

Form 1—Vendor's statement

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

Contents

Preliminary

Part A—Parties and land

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

Part C—Statement with respect to required particulars

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

Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

** means strike out or omit the option that is not applicable.*

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
- 3 Vendor: **CRAIG JOHN MCKENZIE AND PAULA MARIA MCKENZIE**
Address: **18 BIRKDALE STREET NORMANVILLE SA 5204**
- 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): / /20
- 6 Description of the land: **18 BIRKDALE STREET NORMANVILLE SA 5204 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6103 FOLIO 579 BEING ALLOTMENT 49 DEPOSITED PLAN 62399 IN THE AREA NAMED NORMANVILLE HUNDRED OF YANKALILLA**

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:
18 BIRKDALE STREET NORMANVILLE SA 5204
(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
(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, CRAIG JOHN MCKENZIE AND PAULA MARIA MCKENZIE,
Of 18 BIRKDALE STREET NORMANVILLE SA 5204 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:

13 / 01 / 2026

17 / 12 / 2025

Craig McKenzie

Paula McKenzie

Signed:

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

(section 9)

To the purchaser:

I, LISA MARIE AMABILI 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: 16/12/2025

Amabili

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

<p>1.1 Mortgage of land</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> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 13011514</p> <p>Name of mortgagee: NATIONAL AUSTRALIA BANK LTD.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p>1.2 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 If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>
<p>1.3 Restrictive covenant</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES</p> <p>NO</p>

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

29. Planning, Development and Infrastructure Act 2016			
29.1	Part 5- Planning and Design Code	<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 PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 PART 5 – PLANNING AND DESIGN CODE</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>ZONE: GOLF COURSE ESTATE (GCE)</p> <p>SUBZONE: NIL</p> <p>ZONING OVERLAYS: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH ZONING OVERLAYS</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: YES</p> <p>Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au</p>	<p>YES</p> <p>NO</p> <p>YES</p>
29.2	section 127—Condition (that continues to apply) of a development authorisation 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> LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 127</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p>YES</p>
32. South Australian Public Health Act 2011			
32.3	South Australian Public Health (Wastewater) Regulations 2013 Part 4— Condition (that continues to apply) of an approval	<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 SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011 SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATIONS</p>	<p>YES</p> <p>NO</p> <p>YES</p>

Date of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011 SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATIONS

Name of person or body that granted the approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011 SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATIONS

Condition(s) of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011 SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATIONS

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

Encumbrance

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

Acknowledgement of Receipt

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

Dated this _____ day of _____ 20

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 6103/579	Reference No. 2740298
Registered Proprietors	C J & P M*MCKENZIE	Prepared 16/12/2025 10:28
Address of Property	18 BIRKDALE STREET, NORMANVILLE, SA 5204	
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 has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title
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 has no record of a water resource works approval affecting this title |
| 18.11 | section 142 - Site use approval | DEW has no record of a site use approval affecting this title |
| 18.12 | section 166 - Forest water licence | DEW has no record of a forest water licence affecting this title |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants | The regional landscape board has no record of any notice affecting this title |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve | The regional landscape board has no record of any notice affecting this title |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the | 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 6103/579
Status: CURRENT
Edition: 4

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886

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

Certificate of Title - Volume 6103 Folio 579

Parent Title(s) CT 5900/58
Creating Dealing(s) PS 11849565
Title Issued 29/11/2012 **Edition** 4 **Edition Issued** 02/11/2018

Estate Type

FEE SIMPLE

Registered Proprietor

CRAIG JOHN MCKENZIE
PAULA MARIA MCKENZIE
OF 18 BIRKDALE STREET NORMANVILLE SA 5204
AS JOINT TENANTS

Description of Land

ALLOTMENT 49 DEPOSITED PLAN 62399
IN THE AREA NAMED NORMANVILLE
HUNDRED OF YANKALILLA

Easements

NIL

Schedule of Dealings

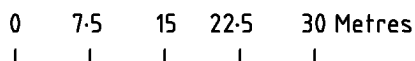
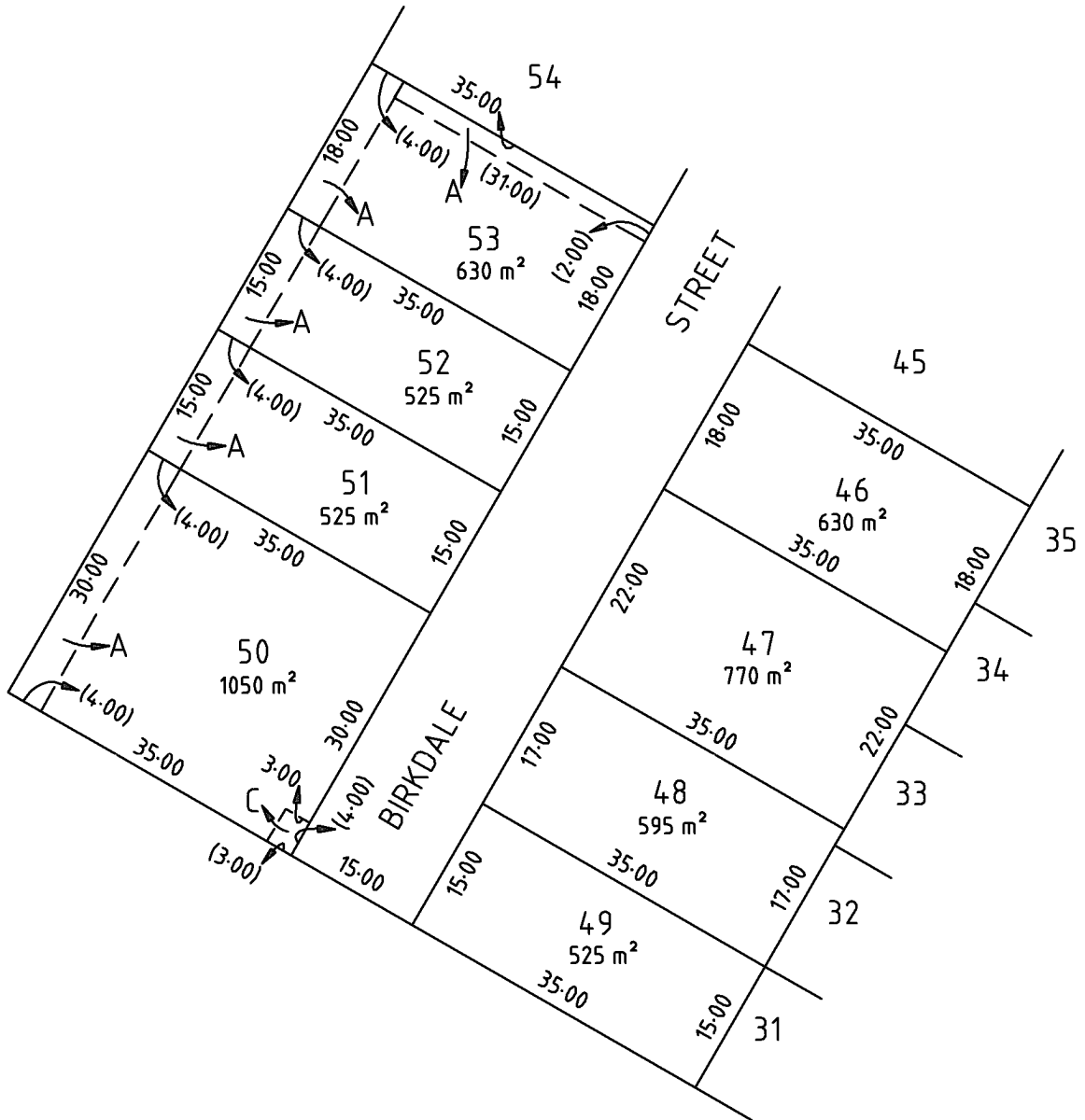
Dealing Number	Description
12929913	ENCUMBRANCE TO LINKS LADY BAY PTY. LTD. (ACN: 065 268 868)
13011514	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

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



DP
60216



Certificate of Title

Title Reference CT 6103/579
Status CURRENT
Easement NO
Owner Number 10290566
Address for Notices UNIT 3, 71 FARNHAM RD ASHFORD, SA 5035
Area 525m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

CRAIG JOHN MCKENZIE
PAULA MARIA MCKENZIE
OF 18 BIRKDALE STREET NORMANVILLE SA 5204
AS JOINT TENANTS

Description of Land

ALLOTMENT 49 DEPOSITED PLAN 62399
IN THE AREA NAMED NORMANVILLE
HUNDRED OF YANKALILLA

Last Sale Details

Dealing Reference TRANSFER (T) 12929912
Dealing Date 23/05/2018
Sale Price \$87,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	12929913	LINKS LADY BAY PTY. LTD. (ACN: 065 268 868)
MORTGAGE	13011514	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2609349009	CURRENT	18 BIRKDALE STREET, NORMANVILLE, SA 5204

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2609349009
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2004
Property Location	18 BIRKDALE STREET, NORMANVILLE, SA 5204
Local Government	YANKALILLA
Owner Names	CRAIG JOHN MCKENZIE PAULA MARIA MCKENZIE
Owner Number	10290566
Address for Notices	UNIT 3, 71 FARNHAM RD ASHFORD, SA 5035
Zone / Subzone	GCE - Golf Course Estate
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	8HDGCPV
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D62399 ALLOTMENT 49	CT 6103/579

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$180,000	\$840,000			
Previous	\$200,000	\$640,000			

Building Details


Valuation Number	2609349009
Building Style	Conventional
Year Built	2019
Building Condition	Good
Wall Construction	Not Available
Roof Construction	Not Available
Equivalent Main Area	304 sqm
Number of Main Rooms	8

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

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA
ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

Orig. **E 12929913**



14:08 25-May-2018
4 of 5

PRIORITY NOTICE ID	
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Orig/Copy 1 off with 0 copies

Consideration/Value/Security: \$

SA Proportion (if applicable): \$

SD: \$ LTO Fees: \$

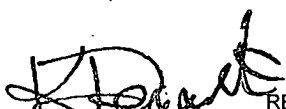
Int: \$ Pen/Add Tax: \$

Signature: [Signature] Date: 25/5/18

CORRECTION TO: Carrington Conveyancers Pty Ltd CARR

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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CORRECTION	PASSED
	KD
REGISTERED	
- 8 JUN 2018	
 REGISTRAR-GENERAL SOUTH AUSTRALIA	

Pro



ENCUMBRANCE

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 6103 FOLIO 579

ESTATE & INTEREST

ESTATE IN FEE SIMPLE

ENCUMBRANCER (Full name and address)

CRAIG JOHN MCKENZIE AND PAULA MARIA MCKENZIE BOTH OF 18 BIRKDALE STREET NORMANVILLE SA 5204

ENCUMBRANCEE (Full name, address and mode of holding)

LINKS LADY BAY PTY LTD (A.C.N 065 268 868) OF PO BOX 1596 NORMANVILLE SA 5204

OPERATIVE CLAUSE

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

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

(a) Ten cents (10¢) if demanded

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

(b) TO BE PAID TO THE ENCUMBRANCEE
For a period of One hundred (100) years from the date hereof

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

(c) AT THE TIMES AND IN THE MANNER FOLLOWING
By payment (if demanded) of the annual sum or yearly rent charge of TEN CENTS (10c) payable on the 30th day of June each year commencing on the 30th day of June next ensuing after the execution hereof PROVIDED HOWEVER that if throughout the year immediately preceding the due date for payment of such yearly rent charge the encumbrancer shall not have allowed or suffered any breach of and shall have otherwise duly performed and observed all the covenants contained in paragraph 2 hereof then in lieu of the sum of TEN CENTS (10c) which would otherwise have been payable (if demanded) there shall be payable (if demanded) FIVE CENTS (5c) to the intent that the encumbrancee shall hold the said yearly rent charge with the performance and observance of the covenants by the encumbrancer contained or implied herein.

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:

- 1.1 During the continuance of this encumbrance the encumbrancer shall not upon the said land or in respect thereof:
- (a) Erect any structure (with the exception of a fence of the boundary of the land) less than six (6) metres distant from the nearest point to any land set aside for use as a Golf Course and abutting the land (rear boundary).
 - (b) Cause, permit or suffer to be erected or remain on the land any fence which is constructed of material other than open vision materials (such as ARC pool fence) on the side and/or rear boundaries of the said land for a distance of six (6) metres from the nearest point to any land set aside for use as a Golf Course and abutting land (rear boundary).
 - (c) Permit any tree, shrub or other like growing thing to reach a height in excess of four (4) metres above natural ground level and in the event that any such tree, shrub or other like vegetation does exceed the height of four (4) metres immediately upon the receipt of notice from the encumbrancee requiring such works to be performed, lop, take down and remove such portion thereof as may exceed the said height of four (4) metres.
 - (d) Transfer any estate or interest in the said land (or any part thereof) without first causing the party in whose favour such estate or interest is to be transferred to execute a substitute encumbrance in the same terms as herein contained in favour of the encumbrancee.
 - (e) Make any claim upon either the registered proprietor from time to time of the golf course land or any lessee thereof pursuant to the provisions of the Fences Act 1975 as amended (or any legislation substituted therefor).
 - (f) Erect or permit to be erected any dwelling house, the area of which under the main roof is less than one hundred and twenty square metres (120m²) in total.
 - (g) Install or permit to be installed mirror reflective glass or similar material in the western elevation of any dwelling house.
 - (h) Improve or permit the said land to be improved in a manner which is contrary to or incompatible with the Residential Design Guidelines annexed hereto without the prior consent in writing of the encumbrancee.
- 1.2 In the event of non-compliance by the encumbrancer with any provision hereof within seven (7) days after service of notice by the encumbrancee requiring the rectification thereof the encumbrancer will permit the encumbrancee to enter upon the land with all such workmen, plant, equipment and tools and machines as the encumbrancee may reasonably require for the purpose of carrying out such works in all things at the cost of the encumbrancer.
- 1.3 In this encumbrance:
- (a) "improve" means to erect, alter or demolish any building, shed, fence or other structure whatsoever upon the said land and "improvement" has a corresponding meaning.
 - (b) "The said land" means the land over which this encumbrance is registered or intended to be registered.
2. The encumbrancer shall pay all costs and charges and expenses incurred by the encumbrancee for the purposes of and incidental to the preparation and execution of this Memorandum of Encumbrance and any discharge thereof and the stamp duty and registration fees from time to time payable thereon AND IN ADDITION all legal costs incurred by the encumbrancee on a solicitor and own client basis in or about any action which the encumbrancee may reasonably be required to pursue for the purposes of enforcing the provisions of this Encumbrance AND IN ADDITION reasonable hourly rate for time expended by the encumbrancee from time to time in responding to any request by the encumbrancer for any consent, approval or indulgence whatsoever and/or for any matter or thing arising out of the provisions of this Encumbrance and in respect of which the encumbrancee may reasonably and properly undertake any consideration and/or action.
3. The encumbrancer acknowledges and agrees that:
- (a) the covenants herein contained are entered into and undertaken for the purpose of the encumbrancee's scheme of development for the whole of the land comprised in the development area known as The Links – Lady Bay (the sub-division);
 - (b) notwithstanding anything to the contrary contained herein or elsewhere the encumbrancee shall have the right in its absolute and unfettered discretion at any time and from time to time to modify waive or release any covenants conditions restrictions or stipulation's wheresoever herein contained relating to the said land;
 - (c) the encumbrancee shall incur no liability whatsoever to the encumbrancer and the encumbrancer shall have no action, cause, suit or claim or demand whatsoever against the encumbrancee in respect of arising out of or in any way connected with the exercise by the encumbrancee of its said right to modify waive or release any of the said covenants conditions restrictions or stipulation's herein contained or contained in any like encumbrance relating to any land comprising portion of the sub-division of which the said land forms part;
 - (d) the encumbrancee shall not be required or obliged to take any steps to enforce observance and performance by the owner of any other allotment in the subdivision of the covenants and conditions contained in any similar encumbrance registered over the title to any such allotment.
4. Any waiver by the encumbrancee of any breach of any one or more of the covenants conditions restrictions or stipulation's herein contained shall not be nor be construed to be a waiver of any subsequent or other breach of the same or any other covenant condition restriction or stipulation herein contained, nor shall any failure on the part of the encumbrancee to require or exact full and complete compliance with any of the covenants conditions restrictions stipulation's herein contained be construed as in any manner changing the terms hereof or to prevent the encumbrancee from enforcing the full provisions hereof.
5. If any term covenant condition or provision of this Encumbrance is held by a court of competent jurisdiction to be invalid void or unenforceable the remainder of such terms covenants conditions and provisions shall remain in full force and effect and shall in no way be affected impaired or invalidated thereby.
-



The Links
LADY BAY

THE LINKS LADY BAY

RESIDENTIAL DESIGN GUIDELINES

ST ANDREWS BOULEVARD SOUTH

JUNE 2010

ST ANDREWS BVLD, THE LINKS LADY BAY, NORMANVILLE, SA 5204 • PO BOX 1596,
NORMANVILLE, SA 5204 • TELEPHONE 08 8558 2220 • FAX 08 8558 3767
EMAIL admin@linksladybay.com • WEB www.linksladybay.com.au • ABN 38 589 923 202

Contents

Page No

1.0 PURPOSE AND APPLICATION OF THE GUIDELINES.....	1
2.0 DESIRED CHARACTER.....	2
3.0 BUILDING SITING AND SETBACKS.....	2
3.1 Front Boundary Setbacks	
3.2 Side Boundary Setbacks	
3.3 Rear Boundary Setbacks	
4.0 BUILDING HEIGHT.....	3
4.1 General Provisions	
4.2 Single Storey Dwellings	
4.3.1 General (ie all allotments)	
4.3.2 On Allotment No's 17-19 & 31-40 & 105-108 – Cherry Hills Crescent 50-57 & 76-89 Birkdale Street & 113-124 Turnberry Drive	
5.0 MINIMUM FLOOR AREA.....	5
6.0 VEHICLE PARKING.....	5
7.0 VEHICLE ACCESS TO ALLOTMENTS & CROSS-OVERS.....	5
8.0 DOMESTIC OUTBUILDINGS.....	8
9.0 PRIVACY.....	6
10.0 PRIVATE OPEN SPACE.....	6
11.0 HOUSE DESIGN.....	7
11.1 Building Materials	
12.0 ENERGY AND WATER CONSERVATION.....	8
12.1 Orientation and Receipt of Sunlight	
12.2 Insulation	
12.3 Draught Excluders/weather seals	
12.4 Rainwater Tanks	
13.0 STORMWATER (LOTS 90-96 Birkdale Street, 12-16, 23-30 & 109-112 Cherry Hills Crescent & 1-11 Turnberry Drive).....	9
13.1 Surface Drainage	
13.2 Floor Levels	
14.0 FENCING.....	10
14.1 Front Fencing	
14.2 Side and Rear Boundary Fencing	
15.0 LANDSCAPING.....	10
16.0 BUILDING TIME LIMITS.....	11
17.0 MISCELLANEOUS REQUIREMENTS.....	11

1.0 PURPOSE AND APPLICATION OF THE GUIDELINES

All residential allotments within the Links Lady Bay Residential Estate are subject to an Encumbrance that requires that all development must obtain the prior approval of the Project Manager of The Links Lady Bay Pty Ltd. The Encumbrance requires, amongst other things, that all development must conform to the requirements of the Links Lady Bay Residential Design Guidelines and the accompanying Site Development Plans. This includes proposals to build a dwelling, additions to dwellings, landscaping or proposals to erect outbuildings on an allotment. In addition, all proposals to erect a dwelling on an allotment must be accompanied by a "landscape plan" which indicates the location and type of species to be planted (including anticipated maximum height) and the extent of any paving.

Careful attention should be made to all of the relevant guidelines. They are intended to ensure a consistently high quality of development and protect the interest of all residents and owners within the Estate. While the Project Manager in assessing proposals may show some flexibility, variation to the guidelines will only be allowed where there are compelling reasons to do so. Therefore, if there is any uncertainty about the reasons behind or the application of the guidelines contact should be made with the Project Manager early in the design process. This will avoid the potential for delays and costs to the applicant and streamline the approval process.

Following receipt of approval from the Project Manager, the applicant will need to lodge the necessary applications and obtain approvals from the District Council of Yankalilla. This will require lodgement of the "approved" plans from the Project Manager, accompanied by the necessary forms, copies of plans and the required fees. All queries relating to this approval process should be directed to the District Council of Yankalilla. In no circumstances should an application be made to the Council without the prior "approval" from the Project Manager.

All queries and applications should be made to:

**The Project Manager
The Links Lady Bay Residential Estate
C/- PO Box 1596
NORMANVILLE SA 5204
Phone: (08) 8558 2220 Fax: (08) 8558 3767**

2.0 DESIRED CHARACTER

- The desired character of Residential Estates **South** of St Andrews Boulevard in The Links Lady Bay development area aims to achieve an attractive, coastal living environment that enhances and is compatible with the surrounding natural landscape and is sympathetic to the coast and golf course setting.
- Through measures such as the appropriate choice of external materials and colours, the design, siting and appearance of dwellings and outbuildings, and the planting of suitable species of vegetation around the dwellings, residential and associated development should exhibit a high standard and have a low visual impact.

Contemporary building designs are encouraged which comprise of the following:

- low-reflective external finished wall colours which are natural and earthy and complement the natural colours of the coastal landscape (ie avoiding white or dark and recessive colours)
- roof designs creating visual interest and avoiding large expanses of roof in a single plane which are readily visible (refer to Section 11)
- an orientation, design and layout that encourages flow through ventilation and maximises the potential for passive solar heating during cooler months and minimises heat loads during the warmer months.

3.0 BUILDING SITING AND SETBACKS

3.1 FRONT BOUNDARY SETBACKS

- Dwellings and outbuilding (including garages/carports) shall be setback the following **minimum** distances from the front property (road) boundary:

Dwelling face:	6 metres
Verandahs/Porticos:	5 metres
Carport/Garage:	1 metre behind the main dwelling face

3.2 SIDE BOUNDARY SETBACKS

- Dwellings, garages/carports and outbuildings shall be setback a **minimum** of 1.0 metres from side boundaries, except:
 - where the boundary abuts a secondary street frontage (ie. Corner allotments) the setback shall be 2.5 metres.
 - where there is an easement adjacent to the side boundary the setback shall be as determined on the Site Development Plan.
 - common wall with at least one adjacent allotment for a minimum distance of 4 metres, from the front alignment the full height of the building.

3.3 REAR BOUNDARY SETBACKS

- Single and two storey dwellings and outbuildings shall be setback the following **minimum** distances from the rear property boundary:

Single storey dwelling:	4 metres
Two storey dwelling:	6 metres
Outbuildings:	3 metres

4.0 BUILDING HEIGHT

4.1 GENERAL PROVISIONS

- One and two storey dwellings are permitted on all residential allotments subject to a number of design controls outlined below.
- Ground floor levels to be fixed as close to design ground level as possible (split level construction on sloping sites is preferred).
- Fill to be minimised (refer Figure 2).
- two storey dwellings are defined as having a floor located wholly or partly above another floor; and
- single storey dwellings can include floor space in the roof space provided that the roofline is not affected and that dormer windows do not cause overlooking problems for adjacent dwellings (see clause 11.0).
- Some dispensation may be allowed to the maximum heights below (4.2 and 4.3) where the slope of the lot determines an architecturally practical outcome is desired

4.2 SINGLE STOREY DWELLINGS

- Maximum wall height of 3 metres above natural ground level.
- Maximum ridge or gable end wall height of 6.5 metres above natural ground level for all other dwellings.

○ TWO STOREY DWELLINGS

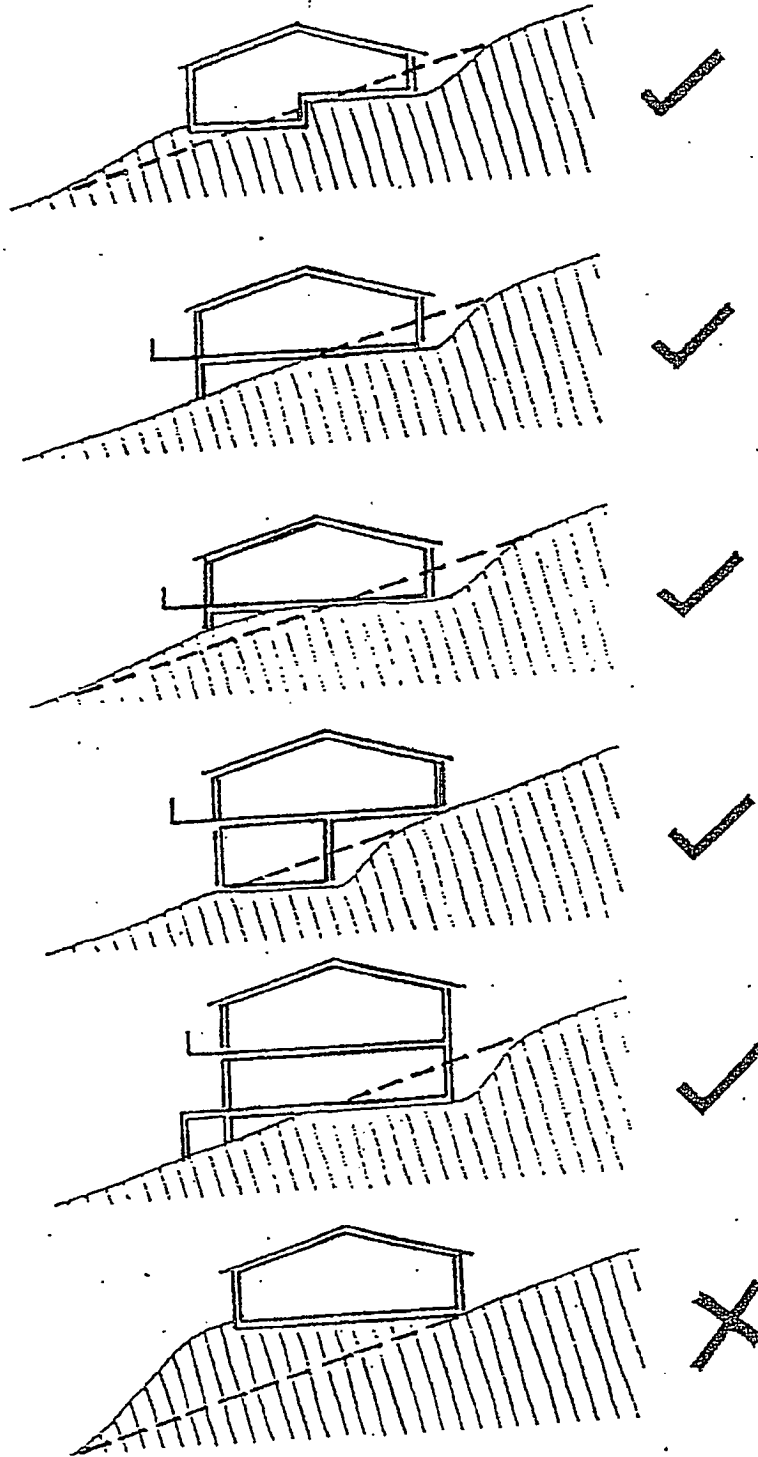
4.3.1 General (i.e. all allotments)

- Maximum wall height of 5.6 metres above natural ground level.
- Maximum ridge or gable end wall height of 8.5 metres above natural ground level for all other dwellings.

4.3.2 On Allotment No's 17-19 & 31-40 & 105-108 - Cherry Hills Crescent 50-57 & 76-89 Birkdale Street & 113-124 Turnberry Drive

- In order to protect the views from surrounding allotments, two storey dwellings will only be permitted if the floor level of the upper floor is 600mm below the level of the kerb of adjacent road.

Figure 2



5.0 MINIMUM FLOOR AREA

- The minimum total floor area of any dwelling (not including associated garages, carport, patios, balconies or similar) shall be 130 square metres.

6.0 VEHICLE PARKING

- On-site vehicular parking shall be provided at a rate of one (1) covered car park per dwelling plus one (1) additional car park.
- Additional car parks can be covered or uncovered and, if uncovered, a space can be located in the driveway immediately in front of the garage or carport within the minimum setback distance.
- Garages and carports shall be provided under the main roof.
- In order to reduce the visual impact of garaging of vehicles on the streetscape character, visual interest in the door treatments should be provided.
- Recreational vehicles (eg. caravans, boats etc) and commercial vehicles must not be parked on a regular basis on properties forward of any part of the building.

7.0 VEHICLE ACCESS TO ALLOTMENTS & CROSS-OVERS

- A paved driveway shall be provided between each allotment and the road pavement or paved footpath and between the front boundary and the garage/carport.
- Vehicle crossovers must be constructed from materials and colours that are approved by the Project Manager and Council. Property owners must therefore check with the District Council of Yankalilla prior to the construction of any crossovers.
- Materials and colours of driveways should preferably match or complement those of the footpath and crossover.

8.0 DOMESTIC OUTBUILDINGS

- Domestic outbuildings should be finished in materials or colours of the fencing materials or materials or colours of the associated dwelling or be finished in colorbond of colours to match that of the fencing or the associated dwelling.
- The maximum dimensions and height of domestic outbuildings shall be as follows:

Size of allotment (M ²)	Dimensions of outbuilding (metres)	Maximum wall height (metres)	Maximum ridge height (metres)
>700	7 x 6	2.4	2.7
<700	7 x 4	2.4	2.7

- The outbuildings shall be located a minimum of 1.5 metres from the external wall of the associated dwelling.

9.0 PRIVACY

- Dwellings shall be sited and designed to minimise overlooking into the private open space of adjoining allotments.
- Window should be designed and sited to minimise the potential to overlook the private open space of and the windows of dwellings on adjoining allotments through techniques such as:
 - a) positioning window at angles to the boundary;
 - b) using translucent glass;
 - c) using screens, wing walls etc;
 - d) having sill heights of 1.5 metres or greater above the floor level;
 - e) using translucent glass (fixed) below 1.5 metres and clear glass (fixed or openable) above 1.5 metres.
- Upper storey balconies and terraces should be positioned and designed to minimise overlooking of private open space and the windows of dwellings on adjoining allotments.
- Upper storey balconies and terraces should be positioned and designed to minimise overlooking of private open space and the windows of dwellings on allotments.

10.0 PRIVATE OPEN SPACE

- Private open space includes open space on a site available for the exclusive use of the householder and which:
 - a) is screened from public areas and adjoining properties
- Private open space comprising a minimum of 20% of the site area shall be provided, and shall include one 'principal' area which:
 - a) has a minimum area of 50 square metres;
 - b) has a minimum dimension of 4 metres;
 - is directly accessible from a living area of the dwelling
- The principal area of private open space should, where practical, have a northerly orientation.
- A minimum of 50% of the area of open space surrounding dwellings shall not be sealed with impervious materials such as concrete, pavers or plastic membrane.

11. HOUSE DESIGN

- The objective of the guidelines is to create a built form with a wide variety of architectural styles including contemporary and appropriate traditional designs (excluding Georgian, Tudor and the like), demonstrating skilful use of roof forms, facade treatments and features to ensure an appealing design outcome particularly from both from the streetscape and golf course elevations
- roof designs should create visual interest and avoiding large expanses of roof in a single plane which are readily visible
- Habitable ground floor rooms must have a minimum ceiling height of 2.7m for a single story house and 2.55m for a two-storey house

11.1 BUILDING MATERIALS

- External walls must be predominantly finished with a coloured texture coat or rendered and painted finish except where architectural merit is demonstrated to do otherwise
- Bagged and painted finishes, or other finishes where textures of the underlying masonry construction can be seen, will not be approved
- Face brick/block expressed to more than 20% of any facade, excluding the area of any windows or doors, will not be approved
- Any use of face brick/block or stone must demonstrate architectural merit
- The use of lightweight proprietary fibre cement or insulation cladding materials will only be approved when finished with a texture coating of 2mm minimum thickness or have aesthetically placed joints with feature batten covers or reveals.
- The use of proprietary fibre cement external planking in limited quantities, must not generally be used for walls located on the ground floor and must be detailed with invisible joints and attractive corner treatments.
- The use of 'Colorbond' or similar metal external cladding materials will only be approved in limited quantities where determined to have architectural merit.
- The use of natural timber external cladding materials may be approved in limited quantities where determined to have architectural merit and in locations where the upkeep and maintenance of the timber is not anticipated to be a long-term problem.
- Other combinations of external wall materials/finishes will be considered on the basis of architectural merit.
- The use of polystyrene or similar lightweight mouldings will not be approved.
- Trim colours, such as required for gutters, columns, doors and the like, must complement the design theme and colour scheme of the House.
- All materials must have a non-reflective finish, particularly roofing, cladding and glazing.

- Tinted glazing is generally encouraged, but will be assessed on the basis of architectural merit.
- Roof materials must be pre-finished, corrugated 'Colorbond' metal sheeting or equal in 'Custom Orb' or 'Trimdeck' profiles or terracotta roof tiles or concrete roof tiles/shingles. None of these products are permitted to be painted or coated insitu.
- Roof plumbing materials must be of pre-finished 'Colorbond' or equal and, except in the case of downpipes, must not be painted.
- Downpipes, unless expressed as a feature architectural element, must match the colour of the House walls to which they are attached or adjacent.
- Other roof materials may be considered on the basis of architectural merit and the overall urban design outcome.
- All materials and finishes must be installed in accordance with the manufacturer's specifications and painted or otherwise finished as required.
- All materials must be new and of a proprietary nature where available.
- Exceptions to the use of non-new materials will be considered for feature recycled materials based on the architectural merit of the overall design.
- Letterboxes and other permanent ancillary structures must be in a colour that complements the House.

12.0 ENERGY AND WATER CONSERVATION

12.1 ORIENTATION AND RECEIPT OF SUNLIGHT

- Principal living rooms that have a northerly orientation shall contain windows that are designed to allow the entry of sunlight during cooler months.
- Shading devices such as wider eaves, canopies, screening devices, pergolas with deciduous vines and landscaping shall be designed and located to allow the entry of sunlight during cooler months and the shading of sunlight during warmer months into north, west and east facing windows.
- Many of the allotments have wonderful views to the west or south. Energy efficient design principles advocate small, if any, areas of west or south facing glass, and therefore special consideration will need to be given to designing appropriately for both the views and energy conservation.

The most effective means of achieving this is to:

- use external shading devices in summer for west facing windows
- use wider eaves for west facing windows
- use double-glazing and/or special glass to limit heat gain in summer and heat loss in winter
- maximise opportunities for cross-ventilation by designing openable windows to create air flows (eg. elevated central windows can allow hot air to drain from the building).

12.2 INSULATION

- All external walls and inaccessible parts of the ceiling of all dwellings shall be insulated at the time of dwelling construction to the equivalent of not less than:
 - a) 2.0 R rated insulation materials in walls: and
 - b) 4.0 R rated insulation material in ceilings
- All ceiling areas are to be insulated with the equivalent of not less than 4.0 R rated insulation material.
- All buildings must comply with the 6 star energy efficiency rating as per South Australian Government regulations

12.3 DRAUGHT EXCLUDERS/WEATHER SEALS

- Draught excluders/weather seals shall be fixed to all external doors.

12.4 RAINWATER TANKS

- If a rainwater tank is provided, its maximum height shall be 2.4 metres and minimum capacity of 2000 litres. It should be appropriately screened from view from adjoining properties, and it should be finished with a colour that blends in with the natural landscape.
- The overflow from all rainwater tanks shall be directed via underground stormwater pipes to the street drainage network or the rear of allotment drainage within the allotment.

13.0 STORMWATER (LOTS 90-96 Birkdale Street, 12-16, 23-30 & 109-112 Cherry Hills Crescent & 1-11 Turnberry Drive)

13.1 SURFACE DRAINAGE

- Surface drainage shall be designed at the rear of dwellings (and installed prior to occupation) to intercept surface water draining down the slope at the rear of the dwellings, suitably sized and graded to safely divert any surface water around the dwellings to the street. The design of the proposed system should take into account the catchment above the subject land for high rainfall events

13.2 FLOOR LEVELS

- The finished floor levels of the upper floors of each dwelling shall be sufficiently above the paving and/or finished surfaces to ensure that surface water drains away and around the dwellings and so that any accumulated surface water is not trapped in a confined space or floods into the dwellings.

-
- It is not permitted to plant Kikuyu or any other species of lawn that may invade or be detrimental to the turf on the golf course.

16.0 BUILDING TIME LIMITS

- Owners are required to commence the construction of a residential dwelling complying with the guidelines, within 2 years from the settlement date of the land purchase.

17.0 MISCELLANEOUS REQUIREMENTS

- Antennae, satellite dishes, solar hot water systems, solar and power panels, air conditioners, evaporative coolers, rainwater tanks, pumps and any other ancillary structures are to be designed with reference to colour, materials and location, to be an integral part of the dwelling and screened from public view.
- Air conditioners, pool pumps or similar equipment to be located or screened to avoid excessive noise impacts on the adjacent dwelling bedroom and living areas.
- Radio aerials, television antennae, satellite dishes and the like are to be positioned to minimise their view from adjoining properties and public places
- No fixture on any roof to project greater than 1.0 metre above the uppermost point on the roof

** Delete the inapplicable*

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with the terms and conditions expressed herein / ~~*in Memorandum No. _____~~ subject to such exclusions and amendments specified herein.

DATED..... 28th May 2018

CERTIFICATION **Delete the inapplicable*

Encumbrancer(s)

*The Prescribed Person has taken reasonable steps to verify the identity of the encumbrancer.

*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:



Name of certifying party: Sharon Colley

Capacity of certifying party: Registered Conveyancer

for: Bertram & Co

on behalf of the Encumbrancer

Encumbrancee(s)

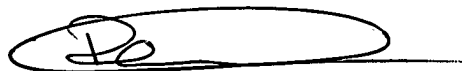
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*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:



Name of certifying party: RYAN JOHN EDWARDS

Capacity of certifying party: Registered Conveyancer

for: Carrington Conveyancers Pty Ltd (Ref: P 180798)

on behalf of the Encumbrancee



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: 8801

Ref: 2609349009

Your Ref:

28 October 2025

CJ & PM MCKENZIE
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:

CJ & PM MCKENZIE
 C/- FORM ONE ON FROME
 L1 147 FROME ST
 ADELAIDE SA 5000

Cert No: 8801

Date: 28 October 2025
Applicants Ref:

LAND DETAILS**Property Address:** 18 Birkdale St, NORMANVILLE 5204**Property Description:** Lot 49 D62399 Hd Yankalilla **CV:** \$840000.00**Owners:** Craig John McKenzie, Paula Maria McKenzie**Assessment Number:** A46847**Valuation Number:** 2609349009**Certificate of Title:** 6103/579**Approx. Area:** 0.0525 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	\$3091.00 \$80.45
	Less Council Capping Rebate 2025/26	- \$217.40
	Less Payments Received	- \$740.05
	Add Fines, Interest and Arrears	\$0.00
	Add Debt Collection Costs	\$0.00
	<u>BALANCE</u>	<u>\$2214.00</u>

(b) Instalments	Number	Due Date	Owing
	1	01 September 2025	\$0.00
	2	01 December 2025	\$738.00
	3	02 March 2026	\$738.00
	4	01 June 2026	\$738.00

(c) Balance is outstanding as at the date of this certificate, **28 October 2025**.
 (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:** 1000468476 .

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:** 3/11/2025

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:...30/10/2025.....

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:...30/10/2025....

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:...30/10/2025.....

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:...30/10/2025.....

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:...30/10/2025.....

Local Nuisance and Litter Control Act 2016

Section 30 – Nuisance or litter abatement notice	NOT APPLICABLE OR See attached notice
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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:...30/10/2025.....

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:...30/10/2025.....

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:...30/10/2025.....

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:....30/10/2025.....**

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 2609349009

Data Extract Date: 30/10/2025

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: D62399 AL49

Certificate Title: CT6103/579

Property Address: 18 BIRKDALE ST NORMANVILLE SA 5204

Zones

Golf Course Estate (GCE)

Subzones

No

Zoning overlays

Overlays

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

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.

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.

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

Dated : 03.08.18
Registered : 03.08.18

BACAROBEN P/L
PO BOX 360
YANKALILLA SA 5203

Development Application No: 260/179/18
Assessment: A46847
VG No: 2609349009

LOCATION OF PROPOSED DEVELOPMENT		
No: 18	Lot No: 49	Street: BIRKDALE STREET
Certificate of Title: 6103/579	Deposited Plan: D62399	Town: NORMANVILLE

NATURE OF PROPOSED DEVELOPMENT:

DWELLING - DOUBLE STOREY WITH GARAGE CARPORT AND DECKS UNDER MAIN ROOF

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	APPROVAL DATE	NUMBER OF CONDITIONS
Development Plan Consent	Approved	03/09/2018	9
Building Rules Consent	Approved	21/11/2018	4
DEVELOPMENT APPROVAL	Approved	29/11/2018	13

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

No work can commence on this development unless a Development Approval has been obtained.

If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval (*the shaded box above must state "approved" in the consent column*)

SIGNED:

DATE: 29/11/2018

Jo Cowan
Authorised Officer

District Council of Yankalilla, 1 Charles Street, Yankalilla.
Postal Address: PO Box 9, Yankalilla 5203. ABN 17 163 010 187
Email: council@yankalilla.sa.gov.au Phone: (08) 8558 0200 Fax: (08) 8558 2022
Website: www.yankalilla.sa.gov.au

DEVELOPMENT PLAN CONSENT

Conditions:

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. The method of stormwater disposal must not result in the entry of water into any building or on to the land of any adjoining owner without their consent.
4. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.
5. During construction of the development, hay bales (or other soil erosion control methods as approved by Council) shall be placed above and below the excavated/filled site to prevent soil moving off the allotment during periods of rainfall.
6. Any retaining wall required to ensure the stability of adjoining land shall be constructed as soon as practicable after the excavation and/or prior to the filling being undertaken and in all instances, prior to the commencement of construction of the dwelling.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
8. That the landscaping as detailed on the plan dated as received by Council on 31 August 2018 shall be established within 6 months of the occupation of the development and shall be maintained in good condition at all times. Any diseased or dying vegetation shall be replaced whenever necessary.
9. The upper level windows pertaining to what has been identified as the kitchen window and dining window on first floor plan drawing number A03 rev A and shown on Elevation- South drawing number A04 rev A & Elevation- North-East drawing number A05 rev A forming part of this submission. Shall be permanently fitted 1500mm above finished floor level to the reasonable satisfaction of Council prior to occupation of the development.

Notes:

Encumbrances, although not administered by Council, may apply to your property. You are therefore advised to check for encumbrances on your Certificate of Title prior to commencing work.

Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

It is the builder's responsibility

- to ensure the Council's footpaths, roads, kerbing and drainage pits etc are protected from damage during the construction of the development
- to provide the necessary signage on the footpath and road, where hazards are created as a result of the development
- to repair any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the construction on the allotment.

To limit damage, a single temporary access location **to the frontage of the allotment** (ie the future driveway location) is to be established and utilised for machinery, delivery of building materials and general vehicular access. If required, existing footpath paving can be removed during the construction period to define the access location, and relayed at the completion of construction.

Council is to be supplied with dated photos and measurements of any defects that existed prior to the commencement of work; otherwise it will be assumed that all damage was caused during construction.

Reinstatement of damaged infrastructure must be carried out to the satisfaction of the Council. Failure to do so will result in such repairs being carried out by the Council and invoiced to the builder.

All work undertaken within the road verge between the property boundary and the carriageway edge requires approval from Council. Approval shall be obtained for the following activities

- *construction of a driveway across Council verge*
- *underground electrical connection*
- *stormwater connection from property to the road*
- *landscaping or earthworks including filling, retaining walls, removal and/or planting of vegetation*

All wastes derived from building or demolition activities are to be sorted into the following categories prior to entering one of Council's Landfill or Transfer Station Depots.

Note: The categories listed below are not exhaustive, as new technologies and efficiencies are continually discovered.

Contact your local depot for current category parameters and the associated discounted (or free) charges applicable.

- Paper and cardboard
- Steel
- Copper (wiring included)
- Clean fill
- Rock/Concrete
- Tree prunings
- Composting Green Organics
- Inert wastes
- Putrescible wastes (any material which can breakdown or rot)
- Asbestos Hazardous wastes and liquid wastes are not presently accepted at

- Council Depots by EPA license condition.

Please be advised that where a Private Certifier is appointed to undertake the Building Rules Assessment, Council does not provide a service of advising the Private Certifier of site conditions or any matters relevant to the building assessment. It is recommended that Private Certifier undertakes his or her own investigations and inspection of the site to become acquainted with site conditions and any other relevant matter.

DEVELOPMENT APPLICATION NO : 260/179/18

BUILDING RULES CONSENT

BUILDING CLASSIFICATION : 1A DWELLING
10A NON LIVING - GARAGE CARPORT SHED

For conditions of Building rules consent, please refer to the Private Certifiers Decision Notification Form – Building Rules Consent and any notes attached.

Please contact the ***Private Certifier*** if you have any enquiries in relation to the Conditions of Development Building Consent.

Notes for Applicant/Owner

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 within 12 monthsAND
 - 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 State Commission Assessment Panel.
 - You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

NOTIFICATION STAGES

The owner or builder must notify Council at the following stages:

1. Prior to the commencement of any building work on the site.

NOTE: *It is at this time the name, address and phone no of the person who is to provide the "statement of compliance" must be given.*

2. After completion of the steel reinforcement and prior to pouring of concrete in footings and other reinforced concrete members.
3. After completion of timber, steel or other structural framework and before such framework is covered by any roof or wall linings/cladding. This includes both internal and external claddings eg bricks to brick-veneer buildings
4. After completion of the building as notified pursuant to Regulation 74(1)(d)

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

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.

VARIATIONS:

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

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 entranceways 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.

SA POWER NETWORKS:

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.

WARNINGS:

- 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.
- 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.

STATEMENT OF COMPLIANCE

Regulation 83AB requires a Statement of Compliance (copy of the appropriate form under Schedule 19A attached) for Class 1a buildings, to be provided upon completion to the relevant authority.

Part A of this statement must be signed by a *licensed building work contractor* who has been responsible for carrying out the building work or, if there is no such person – *a registered building work supervisor or a private certifier and;*

Part B of this statement must be signed by the owner of the land, or by someone acting on his or her behalf. This statement must be provided to the relevant authority within 10 business days of completion or occupation of the building and must be in the form indicated in **Schedule 19A** of the Development Regulations 1993. **Reg 83AB**

BUILDING WORK AFFECTING OTHER LAND

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

The owner of the site is advised that if any cut or fill is proposed on the boundary of the site a retaining wall may be required.

Any retaining wall less than 1000mm high on the site boundary is, pursuant to Schedule 3, deemed not to be a development, however, under the provisions of Section 60 and Regulation 75 the associated excavation/filling is deemed to be building work which affects the stability of the adjoining land and requires notice to be served on the adjoining owner.

NOTIFICATIONS DURING BUILDING WORK
Section 74 Development Act 1993

Development Number: 260/179/18

Site Address:

House No: **18**, Lot No: **49**, Street: **BIRKDALE ST**, Town: **NORMANVILLE**

The following periods or stages are prescribed for the purposes of Section 59(1)

Date Notified	Name of Council Officer Notified
.....24 hours prior notice of the intended commencement of building work on the site.	
.....24 hours prior notice of the intended commencement of concrete pour for footings/floor slab	
.....24 hours prior notice of the intended commencement of the wall and conventional roof framing	
48 hours prior notice to concealment of roof truss framing	
.....24 hours prior notice of the intended commencement of completion of the building work.	

STATEMENT OF COMPLIANCE
Development Act 1993
Development Regulations 2008 – Regulations 83AB- Schedule 19A

Development Number: 260/179/18

NOTE: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

This statement relates to the building located at the following location:

Lot: 49 BIRKDALE ST NORMANVILLE

Description of building work to which this statement relates: DWELLING - DOUBLE STOREY WITH GARAGE CARPORT AND DECKS UNDER MAIN ROOF

Date of approval of building work to which the statement relates 29/11/2018

This statement must be accompanied by any Certificates, Reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008.

PART A – BUILDERS STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority*
3. All requirements under regulation 76 of the Development Regulations 2008 relating to essential safety provisions have been satisfied.*
4. All notifications required under section 59 of the Development Act 1993 have been given in accordance with the Act and the requirements of the Development Regulations 2008*

**Strike out any item that is not relevant*

Date.....

Signed.....

Name.....

Status.....

Licence Number.....

Address.....

Contact No:.....

PART B – OWNER’S STATEMENT

This part of the statement must be signed by owner of the relevant land, or by someone acting on his/her behalf.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on 29/11/2018
2. Any conditions of approval relating to the building work have been satisfied.

**Strike out any item that is not relevant*

Date.....

Signed.....

Name.....

Address.....

.....

Contact No:.....

APPLICANTS COPY

FILE COPY

DECISION NOTIFICATION FORM

DEVELOPMENT NO.: 260/179/18

PBS REFERENCE NO.: 50349

DEVELOPMENT APPLICATION Received: 7 November 2018

DISTRICT COUNCIL
 OF YANKALILLA
 27 NOV 2018
 RECEIVED

To:
 Bacaroben Pty Ltd
 PO Box 360
 YANKALILLA SA 5203

LOCATION OF PROPOSED DEVELOPMENT

18 Birkdale Street NORMANVILLE

NATURE OF PROPOSED DEVELOPMENT

Dwelling – double storey with garage carport and decks umr

IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>	3/09/2018	NINE		
<u>Building Rules Consent</u>	21/11/2018	FOUR		
<u>Development Approval</u>	TO BE ISSUED BY COUNCIL			

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

This building has been assigned a classification **1a** (two storey dwelling) & **10a** (garage, carport, alfresco, verandahs, balcony & deck) for the purposes of Section 66 of the Development Act.

Dated: 26 November 2018
 Signed: Grant Riches



Building Surveyor / Private Certifier

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.
2. You may have a right of appeal if this Notification is:
A refusal, OR
A consent or approval with conditions

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.
3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.
4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 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 approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

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

5. **Any new building** or part thereof (except Class 1A and outbuildings) the subject of this approval/consent **must not be occupied until a Certificate of Occupancy has been issued** by Council or PBS Australia.

To facilitate the issue of the Certificate of Occupancy, the **owner must lodge with the Council or PBS Australia a Written Statement** from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

- (a) public electricity source;
- (b) public water supply;
- (c) public sewer;
- (d) septic tank effluent drainage system;
- (e) public telecommunications system;
- (f) other service or facility provided by a public authority or utility

have been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.

6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211

BUILDING RULES CONSENT CONDITIONS

- 1 The development shall be undertaken in accordance with the Council approved Development Plan Consent plans and conditions subject only to the variations specified in the Schedule 22A – Certificate of Consistency.
- 2 Your attention is drawn to the requirements/recommendations in the energy assessment report which forms part of this Building Rules Consent. These requirements/recommendations are to take precedence over other documents.
- 3 Artificial lighting lamp power density or illumination power density must not exceed the requirements of Clause 3.12.5.5 of the National Construction Code, Volume Two.
- 4 The Articulation Joints shall be constructed in strict accordance with the Engineer's Articulation Plan, Sheet No. 1 of 2 & 2 of 2 & 23.10.18

BUILDING RULES CONSENT NOTES

- 1 Notification by the owner must be given to the Council at the following stages:
 - one business day's notice of the intended commencement of building work on the site, and
 - one business days notice of the completion of the building work.Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.
- 2 Notice of intended commencement of building work must also include the name, address and telephone number of the persons to sign Parts A and B of the Statement of Compliance.
- 3 Owner builders are required to engage a Private Certifier or Registered Building Works Supervisor to inspect and sign a written statement/declaration that the building work has been carried out in accordance with approved documents, when a contract has been entered into with a licensed builder. Owner builders are urged to satisfy themselves that the practitioner is qualified and insured to perform that function. If licensed subcontractors perform any works they must sign a written statement relating to those works.
- 4 Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business day's of the commencement of the building work.

- 5 Pursuant to Regulation 83 AB (Class 1a buildings) of the Development Regulations 1993 the licensed builder or if there is no licensed builder a private certifier or registered building work supervisor must provide Professional Building Services Australia with a written statement declaring that the building work has been carried out in accordance with the building Consent documents. This statement must be provided within 10 days after occupation of the dwelling.

STATEMENT OF COMPLIANCE

Pursuant to Regulation 83AB of the Development Act 1993
this form needs to be completed and returned to PBS AUSTRALIA upon
completion of all building work (with the exception of Class 10)

This statement relates to building work with Development Application Number: **260/179/18**
Located at: **18 Birkdale Street NORMANVILLE** PBS REF: **50349**

▪ Description of building work to which this statement relates: (eg. whole or part – such as brickwork, framing etc)

PART A – BUILDER'S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority. **Strike out if not relevant**
3. All requirements under regulation 76(3) of the *Development Regulations 1993* relating to essential safety provisions have been satisfied. **Strike out if not relevant**
4. All notification required under section 59 of the *Development Act 1993* have been given in accordance with the Act and the requirements of the *Development Regulations 1993*. **Strike out if not relevant**

Signed: Date:

Name (Please Print):

Relationship to the Development:
(i.e. licensed Building Work Contractor, Registered Building Work Supervisor etc.)

Licence Number: Company:

Address:

..... Contact Telephone:

Note: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

PART B – OWNER'S STATEMENT

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the aforementioned building work (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued.
2. Any conditions of approval relating to the building work have been satisfied

Signed: Name (Printed):

Address:

Contact Telephone: Date:

THIS STATEMENT MUST BE ACCOMPANIED BY ANY CERTIFICATES, REPORTS OR OTHER DOCUMENTS SPECIFIED BY
PROFESSIONAL BUILDING SERVICES AUSTRALIA PTY LTD
FOR THE PURPOSES OF REGULATION 83AB OF THE DEVELOPMENT REGULATION 1993

Wastewater Works Approval



I advise that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) your application has been approved subject to the following conditions.

Decision Date: 16.08.2018
Approval No: 260/179/18

Applicant Details	BACAROBEN P/L PO BOX 360 YANKALILLA SA 5203
Owner(s) Details	C & P MCKENZIE 136A WILLIAM ST NORWOOD SA 5067
Location	Lot: 49 No: 18 Street: BIRKDALE ST Town: NORMANVILLE

1. The system is to be installed, commissioned, operated and maintained in accordance with;
 - 1.1. The plans and specifications submitted including any amendments made/required with this approval
 - 1.2. Manufacturers, installers and equipment suppliers' instructions and recommendations
 - 1.3. In the case of any wastewater products to be installed, the relevant product approval conditions
 - 1.4. Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2)
 - 1.5. The Onsite Wastewater Systems Code
 - 1.6. All other relevant standards and codes
 - 1.7. Conditions of this approval
2. In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the Council and the owner or occupier of the land on which the work was undertaken within 28 days.

In regards to inspection and commissioning;

- 2.1 The Council reserves the right to inspect during construction, or upon completion, or not to inspect the installation.
- 2.2 Persons undertaking wastewater works are required to give Council at least one business days notice at the following stages:
 - a) Underfloor plumbing completed (with work under water test)
 - b) Drains, septic tank, other approved ancillary equipment and connection to CWMS (drains to be under water test)
 - c) Final inspection on completion of the whole system(prior to occupation)

Please contact the Development Administration Officer on 8558 0200 to arrange for these inspections.

3. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing;
 - 3.1 Type of system installed
 - 3.2 Date of system installed
 - 3.3 Servicing / desludging frequency
 - 3.4 Prohibited discharges
 - 3.5 Relevant Authority / Manufacturer details
4. The operator of the wastewater system must ensure that the lids and access openings are to be fitted so as to be childproof.
5. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with;
 - 5.1 The conditions of this approval
 - 5.2 The prescribed codes to the extent which they are applicable.
6. The operator of a wastewater system must ensure that wastewater from the system is reused or disposed of in accordance with;
 - 6.1 These approval conditions
 - 6.2 All relevant standards and Codes to the extent which they are applicable.
7. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
8. Pursuant to the Regulations, the Council may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-
 - 9.1 The operator consents or-
 - 9.2 The Council states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

Prohibited Discharges

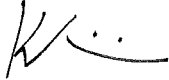
Unless otherwise approved by SA Health or Council, no person shall permit or cause any of the following discharges into an approved waste system.

- Any stormwater, including roof and rainwater tank overflow and surface drainage waters,
- Any backflush from a spa/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 Council, would impair the effective working of a septic tank.

Should clarification be required on any of the above provisions, please contact me on 8558 0200.

Approved by:



Kim Vivian

Date: 16.08.2018

Note 1: Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.

Note 2: Any alterations/upgrades/modifications to this system will be subject to separate application(s) and approval from the Council.

Note 3: Unless otherwise specified in the conditions of this approval, all septic tanks (including those included with an aerated wastewater treatment system) should be desludged as per the On-site Wastewater Systems Code

Note 4: The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.

Note 5: 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 and if not completed within twenty four (24) months from date of approval.

Note 6: Please note that Penalties can apply for non-compliance with approval conditions

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 09349 00 9	L.T.O Reference CT6103579	Date of issue 16/12/2025	Agent No. 7627	Receipt No. 2740298
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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: C J & P M MCKENZIE
 Location: 18 BIRKDALE ST NORMANVILLE LT49 D62399
 Description: 8HDGCPV Capital Value: \$ 840 000
 Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available: 14/10/2004	Water rates	:	164.60
Sewer main available: 1/7/2019	Sewer rates	:	383.04
	Water use	:	67.91
	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	:	292.23CR
	Balance outstanding	:	323.32

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

Next quarterly charges: Water supply: 82.30 Sewer: 191.52 Bill: 4/3/2026

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 22/05/2025.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

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**
C J & P M MCKENZIE Acct. No.: 26 09349 00 9 Amount: _____

Address:
18 BIRKDALE ST NORMANVILLE LT49
D62399

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2609349009



Bill code: 8888
Ref: 2609349009

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: 2609349009



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

ABN 19 040 349 865
Emergency Services Funding Act 1998

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

PIR Reference No: 2740298

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

DATE OF ISSUE
16/12/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
10290566	C J & P M MCKENZIE			
PROPERTY DESCRIPTION				
18 BIRKDALE ST / NORMANVILLE SA 5204				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
2609349009	CT 6103/579	\$840,000.00	R2 0.500	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	142.10
FINANCIAL YEAR		- REMISSION	\$	85.50
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-106.60
		= <u>AMOUNT PAYABLE</u>	\$	0.00

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

EXPIRY DATE 16/03/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

Emergency Services Funding Act 1998

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: 7012626714</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: 2740298

DATE OF ISSUE

16/12/2025

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

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

C J & P M MCKENZIE

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

18 BIRKDALE ST / NORMANVILLE SA 5204

ASSESSMENT NUMBER

2609349009

TITLE REF.

(A "+" indicates multiple titles)

CT 6103/579

TAXABLE SITE VALUE

\$180,000.00

AREA

0.0525 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

16/03/2026



**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: 7012626623</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.

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.

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