS  
ARE BEING GRANTED**

PORTION OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER  
BOOK

VOLUME 4162

FOLIO 711

BEING THE LAND MARKED B IN FILED PLAN 27202  
(hereinafter called "the subject land")

**ESTATE**

ESTATE IN FEE SIMPLE

**ENCUMBRANCES**

NIL

**GRANTOR  
FULL NAME  
ADDRESS &  
OCCUPATION  
(See Note 1)**

HUMPHREY DEREK CURTIS OF LOT 16 BANGOR ROAD WILLUNGA 5172 WOOD CARVER AND  
EILEEN CURTIS HIS WIFE (hereinafter called "the Owner")

**CONSIDERATION  
(In Words and  
Figures)**

ONE HUNDRED AND FIFTY DOLLARS (\$150)

**GRANTEE**

**THE ELECTRICITY TRUST OF SOUTH AUSTRALIA**  
(hereinafter with its successors and assigns called "the Trust")

**GRANTEE'S  
REFERENCE**

UNDERGROUND CABLE EASEMENT - WILLUNGA

THE RECEIPT OF THE ABOVE CONSIDERATION IS HEREBY ACKNOWLEDGED.  
THE GRANTOR HEREBY GRANTS TO THE TRUST ITS SUCCESSORS AND ASSIGNS AND ITS  
AND THEIR RESPECTIVE SERVANTS AGENTS AND LICENSEES AND ALL OTHERS AUTHORISED  
BY THEM OR ANY OF THEM AT ALL TIMES HEREAFTER AND FROM TIME TO TIME FULL AND  
FREE RIGHT LIBERTY LICENCE POWER AND AUTHORITY:

1. To enter upon and to pass either with or without motor or other vehicles laden or unladen along or over the subject land
2. To lay under the subject land conductors and other works for the transmission of electricity and to inspect repair alter remove and replace the same
3. From time to time to break the surface of dig open up and use the subject land for the purposes hereof
4. To transmit electricity by means of such works.

PROVIDED that nothing herein contained shall prevent the Owner from growing cereal or vegetable or other crops on the subject land or from erecting fences across the subject land Provided that suitable gates shall be erected in such fences if required by the Trust and at the expense of the Trust to enable the Trust conveniently to exercise its rights hereunder AND the Trust hereby agrees to indemnify the Owner against all loss caused in the Trust's exercise of its rights hereunder (a) by the Trust or (b) by Act of God or (c) by inevitable accident.

DATED THE 6<sup>TH</sup> DAY OF MARCH 19 89  
EXECUTION (GRANTOR)

EXECUTION AND  
ATTESTATION  
(See Note 2)

SIGNED by the Grantor in the presence )  
of )

*R. H. Hammond*

*H. J. Curtis*

SIGNED by the Grantor in the presence )  
of )

*R. H. Hammond*

*E. Curtis*

SIGNED by the Grantor in the presence )  
of )

SIGNED by the Grantor in the presence )  
of )

ACCEPTANCE (GRANTEE)  
The within grant is hereby accepted.

THE COMMON SEAL of THE ELECTRICITY TRUST  
OF SOUTH AUSTRALIA was affixed hereto in  
the presence of

*[Signature]* Member  
.....  
*[Signature]* Secretary  
.....

SHORT FORM  
OF PROOF  
(See Note 3)

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, the GRANTOR  
within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily  
sign the same.

(SIGNED).....

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, the GRANTOR  
within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily  
sign the same.

(SIGNED).....

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, the GRANTOR  
within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily  
sign the same.

(SIGNED).....

LONG FORM  
OF PROOF  
(See Note 4)

Appeared before me at EASTWOOD the 7<sup>th</sup> day of March, 19 89  
RODNEY GRANT HAMMOND  
of Unit 1, 6 Mary Street, Mitchell Park 5043

Easement Officer  
(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument,  
and acknowledged his signature to the same; and did further declare that the GRANTOR, the party executing the same  
was personally known to the witness, that the signature to the said instrument is in the handwriting of the Grantor, and  
that the Grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)..... *[Signature]*

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument,  
and acknowledged his signature to the same; and did further declare that the GRANTOR, the party executing the same  
was personally known to the witness, that the signature to the said instrument is in the handwriting of the Grantor, and  
that the Grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED).....

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument,  
and acknowledged his signature to the same; and did further declare that the GRANTOR, the party executing the same  
was personally known to the witness, that the signature to the said instrument is in the handwriting of the Grantor, and  
that the Grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED).....

**SPC - DEVELOPMENT**

Contact	Planning Services
Email	Dhud.planningservices@sa.gov.au
Phone:	7133 3030

Level 10  
83 Pirie Street  
Adelaide SA 5000

GPO Box 1815  
Adelaide SA 5001

1800 752 664  
saplanningcommission@sa.gov.au

6 May 2026

Eckermann Forms  
PO Box 7340 Hutt St  
ADELAIDE SA 5000

Dear Sir/Madam

**Re:           *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*  
Property at 170 Range Road West, Willunga South  
Registered Proprietor(s): M and A Wilson**

I refer to your enquiry to the Department for Housing and Urban Development (DHUD) concerning the parcel of land comprised in Certificate of Title Volume 5740 Folio 533 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2777475 dated 29/4/26).

The land is the subject of an application for development which was granted approval, subject to certain conditions, by the State Planning Authority pursuant to the Planning and Development Act 1966 (repealed).

The land is also the subject of an application for development which was granted approval, subject to certain conditions, by the South Australian Planning Commission pursuant to the *Planning Act 1982* (repealed).

Copies of the Planning Decision Notifications are attached, refer item 6.1 of PIR.

There is no record of any condition that continues to apply under either of the repealed Acts referred to in item 5.1 or 29.2 of the PIR.

Yours faithfully

**Planning Services Unit**  
on behalf of  
**STATE PLANNING COMMISSION**

# PLANNING DECISION NOTIFICATION

Development Number

130/145/90

Duplicate

FOR DEVELOPMENT APPLICATION

DATED 1 / 3 / 90

REGISTERED ON 1 / 3 / 90

To D & KM Hennessy  
7 Spence Ave  
Myrtle Park SA 5064

Location of Proposed Development Lot 16, Section 757  
Bangor Road, Willunga  
(C.T. 4341/812)

Nature of Proposed Development Erection of timber decking

From S.A. PLANNING COMMISSION

In respect of this proposed development you are informed that:

- consent is refused
- consent is granted
- consent is granted subject to (5) 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.

Conditions of approval attached

Date of Decision 20. 4. 90

Signed: Phil Cooper

Date: 20 / 4 / 90

As delegate of the  
S.A. PLANNING COMMISSION

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

Appeal(s):  Yes  No  By Applicant  By Third Party Result of Appeal:

Regulation 41  
Sixth Schedule

South Australia  
Planning Act  
Development Control Regulations

2-DUPLICATE

CONDITIONS OF APPROVAL

DEVELOPMENT APPLICATION NO 130/145/90

1. The development hereby approved shall be carried out in accordance with the plans accompanying the application and contained in the docket SAPC 45/757/16.
2. The exterior surfaces of the decking shall be finished in dark natural colours so the development will be unobtrusive, blend with the natural landscape and minimize any visual intrusion.
3. Providing a screen of additional trees and shrubs where necessary to supplement those existing on the land, so as to reduce the visual impact of the decking when viewed from the surrounding locality. Trees shall be planted within 6 month of the date of this consent and maintained thereafter.
4. All lopping or removal of trees and scarring or physical disturbance of the land shall be restricted to that which is required for building and/or access purposes.
5. The applicants or other persons making the use of the subject land, shall, at all times, maintain in good and substantial condition to the satisfaction of the Commission in all respects, all buildings and structures, and the painting thereof, and all trees, shrubs and ground covers.

NOTES

- These conditions are imposed in order that the natural character of the Hills Face Zone in this locality will not be impaired. Any landscaping conditions are an essential part of the approval to ensure that your development attempts to retain and relate to the natural character of the Hills Face Zone.
- Any condition imposed or expressed under this consent shall be binding upon and enforceable against all persons who may hereafter acquire the benefit of this consent.
- This consent is valid for 36 months only. If development is not substantially commenced within 12 months of the date of this consent or substantially completed within 36 months of this consent a fresh consent must be obtained.

*Phil Cooper*

20. 4. 90

AS DELEGATE OF THE S.A. PLANNING COMMISSION

# PLANNING DECISION NOTIFICATION

Development Number

## Register Copy

130/0970/84

FOR DEVELOPMENT APPLICATION

DATED 7 / 5 / 84

REGISTERED ON / /

To  
H.D. & E. Curtis,  
P.O. Box 454,  
Willunga. 5172

Location  
of  
Proposed  
Development  
Lot 16, Range Road West, Willunga

Nature of  
Proposed  
Development  
Dwelling

From:  
S.A. Planning Commission

In respect of this proposed development you are informed that:

- consent is refused
- consent is granted
- consent is granted subject to ( 7 ) 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.

PLEASE SEE ATTACHED CONDITIONS OF APPROVAL

M. Kerry  
Manager, Metropolitan Branch  
for

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

Signed: *[Signature]*

Date: 20 / 5 / 84

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

South Australia  
Planning Act  
Development Control Regulations  
Regulation 41  
Sixth Schedule

3-REGISTER COPY

CONDITIONS OF APPROVALSAPC 45/757/16

1. The development hereby approved shall be carried out in accordance with the plans accompanying the application approved by the Commission and contained in the docket SAPC 45/757/16.
2. The dwellinghouse shall be constructed of the following materials.
  - (a) walls - western red cedar
  - (b) roof - bronze olive colorbond
  - (c) all other external finishes being of materials and of appropriate colours which blend with the natural features of the landscape.
3. All existing trees on the site are to be retained wherever practicable to the satisfaction of the Commission.
4. All scarring or physical disturbance 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 and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and planted with suitable ground covers to the satisfaction of the Commission within 12 months of the date of this consent.
5. The applicants or other persons for the time being making the use of the subject land now approved, shall, at all times, maintain in good and substantial condition to the satisfaction of the Commission in all respects the subject land, all buildings and structures, and the painting thereof, and all trees, shrubs and ground covers.
6. This consent is valid for 36 months only. If development is not substantially commenced within 12 months of the date of this consent or substantially completed within 36 months of the date of this consent a fresh consent must be obtained before commencing or continuing the use of land.
7. The applicants inform the Commission in writing of the date upon which the erection of the structure, hereby approved, commenced.

NOTE:- These conditions are imposed in order that the natural character of the Hills Face Zone in this locality will not be impaired.

NOTE:- Any condition imposed or expressed under this consent shall be binding upon and enforceable against all persons who may hereafter acquire the benefit of this consent.

NOTE:- Landscaping conditions are an essential part of this approval to ensure that your development attempts to retain and relate to the natural character of the Hills Face Zone. However, landscaping should be set back a reasonable distance from all buildings to protect them from fire and to avoid creating any additional fire hazard.



Mike Kerry  
 Manager, Metropolitan Branch  
 for the SOUTH AUSTRALIAN PLANNING COMMISSION

# PLANNING DECISION NOTIFICATION

Development Number

**Duplicate**

FOR DEVELOPMENT APPLICATION

DATED / /

REGISTERED ON / /

*delegation 1*

To

*M. J. Kerry, Manager,  
P.O. Box 126,  
MILLERA, S.A. 5172.*

Location of Proposed Development

*Lot 16, Part Section 757,  
Hundred of Hillunda, Range Road West*

Nature of Proposed Development

*Erecting carport and shed*

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)

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

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

SEE ATTACHED CONDITIONS OF APPROVAL

*M. Kerry,  
Manager, Metropolitan Branch,  
for*

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

Signed:.....*Kerry*.....

Date:...../...../.....

Regulation 41  
Sixth Schedule  
South Australia  
Planning Act  
Development Control Regulations

2-DUPLICATE

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

CONDITIONS OF APPROVALSAPC 45/757 /16

1. The development hereby approved shall be carried out in accordance with the plans accompanying the application approved by the Commission and contained in the docket 45/757/16.
2. The exterior surfaces of the carport and shed herein approved, shall be painted an appropriate colour to blend with the natural features of the landscape within 12 months of the commencement of construction of the carport and shed.
3. All scarring or physical disturbance 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 and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and planted with suitable ground covers to the satisfaction of the Commission within 12 months of the date of this consent.
4. The applicants or other persons for the time being making the use of the subject land now approved, shall, at all times, maintain in good and substantial condition to the satisfaction of the Commission in all respects the subject land, all buildings and structures, and the painting thereof, and all trees, shrubs and ground covers.
5. This consent is valid for 36 months only. If development is not substantially commenced within 12 months of the date of this consent or substantially completed within 36 months of the date of this consent a fresh consent must be obtained before commencing or continuing the use of land.
6. The applicant inform the Commission in writing of the date upon which the erection of the structure, hereby approved, commenced.

NOTE:- These conditions are imposed in order that the natural character of the Hills Face Zone in this locality will not be impaired.

NOTE:- Any condition imposed or expressed under this consent shall be binding upon and enforceable against all persons who may hereafter acquire the benefit of this consent.



M. Kerry  
Manager Metropolitan Branch  
for the SOUTH AUSTRALIAN PLANNING COMMISSION  
22/9/83

# PLANNING DECISION NOTIFICATION

WILLMOR  
Development Number

Duplicate

FOR DEVELOPMENT APPLICATION

DATED / /

REGISTERED ON / /

To

Location of Proposed Development

Nature of Proposed Development

From:

Regulation 41 Sixth Schedule

South Australia Planning Act Development Control Regulations

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.

SEE ATTACHED CONDITIONS OF APPROVAL

M. Kerry,  
Manager, Metropolitan District,  
for

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

Signed: .....

Date: / /

2-DUPLICATE

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

CONDITIONS OF APPROVAL  
SAPC 45/757/16

1. The development hereby approved shall be carried out in accordance with the plans accompanying the application approved by the Commission and contained in the docket SAPC 45/757/16.
2. The dwellinghouse shall be constructed of the following materials.
  - (a) walls - mud brick-brown
  - (b) roof - custom orb sheeting, "bronze olive"
  - (c) all other external finishes being of materials and of appropriate colours which blend with the natural features of the landscape.
3. The site to be cut to a level not exceeding the point shown 0.00 on the attached plan. No build-up of the dwellinghouse site shall be undertaken.
4. Trees and shrubs shall be planted on the site in accordance with the tree planting scheme shown on the plan dated 9/3/83 attached to this consent and contained in the docket SAPC 45/757/16. The planting hereby required is to be completed within 12 months months and maintained to the reasonable satisfaction of the Commission.
5. All exiting trees on the site are to be retained to the satisfaction of the Commission.
6. All scarring or physical disturbance 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 and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and planted with suitable ground covers to the satisfaction of the Commission within 12 months months of the date of this consent.
7. The applicants or other persons for the time being making the use of the subject land now approved, shall, at all times, maintain in good and substantial condition to the satisfaction of the Commission in all respects the subject land, all buildings and structures, and the painting thereof, and all trees, shrubs and ground covers.
8. This consent is valid for 36 months only. If development is not substantially commenced within 12 months of the date of this consent or substantially completed within 36 months of the date of this consent a fresh consent must be obtained before commencing or continuing the use of land.
9. NOTE:- These conditions are imposed in order that the natural character of the Hills Face Zone in this locality will not be impaired.



M. Kerry  
Manager Metropolitan Branch  
for the SOUTH AUSTRALIAN PLANNING COMMISSION

14/3/82

# PLANNING DECISION NOTIFICATION

Development Number

**Duplicate**

FOR DEVELOPMENT APPLICATION

DATED / /

REGISTERED ON / /

*delegation 1*

To  
J.L. & C.A. Hebert  
P.O. Box 126  
MILLINDA, S.A. 5172

Location of Proposed Development  
Lot 16, Part Section 757,  
Hundred of Millinda, Range Road West

Nature of Proposed Development  
Erecting carport and shed

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)

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

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

SEE ATTACHED CONDITIONS OF APPROVAL

M. Kerry,  
Manager, Metropolitan Branch,  
for

Signed: *Kerry*

Date: / /

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

South Australia  
Planning Act  
Development Control Regulations  
Regulation 41  
Sixth Schedule

2-DUPLICATE

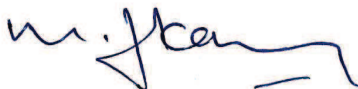
PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

CONDITIONS OF APPROVAL  
SAPC 45/757 /16

1. The development hereby approved shall be carried out in accordance with the plans accompanying the application approved by the Commission and contained in the docket 45/757/16.
2. The exterior surfaces of the carport and shed herein approved, shall be painted an appropriate colour to blend with the natural features of the landscape within 12 months of the commencement of construction of the carport and shed.
3. All scarring or physical disturbance 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 and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and planted with suitable ground covers to the satisfaction of the Commission within 12 months of the date of this consent.
4. The applicants or other persons for the time being making the use of the subject land now approved, shall, at all times, maintain in good and substantial condition to the satisfaction of the Commission in all respects the subject land, all buildings and structures, and the painting thereof, and all trees, shrubs and ground covers.
5. This consent is valid for 36 months only. If development is not substantially commenced within 12 months of the date of this consent or substantially completed within 36 months of the date of this consent a fresh consent must be obtained before commencing or continuing the use of land.
6. The applicant inform the Commission in writing of the date upon which the erection of the structure, hereby approved, commenced.

NOTE:- These conditions are imposed in order that the natural character of the Hills Face Zone in this locality will not be impaired.

NOTE:- Any condition imposed or expressed under this consent shall be binding upon and enforceable against all persons who may hereafter acquire the benefit of this consent.



M. Kerry  
Manager Metropolitan Branch  
for the SOUTH AUSTRALIAN PLANNING COMMISSION  
22/9/83

STATE PLANNING AUTHORITY  
PLANNING AND DEVELOPMENT ACT, 1966-1975  
South Australia

METROPOLITAN PLANNING AREA DEVELOPMENT PLAN  
HILLS FACE ZONE PLANNING REGULATIONS, 1971

To the Applicant by application dated.....30/6/82.....

Consent to }  
~~Refusal of~~ } proposed use of land

Owner's Name..... M.J. & K.E. WINTER .....  
(Surname) (Other names)

Address..... 15 Hugh Crescent, MORPHETT VALE 5162 .....

Your application for use of land at..... Lot 16, Range Road, West Willunga .....

for the purpose of..... erect a dwelling (stage one) .....

in accordance with application dated..... 30/6/82 .....

is hereby { granted consent } subject to the following conditions:  
{ ~~refused consent~~ }

PLEASE SEE ATTACHED CONDITIONS OF APPROVAL

This consent is valid for a period of.....12..... months only. If development is not substantially completed within this period a fresh consent must be obtained before commencing or continuing the use of land. A right of appeal to the Planning Appeal Board is available in respect of refusals of consent or granting of consent subject to conditions. For procedure, see Planning Appeal Board Regulations.

Signature..... *[Signature]* .....  
Chairman Secretary to the Authority  
Date..... 12 AUG 1982 .....

NOTE—This approval does not obviate the need to obtain any other consent which may be required under other legislation, or to observe any conditions which may be attached to such consent.

CONDITIONS OF APPROVAL  
SPA 45/757/16

1. The development hereby approved shall be carried out in accordance with the plans accompanying the application and approved by the Authority on 30/7/82 and contained in State Planning Authority docket 45/757/16.
2. The dwellinghouse shall be constructed of the following materials:-
  - (a) walls - mud brick - brown
  - (b) roof - galvanised iron, bronze olive colour
  - (c) all other external finishes being of materials and of appropriate colours which blend with the natural features of the landscape.
3. The site to be cut to a level not exceeding the point shown 0.00 on the attached plan. No build-up of the dwellinghouse site shall be undertaken.
4. Trees and shrubs shall be planted and maintained on the site in accordance with the tree planting scheme shown on the plan dated 30/7/82 attached to this consent and contained in State Planning Authority docket 45/757/16.
5. All existing trees on the site are to be retained to the satisfaction of the Authority.
6. All scarring or physical disturbance 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 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 satisfaction of the Authority.
7. The abovementioned conditions must be complied with within a period of 12 months from the date of this consent.
8. The applicants or other persons for the time being making the use of the subject land now approved, shall, at all times, maintain in good and substantial condition to the satisfaction of the Authority in all respects the subject land, all buildings and structures, and the painting thereof, and all trees, shrubs and ground covers.
9. Any condition imposed or expressed under this consent shall be binding upon and enforceable against all persons who may hereafter acquire the benefit of this consent.

NOTE: These conditions are imposed in order that the natural character of the Hills Face Zone in this locality will not be impaired.

  
Chairman

STATE PLANNING AUTHORITY

2/8/82

STATE PLANNING AUTHORITY  
PLANNING AND DEVELOPMENT ACT, 1966-1978  
South Australia

METROPOLITAN PLANNING AREA DEVELOPMENT PLAN  
HILLS FACE ZONE PLANNING REGULATIONS, 1971

To the Applicant by application dated.....15/10/80.....

Consent to }  
~~Refusal of~~ } proposed use of land

Owner's Name.....WINTER.....M.J.....  
(Surname) (Other names)

Address.....15 Hugh Crescent, MORPHETT VALE.....5162.....

Your application for use of land at.....Lot 16, Pt. Sec. 757 Range Road West,  
WILLUNGA.....

for the purpose of.....erect a shed and rainwater tank.....

in accordance with application dated.....15/10/80.....

is hereby {granted consent}  
{refused consent} subject to the following conditions:—

PLEASE SEE ATTACHED CONDITIONS OF APPROVAL

This consent is valid for a period of.....24.....months only. If development is not substantially completed within this period a fresh consent must be obtained before commencing or continuing the use of land. A right of appeal to the Planning Appeal Board is available in respect of refusals of consent or granting of consent subject to conditions. For procedure, see Planning Appeal Board Regulations.

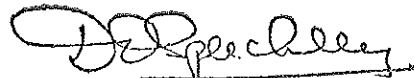
Signature.....  
Chairman State Planning Authority

Date.....9/12/80.....

NOTE—This approval does not obviate the need to obtain any other consent which may be required under other legislation, or to observe any conditions which may be attached to such consent.

SPA 45/757/16  
CONDITIONS OF APPROVAL

1. The development hereby approved shall be carried out in accordance with the plans accompanying the application and approved by the Authority on 9/12/80 and contained in State Planning Authority docket 45/757/16.
2. The storage shed shall be constructed of the following materials:-
  - (a) walls - mud brick - brown
  - (b) roof - galvanised iron painted bronze olive or similar
  - (c) all other external finishes being of materials and of appropriate colours which blend with the natural features of the landscape.
3. The exterior surfaces of the rainwater tank herein approved, shall be painted an appropriate colour to blend with the natural features of the landscape.
4. Trees and shrubs shall be planted and maintained on the site in accordance with the tree planting scheme shown on the plan dated 3/12/80 attached to this consent and contained in State Planning Authority docket 45/757/16.
5. All scarring or physical disturbance 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 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 satisfaction of the Authority.
6. The abovementioned conditions must be complied with within a period of 12 months from the date of this consent.
7. No trees on the site shall be lopped, topped, felled or removed without the prior consent of the Authority in writing.
8. The applicants or other persons for the time being making the use of the subject land now approved, shall, at all times, maintain in good and substantial condition to the satisfaction of the Authority in all respects the subject land, all buildings and structures, and the painting thereof, and all trees, shrubs and ground covers.
9. Any condition imposed or expressed under this consent shall be binding upon and enforceable against all persons who may hereafter acquire the benefit of this consent.
10. These conditions are imposed in order that the natural character of the Hills Face Zone in this locality will not be impaired.



Chairman

STATE PLANNING AUTHORITY

9/12/80.