

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: **NOT APPLICABLE**
Address:
- 3 Vendor: **DONALD RUSSELL LEHMAN AND JENNIFER MARY DEWAR**
Address: **1727 HINDMARSH TIERS ROAD MYPONGA SA 5202**
- 4 Vendor's registered agent: **Ouwens Casserly Real Estate Pty. Ltd.**
Address: **210 Greenhill Road Eastwood SA 5063**
- 5 Date of contract (if made before this statement is served): / /2026
- 6 Description of the land: **1727 HINDMARSH TIERS ROAD MYPONGA SA 5202 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6135 FOLIO 285 BEING ALLOTMENT 100 DEPOSITED PLAN 93195 IN THE AREA NAMED MYPONGA HUNDRED OF MYPONGA**

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2—Time for service

The cooling-off notice must be served—

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

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

3—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
1727 HINDMARSH TIERS ROAD MYPONGA SA 5202
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: JOHNL@OCRE.COM.AU 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*)

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))



To the purchaser:

We, DONALD RUSSELL LEHMAN AND JENNIFER MARY DEWAR,
Of 1727 HINDMARSH TIERS ROAD MYPONGA SA 5202 being the vendors in relation to the
transaction state that the Schedule contains all particulars required to be given to you
pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*

Date:

28 / 01 / 2026

28 / 01 / 2026

Signed:  

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

(section 9)

To the purchaser:

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

certify that the responses to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the
particulars set out in the Schedule.

Exceptions: **NIL**

Date: 28/1/26


Signed:

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

Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note—

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

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

- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.4 Lease, agreement for lease, tenancy agreement or licence
 - 1.5 Caveat
 - 1.6 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1

Column 2

Column
3

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

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

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

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

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

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

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1	Mortgage of land	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 12114209</p> <p>Name of mortgagee: COMMONWEALTH BANK OF AUSTRALIA</p>	<p>YES</p> <p>YES</p> <p>YES</p>
1.2	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>

1.3	Restrictive covenant NOT APPLICABLE	<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>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? If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) NOT APPLICABLE	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>Amount of rent or licence fee:</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	
5. Development Act 1993			
5.1	section 42—Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS</p> <p>Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS</p>	<p>YES</p> <p>NO</p> <p>YES</p>
6. Repealed Act conditions			
6.1		<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS</p>	<p>YES</p>

	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971 (repealed)</i> , the <i>City of Adelaide Development Control Act 1976 (repealed)</i> , the <i>Planning Act 1982 (repealed)</i> or the <i>Planning and Development Act 1967 (repealed)</i> NOT APPLICABLE	Nature of condition(s):	
18. Landscape South Australia Act 2019			
18.2	section 78—Notice to pay levy in respect of right to take water or taking of water *WATER LICENCE IS TO BE SOLD WITH THE LAND	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 27/01/2026 AND WL-231476 Date of notice: Amount of levy payable: REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 27/01/2026 AND WL-231476	YES NO* YES
18.10	Section 135—Water resource works approval NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 27/01/2026 AND WL-231476 Details of site where works are authorised:	YES
18.11	Section 142—Site use approval NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 27/01/2026 AND WL-231476 Details of location where water use is allowed:	YES
29. Planning, Development and Infrastructure Act 2016			
29.1	Part 5- Planning and Design Code	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 PART 5 – PLANNING AND DESIGN CODE, PLANS DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES	YES NO YES

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

ZONE: PRODUCTIVE RURAL LANDSCAPE (PRUL)

SUBZONE: NIL

ZONING OVERLAYS: REFER PLANSA DATA EXTRACT

ZONING OVERLAYS

Is there a State heritage place on the land or is the land situated in a State heritage area? **NO**

Is the land designated as a local heritage place? **NO**

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**

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**

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au

29.2 section 127—Condition (that continues to apply) of a development authorisation
NOT APPLICABLE

Is this item applicable?

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

Are there attachments: LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION **YES**

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

31. Public and Environmental Health Act 1987 (repealed)

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

Is this item applicable?

YES

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

NO

Are there attachments? LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENT HEALTH ACT 1987 (REPEALED) PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) REGULATIONS 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATION **YES**

Date of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENT HEALTH ACT 1987 (REPEALED) PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) REGULATIONS 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATION

Name of relevant authority that granted the approval:
REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC
AND ENVIRONMENT HEALTH ACT 1987 (REPEALED)
PUBLIC AND ENVIRONMENTAL HEALTH (WASTE
CONTROL) REGULATIONS 2010 (OR 1995) (REVOKED)
PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN
APPROVAL AND AUTHORISATION

Condition(s) of approval: REFER LOCAL GOVERNMENT
(COUNCIL) SEARCH PUBLIC AND ENVIRONMENT HEALTH
ACT 1987 (REPEALED) PUBLIC AND ENVIRONMENTAL
HEALTH (WASTE CONTROL) REGULATIONS 2010 (OR
1995) (REVOKED) PART 2 – CONDITION (THAT
CONTINUES TO APPLY) OF AN APPROVAL AND
AUTHORISATION

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

DP93195

Department for Environment and Water response dated 27/01/2026 and WL-231476

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

Acknowledgement of Receipt

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

Dated this _____ day of _____ 2026

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 6135/285	Reference No. 2747744
Registered Proprietors	D R*LEHMAN & ANR	Prepared 19/01/2026 16:19
Address of Property	1727 HINDMARSH TIERS ROAD, MYPONGA, SA 5202	
Local Govt. Authority	THE DISTRICT COUNCIL OF YANKALILLA	
Local Govt. Address	PO BOX 9 YANKALILLA SA 5203	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

Note--"Easement" includes rights of way and party wall rights

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details |

6. Repealed Act conditions

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
|-----|--|---|

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

8. Environment Protection Act 1993

- | | | |
|-----|---|---|
| 8.1 | section 59 - Environment performance agreement that is registered in relation to the land | EPA (SA) does not have any current Performance Agreements registered on this title |
| 8.2 | section 93 - Environment protection order that is registered in relation to the land | EPA (SA) does not have any current Environment Protection Orders registered on this title |
| 8.3 | section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.4 | section 99 - Clean-up order that is registered in relation to the land | EPA (SA) does not have any current Clean-up orders registered on this title |
| 8.5 | section 100 - Clean-up authorisation that is registered in relation to the land | EPA (SA) does not have any current Clean-up authorisations registered on this title |
| 8.6 | section 103H - Site contamination assessment order that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.7 | section 103J - Site remediation order that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.8 | section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination) | EPA (SA) does not have any current Orders registered on this title |

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
9. <i>Fences Act 1975</i>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. <i>Fire and Emergency Services Act 2005</i>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11. <i>Food Act 2001</i>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13. <i>Heritage Places Act 1993</i>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14. <i>Highways Act 1926</i>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15. <i>Housing Improvement Act 1940 (repealed)</i>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16. <i>Housing Improvement Act 2016</i>		

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

- | | | |
|-------|---|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW will respond with details relevant to this item |
| 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
also
DEW 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
also
DEW 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 will respond with details relevant to this item |
| 18.11 | section 142 - Site use approval | DEW will respond with details relevant to this item |
| 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 | The regional landscape board has no record of any notice affecting this title |

Act

- | | | |
|-------|--|---|
| 18.18 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction | The regional landscape board has no record of any notice affecting this title |

19. Land Tax Act 1936

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

20. Local Government Act 1934 (repealed)

- | | | |
|------|---|---|
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

21. Local Government Act 1999

- | | | |
|------|---|---|
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

22. Local Nuisance and Litter Control Act 2016

- | | | |
|------|--|---|
| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
|------|--|---|

23. Metropolitan Adelaide Road Widening Plan Act 1972

- | | | |
|------|--|---|
| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT has no record of any restriction affecting this title |
|------|--|---|

24. Mining Act 1971

- | | | |
|------|---|---|
| 24.1 | Mineral tenement (other than an exploration licence) | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |
| 24.2 | section 9AA - Notice, agreement or order to waive exemption from authorised operations | Contact the vendor for these details |
| 24.3 | section 56T(1) - Consent to a change in authorised operations | Contact the vendor for these details |
| 24.4 | section 58(a) - Agreement authorising tenement holder to enter land | Contact the vendor for these details |
| 24.5 | section 58A - Notice of intention to commence authorised operations or apply for lease or licence | Contact the vendor for these details |
| 24.6 | section 61 - Agreement or order to pay compensation for authorised operations | Contact the vendor for these details |
| 24.7 | section 75(1) - Consent relating to extractive minerals | Contact the vendor for these details |
| 24.8 | section 82(1) - Deemed consent or agreement | Contact the vendor for these details |

24.9 Proclamation with respect to a private mine Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

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

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. ***Phylloxera and Grape Industry Act 1995***

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (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 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

36. **Other charges**

- 36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title
also
Contact the vendor for these details
also
Contact the Local Government Authority for other details that might apply

Other Particulars

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

- | | | |
|-----|---|---|
| 1. | Particulars of transactions in last 12 months | Contact the vendor for these details |
| 2. | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation |
| 3. | Particulars relating to strata unit | Enquire directly to the Secretary or Manager of the Strata Corporation |
| 4. | Particulars of building indemnity insurance | Contact the vendor for these details
also
Contact the Local Government Authority |
| 5. | Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| 6. | Particulars relating to aluminium composite panels | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details. |
| 7. | Particulars relating to court or tribunal process | Contact the vendor for these details |
| 8. | Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 9. | Particulars relating to environment protection | Contact the vendor for details of item 2
also
EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title
also
Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <i>Livestock Act, 1997</i> | Animal Health in PIRSA has no record of any notice or order affecting this title |

Additional Information

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

- | | | |
|-----|--|--|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9. | Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

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

Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)

Building restrictions

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

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

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

Contact the Office of the Technical Regulator in DEM on 8226 5500 for further details.

Statutory easements

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

Separate from the above building restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation.

This notice does not necessarily imply that any statutory or other easement exists.

However, where in existence, statutory easements may provide these organisations and businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should visit the webpage below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the *General specification for well drilling operations affecting water in South Australia*.

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

Certificate of Title

Title Reference: CT 6135/285
Status: CURRENT
Edition: 2

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



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 6135 Folio 285

Parent Title(s) CT 5473/743
Creating Dealing(s) RTC 12107360
Title Issued 02/04/2014 **Edition** 2 **Edition Issued** 02/05/2014

Estate Type

FEE SIMPLE

Registered Proprietor

DONALD RUSSELL LEHMAN
JENNIFER MARY DEWAR
OF 1727 HINDMARSH TIERS ROAD MYPONGA SA 5202
AS JOINT TENANTS

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 93195
IN THE AREA NAMED MYPONGA
HUNDRED OF MYPONGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12114209	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

Notations

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

Certificate of Title

Title Reference CT 6135/285
Status CURRENT
Easement NO
Owner Number 1639936*
Address for Notices 1727 HINDMARSH TIERS RD MYPONGA 5202
Area 10.50ha (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

DONALD RUSSELL LEHMAN
JENNIFER MARY DEWAR
OF 1727 HINDMARSH TIERS ROAD MYPONGA SA 5202
AS JOINT TENANTS

Description of Land

ALLOTMENT 100 DEPOSITED PLAN 93195
IN THE AREA NAMED MYPONGA
HUNDRED OF MYPONGA

Last Sale Details

Dealing Reference TRANSFER (T) 12114208
Dealing Date 10/04/2014
Sale Price \$876,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12114209	COMMONWEALTH BANK OF AUSTRALIA

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2632994751	CURRENT	1727 HINDMARSH TIERS ROAD, MYPONGA, SA 5202

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2632994751
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2014
Property Location	1727 HINDMARSH TIERS ROAD, MYPONGA, SA 5202
Local Government	YANKALILLA
Owner Names	JENNIFER MARY DEWAR DONALD RUSSELL LEHMAN
Owner Number	1639936*
Address for Notices	1727 HINDMARSH TIERS RD MYPONGA 5202
Zone / Subzone	PRuL - Productive Rural Landscape
Water Available	No
Sewer Available	No
Land Use	1992 - House And Livestock (Non-Viable)
Description	7H MS HS SS SP
Local Government Description	Primary Production

Parcels

Plan/Parcel	Title Reference(s)
D93195 ALLOTMENT 100	CT 6135/285

Values


Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$550,000	\$1,150,000	\$131,000	\$740,000	Primary Production

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$530,000	\$1,150,000	\$127,000	\$740,000	Primary Production

Building Details

Valuation Number	2632994751
Building Style	Conventional
Year Built	2006
Building Condition	Very Good
Wall Construction	Cement Sheet; Weatherbrd; Log
Roof Construction	Galvanised Iron
Equivalent Main Area	410 sqm
Number of Main Rooms	7

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

PURPOSE: DIVISION	AREA NAME: MYPONGA	APPROVED: JOHN BOJCZUK 13/02/2014	 <h1 style="margin: 0;">D93195</h1> SHEET 1 OF 3 <small>39975_text_01_v04_Version_4</small>
MAP REF: 6627/41/A, 6627/40/R	COUNCIL: THE DISTRICT COUNCIL OF YANKALILLA	DEPOSITED: MARK MCNEIL 02/04/2014	
LAST PLAN:	DEVELOPMENT NO: 260/D016/13/001/36362		

AGENT DETAILS: WEBER FRANKIW & ASSOCIATES 178 MAIN ROAD MCLAREN VALE SA 5171 PH: 83238991 FAX: 83239686 AGENT CODE: WEBLP REFERENCE: 6561	SURVEYORS CERTIFICATION: I Thomas Bernard Hawkins , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 4th day of October 2013 12th day of February 2014 Thomas Bernard Hawkins Licensed Surveyor	
--	--	--

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5473	743		ALLOTMENT(S)	8	F	1878	MYPONGA MYPONGA		SECTION 55 SECTION 54
CT	5796	448		ALLOTMENT(S)	12	D	54375	MYPONGA MYPONGA		SECTION 54 SECTION 55

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: NO OCCUPATION UNLESS OTHERWISE SHOWN

D93195

SHEET 2 OF 3

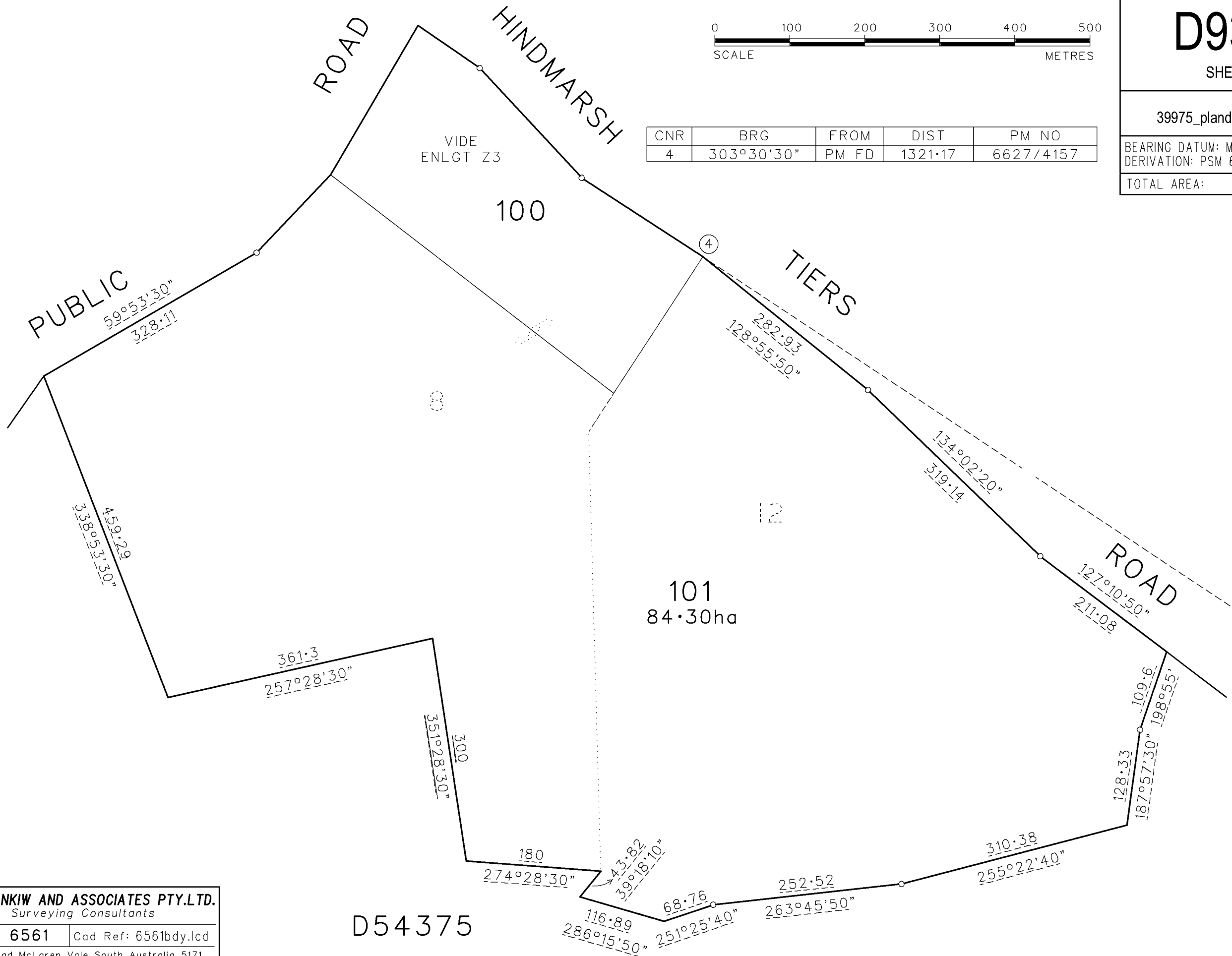
39975_pland_1_V02_Version_4

BEARING DATUM: MGA94 ZONE54
DERIVATION: PSM 6627/1605 TO 6627/15195

TOTAL AREA:



CNR	BRG	FROM	DIST	PM NO
4	303°30'30"	PM FD	1321.17	6627/4157



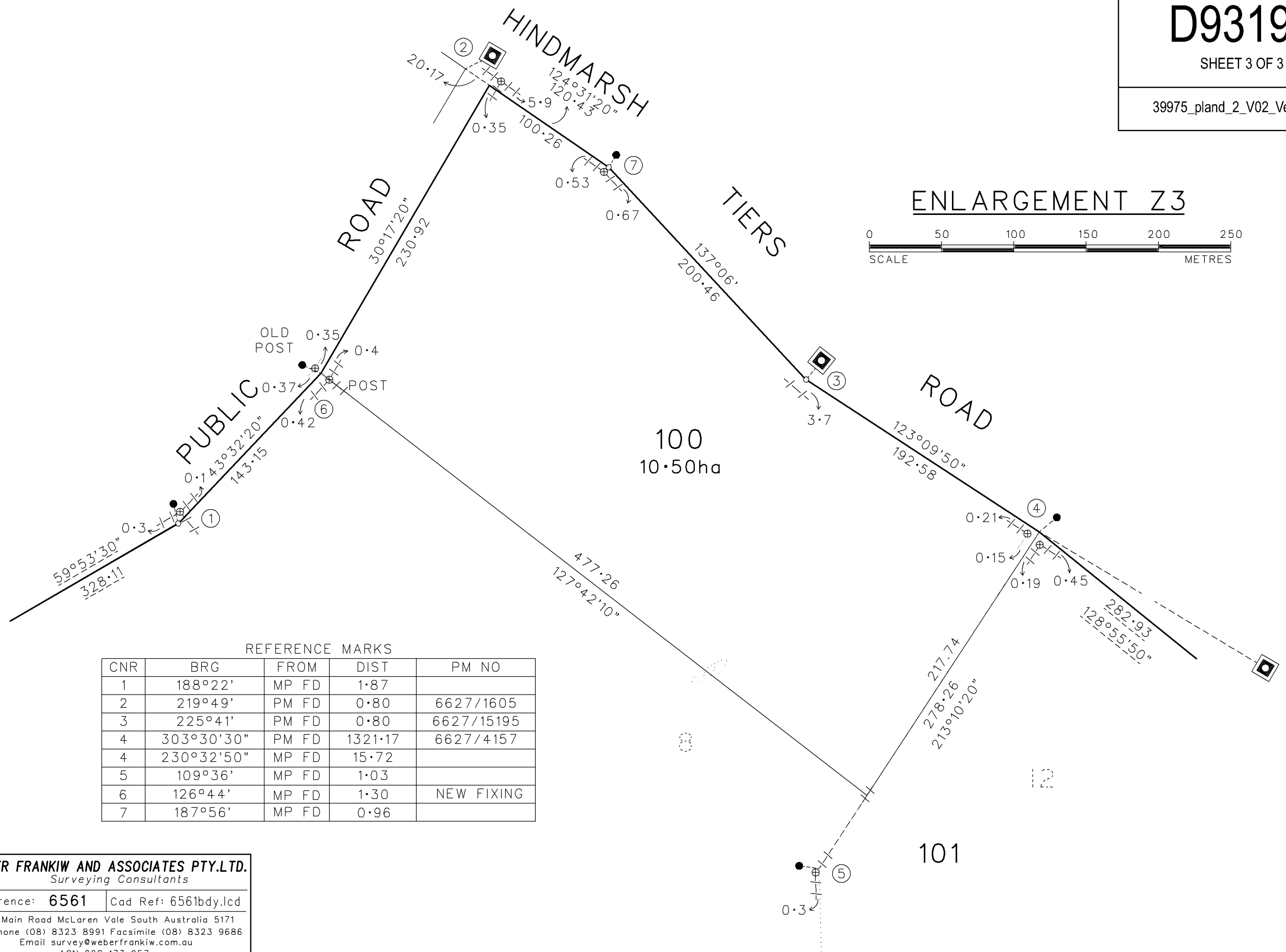
WEBER FRANKIW AND ASSOCIATES PTY.LTD.
Surveying Consultants

Reference: **6561** | Cad Ref: 6561bdy.lcd

178 Main Road McLaren Vale South Australia 5171
Telephone (08) 8323 8991 Facsimile (08) 8323 9686
Email survey@weberfrankiw.com.au
ACN 008 173 957

D54375

ENLARGEMENT Z3



REFERENCE MARKS

CNR	BRG	FROM	DIST	PM NO
1	188°22'	MP FD	1.87	
2	219°49'	PM FD	0.80	6627/1605
3	225°41'	PM FD	0.80	6627/15195
4	303°30'30"	PM FD	1321.17	6627/4157
4	230°32'50"	MP FD	15.72	
5	109°36'	MP FD	1.03	
6	126°44'	MP FD	1.30	NEW FIXING
7	187°56'	MP FD	0.96	

WEBER FRANKIW AND ASSOCIATES PTY.LTD.
Surveying Consultants

Reference: **6561** | Cad Ref: 6561bdy.lcd

178 Main Road McLaren Vale South Australia 5171
Telephone (08) 8323 8991 Facsimile (08) 8323 9686
Email survey@weberfrankiw.com.au
ACN 008 173 957



DISTRICT COUNCIL OF YANKALILLA
PO Box 9, Yankalilla SA 5203
Council Office: 1 Charles Street, Yankalilla SA 5203
Phone: (08) 8558 0200
Fax: (08) 8558 2022
Email: council@yankalilla.sa.gov.au
ABN: 17163010187

Cert. No: 8896

Ref: 2632994751

Your Ref:

20 January 2026

DR LEHMAN & JM DEWAR
C/- FORM ONE ON FROME
L1 147 FROME ST
ADELAIDE SA 5000

Dear Sir/Madam,

REQUEST FOR INFORMATION

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

Updates to Certificate of Liabilities are not provided verbally. If you require an update, please e-mail a request to Council, at council@yankalilla.sa.gov.au, with a copy of Page 1 from this certificate, and Council will e-mail a reply.

Be aware that fines/interest are imposed each month on any rates and arrears owing. Certificates older than three months from date of issue must be searched again and a new fee paid. Any certificate issued in a previous rating year must also be re-searched and a new fee paid. In addition, this Council is unable to process 24 hour urgent searches, but we will do our best to process these requests as quickly as possible.

Please advise Council of the name/s in full of the new owner/s of this property, including their **postal** address, immediately after settlement and/or transfer is effected.

Yours faithfully,

Chief Executive Officer

Enc.

APPLICANT:

DR LEHMAN & JM DEWAR
 C/- FORM ONE ON FROME
 L1 147 FROME ST
 ADELAIDE SA 5000

Cert No: 8896

Date: 20 January 2026
Applicants Ref:

LAND DETAILS**Property Address:** 1727 Hindmarsh Tiers Rd, MYPONGA 5202**Property Description:** Lot 100 D93195 Hd Myponga **CV:** \$740000.00**Owners:** Donald Russell Lehman, Jennifer Mary Dewar**Assessment Number:** A46143**Valuation Number:** 2632994751**Certificate of Title:** 6135/285**Approx. Area:** 10.5000 Ha

CERTIFICATE OF LIABILITIES
 Section 187 of Local Government Act 1999

(a) The amount of any liability for rates or charges on the land imposed	Differential General Rates 2025/26 Add Regional Landscape Levy 2025/26	\$2723.05 \$70.85
	Less Council Remission/Rebate	- \$0.00
	Less Payments Received	- \$1397.90
	Add Fines, Interest and Arrears	\$0.00
	Add Debt Collection Costs	\$0.00
	<u>BALANCE</u>	<u>\$1396.00</u>

(b) Instalments	Number	Due Date	Owing
	1	01 September 2025	\$0.00
	2	01 December 2025	\$0.00
	3	02 March 2026	\$698.00
	4	01 June 2026	\$698.00

(c) Balance is outstanding as at the date of this certificate, **20 January 2026**.
 (Amounts shown as paid on this certificate may be subject to clearance by a bank.)

If you wish to pay outstanding rates using BPay, details for **this** property are: **Biller Code:** 45377, **Reference No:** 1000461435 .

Minimum Differential General Rate for 2025/26, applicable to non contiguous (non adjoining) properties, is **\$1200.00**.

The Local Government Act provides that Councils impose an initial fine of 2% on any Rate Instalment not paid on or before the due date. Upon the expiration of each month after the date the Instalment first becomes due, additional interest as prescribed under the Local Government Act 1999 will be calculated on the outstanding amount including any interest that has been previously levied. Fines/interest are imposed each month on any rates and arrears owing.

Works may be carried out, for which charges will be raised, in addition to this Sec 187 Certificate. (See attached notice where applicable.)

Certificates older than three (3) months from date of issue must be searched again and a new fee paid. Any certificate issued in a previous rating year must also be re-searched and a new fee paid. If you require an update within the three (3) months, please send a request to Council, at council@yankalilla.sa.gov.au, with a copy of this page from the original certificate, and Council will e-mail a reply.

Please advise Council of the name/s and **postal address** in full of the new owner/s of this property immediately after settlement and/or transfer is effected.

See Rates section at www.yankalilla.sa.gov.au for details about rating methods. If you have any queries regarding the Certificate of Liabilities, please ask for our Rates Department on 8558 0200.


Certified finance section:**Date:** 27/01/2026

PART 1 – ITEMS THAT MUST BE INCLUDED IN STATEMENT
 Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995

PRESCRIBED ENCUMBRANCE

OTHER PARTICULARS REQUIRED

Development Act 1993 (repealed)

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

NOT APPLICABLE OR **See attached authorisation** OR YES, but records incomplete

PLEASE NOTE: Council will include all available copies of conditions on record for your information

Repealed Act conditions

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

NOT APPLICABLE OR See attached approval OR YES, but records incomplete

PLEASE NOTE: Council will include all available copies of conditions on record for your information

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

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

See section 7 Report – PDI Act

Is there a State Heritage place on the land or is the land situated in a State Heritage area?

See section 7 Report – PDI Act

Is the land designated as a local heritage place?

See section 7 Report – PDI Act

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?

See section 7 Report – PDI Act

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?

Please refer to;

https://plan.sa.gov.au/have_your_say/general_consultations

Section 127 – Condition (that continues to apply) of a development authorisation

NOT APPLICABLE OR See attached notice

PART 2 – ITEMS TO BE INCLUDED IF LAND AFFECTED
 Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995

PRESCRIBED ENCUMBRANCE	OTHER PARTICULARS REQUIRED
Development Act 1993 (repealed)	
Section 50(1) - Requirement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached requirement
Section 50(2) - Agreement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached agreement
Section 55 – Order to remove or perform work	NOT APPLICABLE OR See attached order
Section 56 - Notice to complete development	NOT APPLICABLE OR See attached notice
Section 57 - Land management agreement	NOT APPLICABLE OR See attached land management agreement
Section 69 - Emergency order	NOT APPLICABLE OR See attached order
Section 71 - Fire safety notice	NOT APPLICABLE OR See attached notice
Section 84 - Enforcement notice	NOT APPLICABLE OR See attached notice
Section 85(6), 85(10) or 106 - Enforcement order	NOT APPLICABLE OR See attached order
Part 11 Division 2 - Proceedings	NOT APPLICABLE OR See attached proceedings or determination

Confirmed – Planning/development section:  ...Date:...23/01/2026....

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed)) –
 Notice to take action to prevent outbreak or
 spread of fire
 If you have any queries, please ask for our Fire
 Prevention Officer on 8558 0200.

NOT APPLICABLE OR See attached notice

Confirmed – Enforcement/compliance section:



...Date:...23/01/2026.....

Food Act 2001

Section 44 – Improvement notice

NOT APPLICABLE OR See attached notice

Section 46 – Prohibition order

NOT APPLICABLE OR See attached order

Confirmed – Environmental health section:



...Date:.....23/01/2026.....

Housing Improvement Act 1940 (repealed)

Section 23 – declaration that house is
 undesirable or unfit for human habitation

NOT APPLICABLE – check with SA Housing Trust OR
 See attached declaration

Part 7 (rent control for substandard houses)
 – Notice or declaration

NOT APPLICABLE – check with SA Housing Trust OR
 See attached declaration

Confirmed – Building/development section:



...Date:.....23/01/2026.....

Land Acquisition Act 1969

Section 10 – Notice of intention to acquire

NOT APPLICABLE OR See attached notice, order etc.

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or
 demand given or made under the Act

NOT APPLICABLE OR See attached notice, order etc.

Local Government Act 1999

Notice, order, declaration, charge, claim or
 demand given or made under the Act


NOT APPLICABLE OR See attached notice, order etc.

Confirmed – General section:




...Date:.....23/01/2026.....

Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	NOT APPLICABLE OR See attached notice
Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	NOT APPLICABLE OR See attached order
Section 142 - Notice to complete development	NOT APPLICABLE OR See attached notice
Section 155 - Emergency order	NOT APPLICABLE OR See attached order
Section 157 - Fire safety notice	NOT APPLICABLE OR See attached notice
Section 192 or 193 – Land management agreement	NOT APPLICABLE OR See attached agreement
Section 198(1) - Requirement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached requirement
Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached agreement
Part 16 Division 1 - Proceedings	NOT APPLICABLE OR See attached proceedings or determination
Section 213 - Enforcement notice	NOT APPLICABLE OR See attached notice
Section 214(6), 214(10) or 222 – Enforcement order	NOT APPLICABLE OR See attached order

Confirmed – Building/development section:  ...Date...23/01/2026.....

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice	NOT APPLICABLE OR See attached notice
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 – Condition (that continues to apply) of an approval	NOT APPLICABLE OR See attached approval OR YES, but records incomplete
<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 – Maintenance order (that has not been complied with)	NOT APPLICABLE OR See attached order

Confirmed – Environmental health section:  ...Date:...23/01/2026.....

South Australian Public Health Act 2011

Section 92 - Notice	NOT APPLICABLE OR See attached notice
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – Condition (that continues to apply) of an approval	NOT APPLICABLE OR See attached approval OR YES, but records incomplete

Other charges

Charge of any kind affecting the land (not included in another item)	NOT APPLICABLE OR See attached
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Confirmed – Health section:  ...Date:...23/01/2026.....

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995

Note: Building indemnity insurance is not required for –

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

Building Indemnity Insurance is required.

No OR See attached details OR No record

Exemption from holding insurance:

If particulars of insurance are not given –

Has an exemption been granted under Section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

No OR See attached details.

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995

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 OR Yes, see following details.

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 & 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.

Certified Development Section:



Date:.....23/01/2026.....

If you have any queries regarding questions in the Development Section, please ask for our **Development Section** on 8558 0200.

DISTRICT COUNCIL OF YANKALILLA
www.yankalilla.sa.gov.au

NOTES

SMOKE ALARMS: As from 1.2.1998 and within 6 months from the day on which the title is transferred, the dwelling MUST have a smoke alarm or smoke alarms in accordance with the Fire Safety Requirements, that are powered through a mains source of electricity.

ENCUMBRANCES: Refer to Certificate of Title for charges or encumbrances over land of which the Council has the benefit.

UNMADE ROAD RESERVES: If there are unmade road reserves on or adjoining this property, Council may be issuing invoices for Permits for business purposes under Sec 222 of the Local Government Act 1999.

FIRE PREVENTION: Sec 105F of Fire & Emergency Services Act 2005 requires owners of private land to take reasonable steps to prevent or inhibit the outbreak and spread of fires. Fire Danger Season starts on 1 December and ends 30 April, subject to change by CFS depending on seasonal conditions. Contact our Fire Prevention Officer on 8558 0200 for requirements and further information.

DOGS: Legislation in SA requires all dogs of or over 3 months of age must be registered. Council has for some time now placed limits on the number of dogs per dwelling. Contact us on 8558 0200 for requirements and further information.

WASTE & RECYCLING: Collection day varies across the region, please refer to www.fleurieuregionalwasteauthority.com.au for collection schedule. For all waste & recycling enquiries, contact Fleurieu Regional Waste Authority on 08 8555 7405 or admin@frwa.com.au.

STATE GOVERNMENT CONCESSIONS: Contact the ConcessionsSA Hotline 1800 307 758 or go to www.sa.gov.au/concessions for more information.

RATES: District Council of Yankalilla has adopted a rating system using a Differential General Rate, based on Land Use, with a minimum rate. This is applied to the Capital Valuations, supplied by State Valuation Office, to calculate rates. For 2025/26, the rates in the dollar declared are:

0.367981 cents in the dollar	Residential/Commercial/Industrial/Other Land Uses
0.367981 cents in the dollar	Primary Production Land Use
0.496774 cents in the dollar	Vacant Land
<u>Minimum rate declared</u>	<u>\$1200.00</u>

Council is required to collect the Regional Landscape Levy for the Hills and Fleurieu Landscape Board. A separate rate of 0.009579 cents in the dollar was declared for 2025/26. Council is operating as a revenue collector for the Hills and Fleurieu Landscape Board in this regard and does not retain this revenue or determine how the revenue is spent.

WATER SUPPLY: If you are moving into the district, be aware you may not receive a water supply to your property. Check with SA Water if unsure.

POSTAL DELIVERY: If you are moving into the district, be aware you may not receive postal delivery to your property. Check with the local Post Office, as **you may need to organise a PO Box number.**

For a new resident pack please contact us on 8558 0200 and one can be organised for you.

Data Extract for Section 7 search purposes

Valuation ID 2632994751

Data Extract Date: 23/01/2026

Important Information

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

Parcel ID: D93195 AL100

Certificate Title: CT6135/285

Property Address: 1727 HINDMARSH TIERS RD MYPONGA SA 5202

Zones

Productive Rural Landscape (PRuL)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment

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.

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Mount Lofty Ranges Water Supply Catchment (Area 1)

The Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

Native Vegetation

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

Prescribed Water Resources Area

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

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Urban Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

Water Resources

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION DATED 06.08.2004

260 : 435 : 04

REGISTERED ON 13.08.2004

To:- PAUL JELFS PO BOX 644, VICTOR HARBOR SA 5211	ASSESSMENT NO 2632994807
--	------------------------------------

LOCATION OF PROPOSED DEVELOPMENT			
House No -	Lot No 8	Street HINDMARSH TIERS ROAD	Town/Suburb MYPONGA
Sect/No Full/Part		Hundred of MYPONGA	Certificate of Title VOL 5473 FOLIO 743

Nature of Proposed Development : DWELLING ADDITIONS AND SHED- Class 1a, 10a

From **DISTRICT COUNCIL OF YANKALILLA**

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

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	02.03.2005	5		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	4.03.2005	7		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	15.03.2005	12		

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

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

Date of Decision : 15.03.2005

Signed: 

Date : 15.03.2005

- Development Assessment Commission or delegate
- Council Chief Executive Officer or delegate
- Private Certifier
- Sheets Attached. (5)

DISTRICT COUNCIL OF YANKALILLA

PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 260 : 435 : 04

1. The development hereby approved shall be in accordance with the plans and written submissions accompanying the application, unless altered by the following conditions.
2. **EXTERNAL FINISHES**
The external finishes to the buildings or structures herein approved shall match or complement the existing colours and finishes in accordance with the materials as specified in the application now approved.
REASON:
To maintain and enhance the visual amenity of the locality in which the land is situated.
3. **ROOFWATER DISPOSAL**
 - Roof and other drainage waters shall be carried well clear of the footings and all buildings during construction; and,
 - Shall be discharged to the street or otherwise disposed of to the approval of Council on site.
 - No stormwater is allowed to flow or discharge onto land of an adjoining owner.
 - All stormwater drainage must be completed prior to occupancy of the dwelling additions.**REASON:**
To assist in protecting the premises and adjoining premises from nuisance or damage from stormwater.
4. **BUSHFIRE PROTECTION - NO RETICULATED SUPPLY**
Buildings located within the Bushfire Prone Area and intended for residential use shall be provided with a supply of water which is independent of any non reticulated mains supply and available at all times for firefighting :-

WATER SUPPLY

- A minimum supply of 5,000 litres of water shall be available at all times for fire-fighting purposes.
- This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for firefighting purposes.
- The pump and flexible connections to the water supply shall be protected from the impact of bushfire by a suitably ventilated, non-flammable cover (metal or masonry material).
- The fire-fighting water supply shall be clearly identified and shall be accessible to fire-fighting vehicles at all times.
- The diameter of all fittings and flexible reinforced suction hose connecting the water supply to the fuel driven pump shall be no smaller than the diameter of the pump inlet valve.
- A hose and nozzle capable of withstanding the pressures of the supplied water and of sufficient length to reach all parts of the building should be readily accessible at all times.
- All non metal fire-fighting water supply pipes other than flexible connections to fire-fighting pumps shall be buried at least 300 mm below finished ground level.
- The hoses and water connection points (taps) shall be located at or adjacent to the dwelling to ensure the occupants safety when using the hoses during a bushfire.

**PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO
DEVELOPMENT APPLICATION NO 260 : 435 : 04**

ACCESS

Private roads and access tracks shall provide safe and convenient access for fire-fighting vehicles as follows :

- Access to the building site shall be of all weather construction, with a minimum formed road surface width of 4 metres and must allow forward entry and exit for large fire-fighting vehicles.

VEGETATION

Landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of Bushfire and minimise the risk of damage to buildings and property as follows:

- Trees and shrubs shall not be planted closer to the Building(s) or powerlines than the distance equivalent to their mature height.
- Grasses within 20 metres of the dwelling or to the property boundaries, whichever comes first, should be reduced to a height of 10 cms during the Fire Danger Season.

REASON:

To comply with requirements and the fire safety provisions specified in the Yankalilla Development Plan.

5. **BUILDING RUBBISH CONTAINMENT**

The Builder shall at all times, provide and maintain a *waste container bin*, of sufficient size so as to accommodate the estimated waste from the site to the reasonable satisfaction of Council. For the duration of the building work, all builder's waste shall be contained within the *waste container bin* and the contents of such waste container bin shall be emptied when full and replaced as required.

At all times, the building refuse in the *waste container bin* shall be disposed of at a licensed waste disposal depot and the *waste container bin* removed from the site on completion of the building work

REASON:

To prevent building rubbish being spread onto adjoining public or private land to the detriment of the amenity of the area.

NOTES :-

That prior to commencement of any building work on the allotment, an approved on-site waste container bin must be placed and usable for contractors. Failure to meet the requirements may lead to Council instigating legal action pursuant to the Development Act/Regulations.



Matt Robertson
Planning Officer

**BUILDING RULES CONSENT CONDITIONS RELATING TO
DEVELOPMENT APPLICATION NO 260 : 435 : 04**

1. **TIMBER FIXING TO AS 1684.2 - 1999**

All timber framing shall be constructed in accordance with the requirements of AS 1684 .2 - 1999.

REASON:

To comply with Part 3.4 - Clause 3.4.3.0 of the Building Code of Australia.

BUILDING RULES CONSENT CONDITIONS(cont)

2. ROOF TRUSSES

The roof trusses for the colorbond custom orb roof shall be:

- A proprietary product designed and manufactured by a licensed manufacturer based on a certified design complying with the requirements of AS 1720.1-1988 and AS 1649, utilising a design wind speed of not less than 41 metres per second.
- Erected and braced in accordance with the manufactures specification.

REASON:

To comply with Part 3.4 Framing clause 3.4.3.0 of the Building Code of Australia.

3. PROTECT FROM TERMITES

The building shall be protected against attack by subterranean termites in accordance with the provisions of AS 3660.1.

A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating :-

- the method of protection; and
- the date of the installation; and
- where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- the installer's and manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

REASON:

To comply with Part 3.1 clause 3.1.3.2 of the Building Code of Australia.

4. SANITARY COMPARTMENT DOOR

The sanitary compartment must be constructed with a door which opens outwards or slides, or which is readily removable from outside of the compartment, unless there is a clear space of at least 1.2 m between the closet pan and the nearest part of the doorway.

REASON:

To comply with Clause 3.8.3.3 of the Building Code of Australia, which is prescribed to facilitate the removal of an unconscious occupant.

5. ENERGY EFFICIENCY

Energy Efficiency requirements for Zone 6 in which the dwelling additions are located :-

- Roof and ceiling – installation of insulation batts R3.0.
- Walls : brick veneer walls need the installation of R1.5 insulation.

REASON:

To comply with Part 3.12 of the Building Code of Australia.

6. INSPECTIONS (DWELLING)

The owner/builder shall give Council a minimum of one business day's notice for the following works:

- Commencement of building work on the site.
- The intention to place concrete in footings, prior to the placement of concrete or other structural members.
- Completion of the wall and roof framing, including all bracing and tie-downs prior to placement of internal linings.
- Completion of the development work.

REASON:

To comply with Development Act and Regulation 74(1).

BUILDING RULES CONSENT CONDITIONS(cont)

7. INDEMNITY INSURANCE

If a licensed builder is engaged to perform domestic building work with a value over \$12,000.00, a certificate of indemnity insurance is required under the Building Work Contractors Act, 1995. The certificate **MUST** be submitted to the Council before any building work commences.

NOTE:

This report does not imply compliance with the Electricity Trust of South Act, 1946 as amended or the regulations thereunder. It is the responsibility of the builder/owner erecting the building work to ensure compliance.



Steve J Ryles MAIBS
MANAGER,
ENVIRONMENTAL SERVICES UNIT

NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consentSuch an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environmental Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.
2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.
3. If this is a consent or consent with conditions:
 - the development must be substantially commenced or
 - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

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

ADDITIONAL INFORMATION

ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

S A WATER:

Townships - where an allotment is served by S A Water Sewer, the owner is required to give notice to that department of the intended building work.

ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

WARNINGS:

- a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- b) This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 23/06/2006 Development Number
REGISTERED ON 23/06/2006 **260:145:06**

To:- S Beckmann PO Box 141 MYPONGA 5202	ASSESSMENT NO 2632994807
--	------------------------------------

LOCATION OF PROPOSED DEVELOPMENT			
House No	Lot No	Street	Town/Suburb
	8	HINDMARSH TIERS ROAD	MYPONGA
Sect/No		Hundred of MYPONGA	Certificate of Title VOL 5473 FOLIO 743

Nature of Proposed Development : WALNUT ORCHARD (3 Ha) AND DEMOLISH COTTAGE

From **DISTRICT COUNCIL OF YANKALILLA**

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

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	03/08/2006	6		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	03/08/2006	2		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	03/08/2006	8		

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

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

Date of Decision : 03/08/2006

Signed:

Date : 03/08/2006

- Development Assessment Commission or delegate
- Council Chief Executive Officer or delegate
- Private Certifier
- Sheets Attached. (3)

DISTRICT COUNCIL OF YANKALILLA

PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 260:145:06

1. Development shall proceed in accordance with the plans and written documentation accompanying the application, unless varied by the following conditions.
2. Management of the property shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
3. Chemical spraying shall be undertaken in accordance with the manufacturer's specifications and instructions, and only in weather conditions that will minimise spraydrift impacts on nearby land.
4. In accordance with Authorisation No. 105825 issued pursuant to the Notice of Prohibition on Taking Surface Water from Watercourses and Wells in the Western Mt Lofty Ranges, irrigation is limited to 26.6ha of pasture and 3.0ha of walnuts with water from well no. 6627-113, well no. 6627-112 and well no. 6627-10481.
5. The owner of the land on which a watercourse or lake is situated or that adjoins a watercourse or lake must take reasonable measures to prevent damage to the bed and banks of the watercourse or the bed and banks of the lake and to the ecosystem that depends on the watercourse or lake.
6. The owner of land on which a watercourse or lake is situated must not place an object of solid material in the watercourse or lake, nor excavate or remove rock, sand or soil from the watercourse.

BUILDING RULES CONSENT CONDITIONS RELATING TO DA: 260:145:06

1. **ASBESTOS**
 1. The appropriate authority shall terminate services to the building before demolition begins.
 2. Dust shall be kept to a minimum to avoid nuisance.
 3. Should asbestos be contained within the structure, it shall only be deposited at a landfill site that is licensed by the South Australian Environment Protection Authority to accept such waste.

NOTE Contractors engaged in the removal of asbestos from established buildings may require a licence from the Department of Industrial Affairs.

NOTE Contractors removing asbestos must comply with the Occupational Health and Welfare (Asbestos) Regulations 1991 and EPA requirements.
2. Pump out existing septic tank and soakage area, then either collapse or fill-in existing septic tank or remove from site. The soakage area should be removed from the site and disposed off at an approved site.

NOTES

Separate Development Approval may be required to commence any processing of the produce, on-site.

The Notice of Prohibition on new or additional water use development in the Western Mt Lofty Ranges during the period of the Notice (21 October 2004 – 21 October 2006). These controls would prevent the establishment of any new or additional use of watercourse, surface or underground water for any use other than stock and domestic use prior to when the current Notice expires in 21 October 2006.

Prescription of the water resource in the Western Mt Lofty Ranges, which means that those who are proposing to use surface water, watercourse water or underground water for any use other than stock and domestic purposes at any time in the future, they must apply for a water licence with the Department of Water Land and Biodiversity Conservation. Water Licenses will be issued in accordance with the future water allocation plan that is yet to be developed, which determines the status and feasibility of any proposed future water use at the site.

The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the native Vegetation Act 1991, requires the approval of the Native Vegetation Council. For further information visit: www.dwlbc.sa.gov.au/biodiversity/vegetation/nv_inforesources.html or ring 8124 4744.

ETSA

This report does not imply compliance with the Electricity Trust of South Australia Act 1946 as amended or the regulations thereunder. It is the responsibility of the developer to ensure compliance.



Matt Robertson
Planning Officer

NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consentSuch an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environmental Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.
2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.
3. If this is a consent or consent with conditions:
 - the development must be substantially commenced or
 - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

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

ADDITIONAL INFORMATION

ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

S A WATER:

Townships - where an allotment is served by S A Water Sewer, the owner is required to give notice to that department of the intended building work.

ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

WARNINGS:

- a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- b) This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 18.08.06 Development Number
260:203:06
REGISTERED ON 28.08.06

To:- S. Beckman c/o PBS Australia 607 Marion Road South Plympton, SA 5038	ASSESSMENT NO 2632994807
--	-----------------------------

LOCATION OF PROPOSED DEVELOPMENT			
House No.	Lot No	Street	Town/Suburb
	8	HINDMARSH TIERS ROAD	MYPONGA
Sect/No		Hundred of	Certificate of Title
		MYPONGA	VOL 5473 FOLIO 743

Nature of Proposed Development : SWIMMING POOL-Class 10b

From DISTRICT COUNCIL OF YANKALILLA

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

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	20.09.06	3		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent <i>PBS Australia (received 23.08.2006)</i>	18.08.06	1		<i>Private Certification</i>
Public Space				X
Other				X
DEVELOPMENT APPROVAL	20.09.06	4		

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

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

Date of Decision : 20.09.2006

Signed:

Date : 20.09.2006

- Development Assessment Commission or delegate
- Council Chief Executive Officer or delegate
- Private Certifier
- Sheets Attached. (2)

DISTRICT COUNCIL OF YANKALILLA

PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 260:203:06

1. The development hereby approved shall be in accordance with the plans and written submissions accompanying the application, unless altered by the following conditions.
2. **NOT OVER SEPTIC.**
The development shall not be located over or closer than 2.5 metres to the septic tank or no closer than 3.0 metres down slope or 6.0 metres up slope to the effluent disposal system.
REASON:
To comply with Waste Control Regulations under the Public and Environmental Health Act.
3. **BACK WASH WATER**
All waste water/back wash water is to be disposed off in a manner approved off by the relevant authority and must not be directed into the Waste Control System.

BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 260 : 203 : 06

Provisional Building Rules Consent has been granted by a private certifier, please refer to the attached private certifiers conditions of approval and/or notes.

NOTES

ETSA

This report does not imply compliance with the Electricity Trust of South Australia Act 1946 as amended or the regulations thereunder. It is the responsibility of the builder/owner erecting the building work to ensure compliance.

Kirsty Tapp
Planning Officer

NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consentSuch an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environmental Resources and Development Court allows. For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.
2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.
3. If this is a consent or consent with conditions:
 - the development must be substantially commenced or
 - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

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

ADDITIONAL INFORMATION

ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

S A WATER:

Townships - where an allotment is served by S A Water Sewer, the owner is required to give notice to that department of the intended building work.

ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

WARNINGS:

- a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- b) This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.

DISTRICT COUNCIL OF YANKALILLA

Postal Address: PO Box 9, YANKALILLA SA 5203
Telephone: 8558 2048 Facsimile: 8558 2022

APPROVAL TO INSTALL A WASTE CONTROL SYSTEM SEPTIC TANK (SUB-SURFACE)

DATE : 4.03.2005	2632994807.	APPROVAL NO.: S 1701
APPLICANT DETAILS	PAUL JELFS PO BOX 644, VICTOR HARBOR SA 5211	
OWNER(S) DETAILS	S. BECKMANN C/- POST OFFICE, MYPONGA SA 5202	
LOCATION	LOT 8 HINDMARSH TIERS ROAD, MYPONGA	

PUMP & PUMPSUMP:

Pump Sump – minimum effective capacity of 500 litres.

Pump – Permanently fixed and electronically wired to operate automatically, including an audible or visual alarm to indicate pump failure.

SEPTIC TANK

Minimum Effective Capacity

3000

LITRES

EFFLUENT DISPOSAL SYSTEM

Type of System	Length (metres)	Width (metres)	Maximum cover (millimetres)
Soakage Trench	27.0 Metres	2.5 Metres	400 mm
Soakage Bed	N/A	N/A	N/A

PLEASE NOTE:

1. Soakage/Irrigation must be at least 50 metres from any creek, dam, bore, well or watercourse.
2. All roof/stormwater is to be directed away from the disposal area.

DISTRIBUTION SUMP REQUIRED

NO

DIVERSION TRENCH REQUIRED

Surface and migrating sub-surface water is to be diverted away from the disposal area

YES

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

Persons undertaking the installation of the system are required to give the Council's Environmental Health Officer one (1) business day's notice when calling for an inspection

MANDATORY INSPECTIONS

1. Underfloor plumbing (under water test)
2. Drain, Septic tank and soakage trenches.
3. Final inspection of completed system, backfilled with all inspection points, plumbing fixtures and venting in place.

Approval of the waste control system does not infer development approval and work should not proceed until all approvals are received.

FILE COPY

Approval of the SEPTIC TANK (SUB-SURFACE) is subject to the following conditions:

APPROVAL CONDITIONS

1. The installation of the system (or part) is to be carried out by a registered licensed plumber in strict accordance with the technical details and plans as approved.
2. Any variation to the work as approved must not be undertaken until that variation has received Council approval.
3. All plumbing and drainage work associated with the installation shall comply with the SA Health Commission WASTE CONTROL SYSTEM Standards and AS/NZS 3500.2.2:1996 (including South Australian modifications).
4. The access cover to the septic tank is to be raised to surface level and sealed to prevent the entry of storm water or the escape of effluent or sewer gases.
5. The use of the Waste Control System shall not vary from that indicated on the application for approval of the system.
6. The Waste Control System shall be operated and maintained in accordance with the requirements of the Council.
7. Approval to install the Waste Control System shall become void if work is not commenced within twelve (12) months after the day on which approval was given.

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

The approval issued by the District Council of Yankalilla does not alleviate persons installing Waste Control System from their responsibilities under other Acts and Regulations.

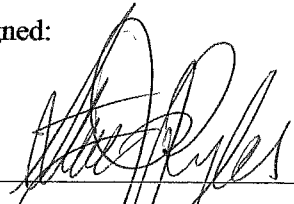
If you have any queries please do not hesitate to contact the District Council of Yankalilla.

Contact Officer: Steve Ryles

Contact Telephone No : 8558 2048

Signed:

Date : 4.03.2005



Steve Ryles

Authorized Officer / Environmental Health Officer
Public and Environmental Health Act, 1987

ADDITIONAL INFORMATION

PROHIBITED DISCHARGES

Unless otherwise approved by the SA Health Commission or Council, no person shall permit or cause any of the following discharges into an approved waste system:

- any storm water, including roof and rainwater tank overflow and surface drainage waters,
- any backflush from a spa bath/pool in excess of 680 litres capacity,
- any sanitary napkin, clothing or plastic material or liner,
- any trade waste,
- any petrol or other flammable or explosive substance whether solid, liquid or fluid, unless specifically stated to be suitable for use in a septic tank,
- any other matter of substance which, in the opinion of the SA Health Commission or Council, would impair the effective working of a septic tank.

Penalties apply for non compliance

DISTRICT COUNCIL OF YANKALILLA

Postal Address : PO Box 9, YANKALILLA SA 5203

Telephone : 8558 2048 Facsimile : 8558 2022

CERTIFICATE OF COMPLETION AND COMPLIANCE NOTICE OF COMPLETION OF WORK

TO THE DISTRICT COUNCIL OF YANKALILLA(Att: Steve J. Ryles Environmental Health Officer)

I hereby certify that the Sanitary Plumbing/Drains as defined on this notice have been completed and complies with the Conditions of approval, the AS/NZS 3500 National Plumbing and Drainage. Part 2.2: Sanitary Plumbing and Drainage as well as the Standard of the Construction , Installation and Operation of Septic Tank Systems in South Australia and that all the test required by said Standards and Approvals have been carried out and proved satisfactory.

Construct
 Alter
 Replace

DATE :	APPROVAL NO : S 1701
APPLICANT DETAILS	PAUL JELFS PO BOX 644, VICTOR HARBOR SA 5211
OWNER(S) DETAILS	S. BECKMANN C/- POST OFFICE, MYPONGA SA 5202
LOCATION	LOT 8 HINDMARSH TIERS ROAD, MYPONGA

SANITARY PLUMBING

<input type="checkbox"/> Laundry	<input type="checkbox"/> En-suite	<input type="checkbox"/> WC	<input type="checkbox"/> Drain
<input type="checkbox"/> Bathroom	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Soil Stack	<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Trade Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WORK COMPLETED

Signature of Registered Plumbing Worker

Registration Number

Date...../...../.....

LICENSED PLUMBING CONTRACTOR

Print Name.....

Signature.....

Registration Number

Date Submitted/...../.....

Trading Name.....

Address.....

Phone Mobile Fax

RECEIVED BY DISTRICT COUNCIL OF YANKALILLA...../...../.....

DEVELOPMENT PLAN CONSENT

Conditions of Approval

DEVELOPMENT APPLICATION NO : 260/269/08

1. Development shall proceed in accordance with the plans and written documentation accompanying the application, unless varied by the following conditions
2. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.
3. **Roofwater Disposal**
 - Roof and other drainage waters shall be carried well clear of the footings and all buildings during construction; and,
 - Shall be discharged to the street or otherwise disposed of to the approval of Council on site.
 - Stormwater is allowed to flow or discharge onto land of an adjoining owner
 - All stormwater drainage must be completed prior to occupancy of the dwelling.
4. The development shall not be located over or closer than 2.5 metres to the septic tank or closer than 3metres to the effluent disposal trenches

BUILDING RULES CONSENT

Conditions of Approval

DEVELOPMENT APPLICATION NO : 260/269/08

BUILDING CLASSIFICATION : 10A NON LIVING - GARAGE CARPORT SHED

CONDITIONS:

1. All members, materials and procedures used in the building and during construction shall be strictly in accordance with the manufactures approved plans and specifications for the wind speed appropriate to the particular site - wind terrain N3.
BCA-P2.1
2. No structure is to be built over or within 2.5 metres of an existing Septic Tank or Effluent Disposal area (underground soakage or above- ground irrigation).
Also if difficulty is being experienced with the disposal of effluent additional area may be required for this purpose.
3. The roof cladding being effectively anchored against winds.
BCA-Part 3.5.1
4. This consent is issued on the understanding that the proprietary type materials and products as specified either on the architectural plans or specification are to be selected and installed in accordance with the manufacturer's recommendations and relevant specifications
5. The shed/garage shall only be used in accordance with its approved usage and the building classification assigned and shall not be used for human habitation or for any other non-approved usage. Note: habitation includes temporary staying overnight, weekends etc. Substantial penalties apply for contravention of Development Act provisions.
Development Act Section 44 & 66

NOTES TO APPLICANT/OWNER REGARDING DEVELOPMENT APPROVAL

PLEASE READ CAREFULLY – IMPORTANT INFORMATION **NOTIFICATIONS** *(Inspections)* **STAGES**

The owner or builder must notify Council of any footing piers, column pads, stumps etc to enable an inspection to be made before pouring of any concrete or backfilling is carried out.

NOTE: At least one business days notice of commencement of any stage of the building work must be given to the inspector. Reg 74

IMPORTANT NOTE TO APPLICANT: This report does not imply compliance with the Electricity Act 1996, as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the Building to ensure compliance with the same.

Notwithstanding the approval of this application, building work must comply with all the requirements of the Development Act and Regulations and Council By-Laws. **Sec. 45(2)**

Approval is valid for one (1) year only and should the building be not substantially commenced within that period a new application must be submitted. **Sec. 48(1)**

Any variations or additions to the original application must be submitted to the Council for Approval

NOTIFICATION OF CHANGE OF OWNERSHIP for the District Council of Yankalilla

Vendor/purchaser or representative of same to complete and return to :

District Council of Yankalilla
PO Box 9
YANKALILLA SA 5203

Phone enquiries: 8558 0200

Fax : 8558 2022

Email: council@yankalilla.sa.gov.au

Property No or Billing No:.....

Certificate of title No:.....Valuation No:.....

Property Address:.....

.....

Vendor's Name:.....

.....

Vendor's Forwarding Address/Phone No:.....

.....

Purchaser's name(Mr/Mrs/Ms/Miss):.....

.....

Purchaser's name(Mr/Mrs/Ms/Miss):.....

.....

Email Address:

Phone No:

Postal Address for Rates Notice:.....

.....

Please be aware that a large portion of our council area does not receive postal delivery to the property.

Residential Address (if different to above):.....

.....

Date of settlement:.....

.....
Name of Purchaser/Agent

.....
Signature of Purchaser/Agent

Date:

Account Number 26 32994 75 1	L.T.O Reference CT6135285	Date of issue 20/1/2026	Agent No. 7627	Receipt No. 2747744
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FORM 1 ON FROME
LEVEL 1 147 FROME ST
ADELAIDE SA 5000
info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: D R LEHMAN & J M DEWAR
Location: 1727 HINDMARSH TIERS RD MYPONGA
Description: 7H MS HS SS SP Capital Value: \$ 740 000 (Notional)
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

		\$
	Arrears as at: 30/6/2025	0.00
Water main available:	Water rates	0.00
Sewer main available:	Sewer rates	0.00
	Water use	0.00
	SA Govt concession	0.00
	Recycled Water Use	0.00
	Service Rent	0.00
	Recycled Service Rent	0.00
	Other charges	0.00
	Goods and Services Tax	0.00
	Amount paid	0.00
	Balance outstanding	0.00

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

Next quarterly charges: Water supply: 0.00 Sewer: 0.00 Bill: 4/3/2026

This account is not rateable for water or sewer.

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

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

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

South Australian Water Corporation

Name: **Water & Sewer Account**
D R LEHMAN & J M DEWAR Acct. No.: 26 32994 75 1 Amount: _____

Address:
1727 HINDMARSH TIERS RD MYPONGA

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 2632994751



Bill code: 8888
Ref: 2632994751

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 2632994751





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: 2747744

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

DATE OF ISSUE
20/01/2026

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
1639936*	D R LEHMAN & J M DEWAR			
PROPERTY DESCRIPTION				
1727 HINDMARSH TIERS RD / MYPONGA SA 5202 / LT 100 D93195				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
2632994751	CT 6135/285	\$740,000.00	R2 0.500	RU 0.300
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	93.90	
	- REMISSION	\$	37.10	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-106.80	
	= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR				
2025-2026				

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

EXPIRY DATE 20/04/2026



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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7013566513</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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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.



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: 2747744

DATE OF ISSUE

20/01/2026

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

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

D R LEHMAN & J M DEWAR

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

1727 HINDMARSH TIERS RD / MYPONGA SA 5202 / LT 100 D93195

ASSESSMENT NUMBER

2632994751

TITLE REF.

(A "+" indicates multiple titles)

CT 6135/285

TAXABLE SITE VALUE

\$131,000.00

AREA

10.5000 HA

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

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

Please Note:

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

ON OR BEFORE

20/04/2026



**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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7013566422</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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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.



OFFICIAL: Sensitive

27 January 2026

FORM 1 ON FROME
LEVEL 1, 147 FROME STREET
ADELAIDE SA 5000

Water and River Murray Group

Water Licensing Branch
152 Jubilee Highway East
Mount Gambier SA 5290
PO Box 1046
Mount Gambier SA 5290
Australia
Tel (08) 8735 1134

Dear Sir/Madam

I refer to your enquiry concerning the following property:

dew.lcwaterlicensing@sa.gov.au
www.environment.sa.gov.au
www.waterconnect.sa.gov.au

Reference No: 2747744
Title Reference: CT6135/285 D93195 AL100
Property Address: 1727 HINDMARSH TIERS ROAD, MYPONGA SA 5202
Owners Name: DR LEHMAN & ANR

I advise as follows:

Notice to pay levy under section 78 of the <i>Landscape South Australia Act 2019</i> (or under a corresponding previous enactment).	Yes*
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*Please refer to the below **ADVICE OF LICENCE(S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019** report detailing levies payable under Section 78, any Water Resource Works Approval under Section 135, any Site Use Approval under Section 142 & any Forest Water Licence under Section 166 of The Landscape South Australia Act 2019.

Copies of the relevant application forms can be found at www.waterconnect.sa.gov.au/Water-Management/Licences-and-Permits.

If an interested party is registered against a water licence an application to remove the interest will also need to be submitted. The licence holder/s will need to confirm if an interest is registered against a water licence. Any information in relation to licences will only be given to the licensees or a third party who has written permission from the licensee to access the information.

The Minister is required to keep a record of Permits, Licences, Allocations, Approvals and details relating to these. The NRM Register is publicly available online and is updated daily <https://www.waterconnect.sa.gov.au/Systems/WLPR/Pages/default.aspx>. To protect the privacy of licensees, limited information is available on the register. The NRM register provides access to information by entering the licence/permit number or the land parcel details endorsed on the licence/permit.

All care and diligence has been taken to access the above information from available records. Should you have any queries regarding this Property Interest Report please contact this office.

All other enquires regarding the Licence should be directed to the DEW Branch located at the bottom of this report.

Yours Sincerely

Water Licensing Branch
Department for Environment and Water



WATER & RIVER MURRAY GROUP ADVICE OF LICENCE (S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019

Take Note

The *Landscape South Australia Act 2019* provides that a water licence is a property right issued to a person, which is not directly linked to the land. A licence may however, authorise water to be taken or used in relation to specific land parcels. If the land parcel(s) specified on a licence are sold, the licence remains in the possession of the licence holder unless separate approval is obtained to transfer or vary the water allocation endorsed on that licence. An application to transfer or vary a licensed water allocation must be made in accordance with the licensing provisions of the *Landscape South Australia Act 2019*. The provisions relevant to this prescribed resource are attached.

Licence Details

Licence Number: WL-231476
Licence Status: Current
Prescribed Region: Western Mt Lofty Ranges PWA
Licensee(s): Donald Russell Lehman
 Jennifer Mary Dewar

Water Allocation:

Entitlement

Western Mt Lofty Ranges PWA, Myponga Sedimentary - Total Entitlement: 50,000 kL

Entitlement number	Prescribed Resource	Management unit	Entitlement pool	Allocation category	Quantity	Expiry date
E-003196	Western Mt Lofty Ranges PWA	Myponga Sedimentary	Western Mt Lofty Ranges groundwater	Taking	50000 kL	N/A

Fees charged to this licence:	Charged	Outstanding
Right to take water - 1/7/2025 to 30/06/2026	\$385.50	\$0.00

Property Details: CT6135/285 D93195 A100

All enquires regarding the Licence should be directed to:

Water and River Murray Group
 Water Licensing Branch
 81-95 Waymouth Street
 ADELAIDE SA 5000

Postal enquires should be forwarded to:

Water and River Murray Group
 Water Licensing Branch
 GPO Box 1047
 ADELAIDE SA 5001

Telephone: (08) 8463 6876



**WATER & RIVER MURRAY GROUP
ADVICE OF LICENCE (S) ISSUED UNDER THE
LANDSCAPE SOUTH AUSTRALIA ACT 2019**

Additional Information

Information provided current as at 27 January 2026.

Any outstanding fees are to be paid before a licence can be transferred to a new account.

Comments

If the water licence is to be transferred to a new property owner, the current licence holder must complete an application to transfer a water licence, which must be signed by all parties and returned to the below office accompanied by the prescribed fee.

**All enquires regarding the Licence
should be directed to:**

Water and River Murray Group
Water Licensing Branch
81-95 Waymouth Street
ADELAIDE SA 5000

**Postal enquires should be
forwarded to:**

Water and River Murray Group
Water Licensing Branch
GPO Box 1047
ADELAIDE SA 5001

Telephone: (08) 8463 6876

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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 recommends that you check the website: www.cbs.sa.gov.au

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

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

Value

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

For more information on these matters visit: www.cbs.sa.gov.au

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

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

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

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

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

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