

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
- 3 Vendor: **DAVID JOHN MCCALLUM AND ALISON MAY MCCALLUM**
Address: **30 BROOKMAN ROAD MEADOWS SA 5201**
- 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: **30 BROOKMAN ROAD MEADOWS SA 5201 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5185 FOLIO 831 BEING ALLOTMENT 283 FILED PLAN 5288 IN THE AREA NAMED MEADOWS HUNDRED OF KUITPO**

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:
30 BROOKMAN ROAD MEADOWS SA 5201
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: NICKV@OCRE.COM.AU 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, DAVID JOHN MCCALLUM AND ALISON MAY MCCALLUM,
Of 30 BROOKMAN ROAD MEADOWS SA 5201 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: 12 / 03 / 2026 05 / 03 / 2026

Signed: *David McCallum* *Alison McCallum*

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

(section 9)

To the purchaser:

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

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

Exceptions: **NIL**

Date: 3/3/2026



Signed:

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

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

(section 7(1)(b))

Note—

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

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

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

Table of particulars

Column 1

Column 2

Column
3

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

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

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

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

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

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

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

1. General

1.1	Mortgage of land	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 9020380</p> <p>Name of mortgagee: BENDIGO & ADELAIDE BANK LTD.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
1.2	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>

<p>Easement (whether over the land or annexed to the land)</p>	<p><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES NO</p>
<p>Note— "Easement" includes rights of way and party wall rights</p>	<p><i>Are there attachments?</i> CERTIFICATE OF TITLE AND TG7665697 REFER THE LAND MARKED B ON CERTIFICATE OF TITLE Description of land subject to easement: PORTION OF THE LAND MARKED B ON CERTIFICATE OF TITLE Nature of easement: SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B TO THE ELECTRICITY TRUST OF SOUTH AUSTRALIA (TG 7665697) Are you aware of any encroachment on the easement? NO If YES, give details: If there is an encroachment, has approval for the encroachment been given? N/A If YES, give details:</p>	<p>YES</p>
<p>1.3 Restrictive covenant NOT APPLICABLE</p>	<p><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> Nature of restrictive covenant: Name of person in whose favour restrictive covenant operates: Does the restrictive covenant affect the whole of the land being acquired? If NO, give details: Does the restrictive covenant affect land other than that being acquired?</p>	
<p>1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) NOT APPLICABLE</p>	<p><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> Names of parties: Period of lease, agreement for lease etc: Amount of rent or licence fee: Is the lease, agreement for lease etc in writing? If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify— (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):</p>	
<p>5. Development Act 1993</p>		
<p>5.1</p>	<p><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES NO</p>

	section 42—Condition (that continues to apply) of a development authorisation	<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS	YES
6. Repealed Act conditions			
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1967 (repealed)</i> NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS Nature of condition(s):	YES
18. Landscape South Australia Act 2019			
18.2	section 78—Notice to pay levy in respect of right to take water or taking of water *WATER LICENCE IS TO BE SOLD WITH THE LAND TO THE PURCHASER	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 27/02/2026 AND WL-113514 Date of notice: 27/02/2026 Amount of levy payable: REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 27/02/2026 AND WL-113514	YES YES* YES
18.10	Section 135—Water resource works approval NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 27/02/2026 AND WL-113514 Details of site where works are authorised:	YES
18.11	Section 142—Site use approval NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 27/02/2026 AND WL-113514 Details of location where water use is allowed:	YES
29. Planning, Development and Infrastructure Act 2016			
29.1	Part 5- Planning and Design Code	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i>	YES NO

YES

Are there attachments LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 PART 5 – PLANNING AND DESIGN CODE, PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES

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

ZONE: PRODUCTIVE RURAL LANDSCAPE (PRUL)

SUBZONE: NIL

ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAYS

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

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

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO**

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: **YES**

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

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

Is this item applicable?

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

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

YES

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

Schedule—Division 2—Other particulars

(section 7(1)(b))

Particulars relating to environment protection



1—Interpretation

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

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

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

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or

(b) any other contamination of the land by chemical substances, and includes such an assessment in relation to water on or below the surface of the land;

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

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

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

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

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

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

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

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

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

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

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

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning

electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	Wool scouring or wool carbonising works	works depots (operated by councils or utilities)

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

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

NO

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

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

YES

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land: **THE VENDOR HAS CATTLE AND A FREE-RANGE EGG FARM ON THE PROPERTY. THE PURCHASER SHOULD MAKE THEIR OWN ENQUIRIES.**

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

NO

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

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

NO

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

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

NO

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

Note—

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

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

3—Licences and exemptions recorded by EPA in public register

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

- (a) details of a current licence issued under Part 6 of the Environment Protection Act 1993 to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

- (b) details of a licence no longer in force issued under Part 6 of the Environment Protection Act 1993 to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

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

NO

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

NO

- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

NO

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

NO

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

NO

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

NO

Note—

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

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

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

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

The EPA will not provide details about exemptions relating to—

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

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

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

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

NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?
NO
- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?
NO
- (d) a copy of a site contamination audit report?
NO
- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?
NO
- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?
NO
- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?
NO
- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?
NO
- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?
NO
- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?
NO

Note—

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

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

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

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?
NO

(b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

(c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

(d) a copy of a pre-1 July 2009 site audit report?

NO

(e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

Note—

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

6—Further information held by councils

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

(a) commercial or industrial activity at the land; **NO** or

(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*)? **YES – REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PARTICULARS RELATING TO ENVIRONMENT PROTECTION FURTHER INFORMATION HELD BY COUNCILS**

Note—

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

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

It should be noted that—

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

7—Further information for purchasers

Note—

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

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

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

If—

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

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

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

TG 7665697

Department of Environment and Water response dated 27/02/2026 and WL-113514

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

Acknowledgement of Receipt

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

Dated this _____ day of _____ 2026

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 5185/831	Reference No. 2757587
Registered Proprietors	D J & A M*MCCALLUM	Prepared 23/02/2026 10:50
Address of Property	30 BROOKMAN ROAD, MEADOWS, SA 5201	
Local Govt. Authority	MOUNT BARKER DISTRICT COUNCIL, THE DISTRICT COUNCIL OF MOUNT BARKER	
Local Govt. Address	PO BOX 54 MOUNT BARKER SA 5251, POST OFFICE BOX 54, MOUNT BARKER, SA 5251	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

also

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

also

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

also

Contact the vendor for these details |

6. Repealed Act conditions

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

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

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

19. Land Tax Act 1936

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

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

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

also

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

also

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

also

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

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.

29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

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

also

Contact the Local Government Authority for other details that might apply

29.3 section 139 - Notice of proposed work and notice may require access

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5 section 141 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

29.6 section 142 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order

State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5185/831
Status: CURRENT
Edition: 5

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 5185 Folio 831

Parent Title(s) CT 4146/830
Creating Dealing(s) TG 7665697
Title Issued 09/05/1994 Edition 5 Edition Issued 03/04/2001

Estate Type

FEE SIMPLE

Registered Proprietor

DAVID JOHN MCCALLUM
ALISON MAY MCCALLUM
OF LOT 283 BROOKMAN ROAD MEADOWS SA 5201
AS JOINT TENANTS

Description of Land

ALLOTMENT 283 FILED PLAN 5288
IN THE AREA NAMED MEADOWS
HUNDRED OF KUITPO

Easements

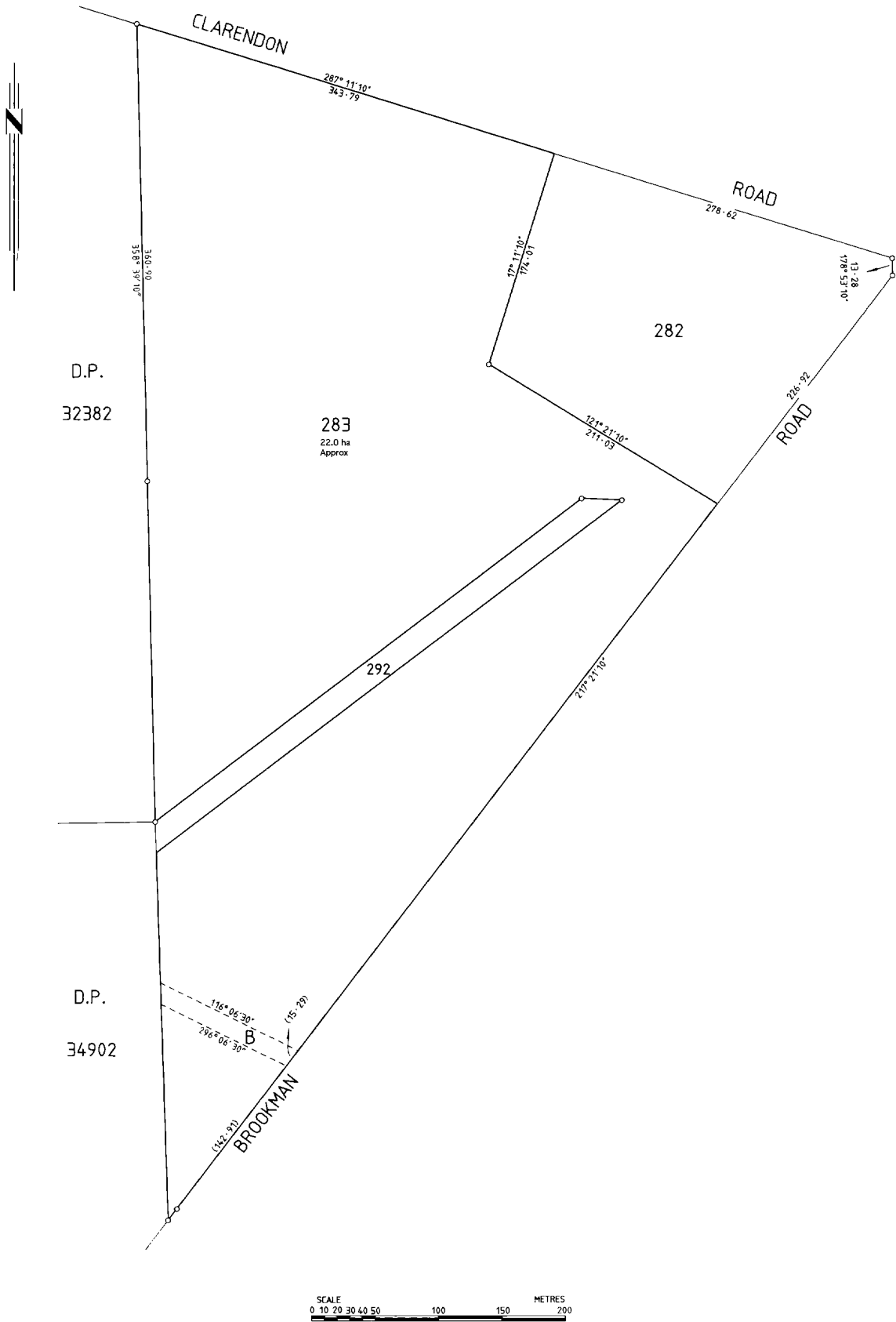
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B TO THE ELECTRICITY TRUST OF SOUTH AUSTRALIA (TG 7665697)

Schedule of Dealings

Dealing Number	Description
9020380	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD.

Notations

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



Certificate of Title

Title Reference CT 5185/831
Status CURRENT
Easement YES
Owner Number 1214946*
Address for Notices LOT 283 BROOKMAN RD MEADOWS 5201
Area 22.02ha (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

DAVID JOHN MCCALLUM
ALISON MAY MCCALLUM
OF LOT 283 BROOKMAN ROAD MEADOWS SA 5201
AS JOINT TENANTS

Description of Land

ALLOTMENT 283 FILED PLAN 5288
IN THE AREA NAMED MEADOWS
HUNDRED OF KUITPO

Last Sale Details

Dealing Reference TRANSFER (T) 9020377
Dealing Date 22/12/2000
Sale Price \$245,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	9020380	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
5831468002	CURRENT	30 BROOKMAN ROAD, MEADOWS, SA 5201

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	5831468002
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1970
Property Location	30 BROOKMAN ROAD, MEADOWS, SA 5201
Local Government	MOUNT BARKER
Owner Names	ALISON MAY MCCALLUM DAVID JOHN MCCALLUM
Owner Number	1214946*
Address for Notices	LOT 283 BROOKMAN RD MEADOWS 5201
Zone / Subzone	PRuL - Productive Rural Landscape
Water Available	No
Sewer Available	No
Land Use	1992 - House And Livestock (Non-Viable)
Description	7HDGHMSSHSHS
Local Government Description	Primary Production

Parcels

Plan/Parcel	Title Reference(s)
F5288 ALLOTMENT 283	CT 5185/830,CT 5185/831

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$790,000	\$1,475,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$740,000	\$1,400,000			

Building Details

Valuation Number	5831468002
Building Style	Reproduction
Year Built	2012
Building Condition	Good
Wall Construction	Stone; Freestone
Roof Construction	Galvanised Iron
Equivalent Main Area	338 sqm
Number of Main Rooms	7

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

*PREFIX T6

7665697



IN DUPLICATE

25 MAY 1994
MICROFILMED

REGISTRAR - GENERAL'S OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF GRANT OF EASEMENT
FORM APPROVED BY REGISTRAR-GENERAL

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

[Signature]

IAN J WRAY
Licensed Land Broker

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA
23 FEB 1994

	TIME	11:10
FEEES		\$
R.G.O.		65
POSTAGE	23 FEB 1994 010083948	1.00
ADVERTISING		
NEW C.T. TO ISSUE	23 FEB 1994 01008224478	76

SERIES No.
TO BE COMPLETED BY AGENT

NOTES

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

OFFICE NOTES:

FP 31680

BAL
NEW C.T. TO ISSUE
TATS DIAGRAM PRODUCED

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

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

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: The Electricity Trust of South Australia
Address: Box 6, P.O. Eastwood 5083
Correction to: The Electricity Trust of South Australia

CODE: E.T.S.A.

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

1. CT 4146/830
- 2.
- 3.
- 4.
- 5.

Received
Items
No.
ASSESSOR

REGISTERED ON 10 MAR 1994 AT AM/PM
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK. VOL. 4146 FOLIO 830

[Signature] REGISTRAR-GENERAL

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

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

ITEM(S) DELIVERED — POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

DELIVERY INSTRUCTIONS:

PLEASE DELIVER THE FOLLOWING ITEM(S)

TO THE UNDERMENTIONED AGENT(S)

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

ITEM CT/CL REF.	AGENT'S NAME	Agent/RGO Box No.	*POSTAL ADDRESS
BAL CT 4146/830	CEBA		
Op Easement	E.T.S.A.		
Easement CT	E.T.S.A.		
Roa	CEBA		

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE

RETURNED BY CERTIFIED MAIL
UF 4027A 2/93

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

AGENT'S INITIALS

Doc ID: 32b8e65ce70fcb39ae55185b0f4f0886dfbd5ea

GRANT OF EASEMENT

FORM T.5

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

PORTION OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER
BOOK

VOLUME 4146 FOLIO 830

BEING THE WHOLE OF THAT PORTION OF ALLOTMENT 283
MARKED B IN FILED PLAN 34680
(hereinafter called "the subject land")

ESTATE

ESTATE IN FEE SIMPLE

ENCUMBRANCES

NIL

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

CYRIL MAXWELL GREEN OF MEADOWS FARMER AND THORA LUCY GREEN
HIS WIFE [hereinafter called "the Owner"]

**CONSIDERATION
(In Words and
Figures)**

TWO HUNDRED AND FIFTY DOLLARS (\$250)

GRANTEE

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

**GRANTEE'S
REFERENCE**

19 kV OVERHEAD EXTENSION - MEADOWS (930325)

ACCEPTANCE (GRANTEE)

The within grant is hereby accepted.

SEE ANNEXURE "A"

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

.....Member

.....Secretary

SHORT FORM OF PROOF (See Note 3)

Appeared before me at *Meadows* the *26th* day of *January* 19 *94*, the GRANTOR within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

(SIGNED).....*L.M. Jared J.P. 10/3/18*..... ✓

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

(SIGNED).....

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

(SIGNED).....

LONG FORM OF PROOF (See Note 4)

Appeared before me at _____ the _____ day of _____ 19 _____

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

(SIGNED).....

Appeared before me at _____ the _____ day of _____ 19 _____

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

(SIGNED).....

Appeared before me at _____ the _____ day of _____ 19 _____

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

(SIGNED).....

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

1. To enter upon and to pass either with or without motor or other vehicles laden or unladen along or over the subject land
2. To erect and lay on the subject land poles towers conductors and other works for the transmission of electricity and to inspect repair alter remove and replace the same
3. To transmit electricity by means of such works

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

DATED THE 4th DAY OF February 1974. ✓
EXECUTION (GRANTOR)

EXECUTION AND
ATTESTATION
(See Note 2)

SIGNED by the Grantor in the presence)
of)

L.M. Jared J.P. ID13318

L.H. Green

SIGNED by the Grantor in the presence)
of)

L.M. Jared J.P. ID13318

L.H.

SIGNED by the Grantor in the presence)
of)

SIGNED by the Grantor in the presence)
of)



**MOUNT BARKER
DISTRICT COUNCIL**

Cert. No: 48288
Your Ref:

Enquiries phone: 8391 7200
Ref: NI

23/02/2026

Form One On Frome
147 Frome Street
ADELAIDE SA 5000

Dear Sir/Madam,

REQUEST FOR INFORMATION

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

Yours faithfully,

TEAM LEADER CUSTOMER SERVICE

Assessment No:	92171	Capital Value: \$1,475,000
Valuer General No:	5831468002	
Owner:	DJ & AM McCallum	
Property Address:	30 Brookman Road MEADOWS 5201	
Property Title:	LOT: 283 FP: 5288 CT: 5185/831	

Attachments: PlanSA Section 7 Report
Development Approvals – 580/184/01, 580/79/05, 580/224/07, 580/552/11,
580/308/11, 580/112/12, 580/500/18
Easement Information Sheet

**PRESCRIBED INFORMATION
DEVELOPMENT SECTION**

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

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

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

Particulars relating to Environment Protection

Further information held by councils –

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

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

Yes / No

Note—


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

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

It should be noted that—

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

Development Act 1993:
Planning, Development & Infrastructure Act 2016:
Confirmed Planning/Development Section:

Name: Danielle Miness Signature: 

Date: 24/2/26

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: - Building indemnity insurance is not required for:

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

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

Building Indemnity Insurance is required

No

If Yes, see attached or PlanSA Report

Exemption from holding insurance:

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

Yes/No

If Yes, see attached or see PlanSA Report

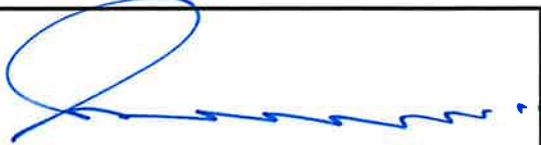
<p>Certified Development Section:</p> <p style="text-align: center;">Name:..... Signature:.....</p> <p style="text-align: center;">Date:</p>

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

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

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

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

Confirmed Enforcement/Compliance Section	
Name: <i>Paul Tan</i>	Signature: 
Date: <i>24-2-2016</i>	

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

Confirmed Environmental Health Section:

Name: James Pan Signature: [Signature]

Date: 24-2-2016

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

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

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

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

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

Outstanding Rates and Fines in Arrears		\$0.00
Waste Management Charge-2 Bin levied 01/07/2025 due :	\$510.00	
Hills & Fleurieu RL Levy (State Tax) levied 01/07/2025 due :	\$133.62	
Primary Production - Land Use levied 01/07/2025 due :	\$3,714.80	
<u>Total Rates Levied 2025/2026</u>		\$4,358.42
Fines/Interest outstanding		\$29.65
Legal Fees and/or Bank Charges outstanding and other adjustments		\$0.00
Less Government Concession		\$0.00
Less Council Rebate		\$0.00
Less rates paid		<u>-\$3,299.07</u>
Balance - rates and other monies due and payable		\$1,089.00
Property Related Debts		<u>\$0.00</u>
TOTAL BALANCE OUTSTANDING AT 23/02/2026		\$1,089.00

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

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

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

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

Assessment Number: 92171
Certified Certificate of Liabilities:

Name: J. DeLeon **Signature:** 
Date: 25/2/26

OTHER:

Nil

DISCLAIMER:

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

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

Data Extract for Section 7 search purposes

Valuation ID 5831468002

Data Extract Date: 23/02/2026

Important Information

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

Parcel ID: F5288 AL283

Certificate Title: CT5185/831

Property Address: 30 BROOKMAN RD MEADOWS SA 5201

Zones

Productive Rural Landscape (PRuL)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

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

Hazards (Bushfire - High Risk) (High)

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

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

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.

Limited Land Division

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Murray-Darling Basin

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

Native Vegetation

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

Prescribed Water Resources Area

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

River Murray Tributaries Protection Area

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

Traffic Generating Development

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

Urban Transport Routes

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

Water Resources

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

DECISION NOTIFICATION FORM

Development Number
580/00184/01

FOR DEVELOPMENT APPLICATION

DATED: 16/03/2001
REGISTERED ON: 16/03/2001

COPY

TO: David John McCallum
Lot 283 Brookman Road
MEADOWS SA 5201

LOCATION OF PROPOSED DEVELOPMENT:
Allotment 283 Section 3474+ FP 5288 Meadows-Kangarilla Road, Hundred of Kuitpo

NATURE OF PROPOSED DEVELOPMENT:
Outbuilding - Class 10a

From The District Council of Mount Barker

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	Granted	3		
Land Division - Requirements				N/A
Land Division (Strata) - Requirements				N/A
Provisional Building Rules Consent	Granted	1		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	4		

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

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

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

Signed: *S. Davis* for *P. MELVINE*
Development Approval
Council Delegate

Signed: *John Oreb*
Development Approval
Council Delegate

Date of Decision: 13/04/2001

1 Sheet Attached

PROVISIONAL DEVELOPMENT PLAN CONSENT

The following condition(s) apply:

- 1. The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and specifications received 16 March 2001), except where amended by the following condition(s).

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

- 2. The channelling of stormwater to the on site bore should not be undertaken without first obtaining any necessary approvals from the Department of Water Resources.

Note: Enquires to the Department of Water Resources should be directed to 8391 7500.

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

- 3. The shed shall not be used or adapted for use for purposes other than residential or agricultural uses.

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

PROVISIONAL BUILDING RULES CONSENT

The following condition(s) apply:

- 1. Roof and site water shall be carried clear of all buildings on the site. The water shall be disposed of in such a manner that it does not flow or discharge on to land of an adjoining owner except with the prior written consent of that owner.
(B.C.A. Volume 2, Part 2.2.1)

Note: This approval does not imply compliance with the Electricity Trust of South Australia Act 1946, as amended or the Regulations there under. It is the responsibility of the owner and the person erecting the building to ensure compliance with this Act.

Signed:.....*C. de Vries*.....for.....*P. MEKING*.....
Development Approval
Council Delegate

Signed:.....*John Orob*.....
Development Approval
Council Delegate

Date of Decision: 13/04/2001

DECISION NOTIFICATION FORM

Development Number 580/79/05

FOR DEVELOPMENT APPLICATION

DATED: 27/01/2005

REGISTERED ON: 27/01/2005

**TO: DJ McCallum
RSD 56 Brookman Road
MEADOWS SA 5201**

COPY

LOCATION OF PROPOSED DEVELOPMENT:

ALT: 283 SEC: 3474+ FP: 5288 CT: 5185/831 Meadows-Kangarilla Road Hundred of Kuitpo.

NATURE OF PROPOSED DEVELOPMENT:

Hay Shed - Class 10a

From The District Council of Mount Barker

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	Granted	5		
Land Division - Requirements				N/A
Land Division (Strata) - Requirements				N/A
Provisional Building Rules Consent	Granted	0		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	5		

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

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

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

Signed:
Development Approval
Council Delegate

Signed:
Development Approval
Council Delegate

Date of Decision: 14/02/2005

Page 1 of 3

PROVISIONAL DEVELOPMENT PLAN CONSENT

The following condition(s) apply:

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and details received at Council 27 January 2005), except where amended by the following condition(s).

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

- (2) The external roof sheeting and wall cladding shall be of new sound undamaged materials of uniform colour and appearance to the reasonable satisfaction of Council.

Reason: To enhance the appearance of the locality.

- (3) External building surfaces shall be maintained in a good state of repair to the reasonable satisfaction of Council.

Reason: To maintain the visual amenity of the locality.

- (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.

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

- (5) The building herein approved is to be used for private domestic purposes only, and not including overnight sleeping accommodation.

Reason: To limit the effect of nuisance to residents living in the locality.

Signed:
Development Approval
Council Delegate

Signed:
Development Approval
Council Delegate

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

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

PROVISIONAL BUILDING RULES CONSENT

No condition(s) apply:

Signed: *[Signature]*
Development Approval
Council Delegate

Signed: *[Signature]*
Development Approval
Council Delegate

DECISION NOTIFICATION FORM

Development Number 580/224/07

FOR DEVELOPMENT APPLICATION

DATED: 09/03/2007

REGISTERED ON: 09/03/2007

TO: DJ McCallum
RSD 56 Brookman Road
MEADOWS SA 5201

LOCATION OF PROPOSED DEVELOPMENT:
ALT: 283 SEC: 3474+ FP: 5288 CT: 5185/831
Meadows-Kangarilla Road MEADOWS.

NATURE OF PROPOSED DEVELOPMENT:
Farm Building - Class 10a

From The District Council of Mount Barker

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	Granted	2		
Land Division - Requirements				N/A
Land Division (Strata) - Requirements				N/A
Provisional Building Rules Consent	Granted	2		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	4		

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

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

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

COPY

Signed: *[Signature]*
 Development Approval
 Council Delegate

Signed: *[Signature]*
 Development Approval
 Council Delegate

Date of Decision: 10/04/2007

PROVISIONAL DEVELOPMENT PLAN CONSENT

The following condition(s) apply:

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and details received at Council 9 March 2007, 22 March 2007), except where amended by the following condition(s).

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

- (2) The external roof sheeting and wall cladding shall be of new sound undamaged materials of uniform colour and appearance to the reasonable satisfaction of Council.

Reason: To enhance the appearance of the locality.

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

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

PROVISIONAL BUILDING RULES CONSENT

The following condition(s) apply:


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

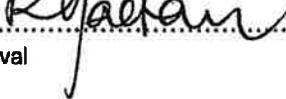
Reason: To prevent the spread of building waste to adjoining premises and to maintain sanitary conditions both on and off the site.

- (2) Where an owner builder has engaged licensed sub contractors, and the value of the sub contractors work is \$12,000 or more, the sub contractor must take out building indemnity insurance cover for their work.

Reason: To ensure the owner has appropriate level of insurance protection.

Note: 3 documents attached.

Signed: 
Development Approval
Council Delegate

Signed: 
Development Approval
Council Delegate

DECISION NOTIFICATION FORM**Development Number 580/552/11**

SCANNED

FOR DEVELOPMENT APPLICATION

11 JUL 2011

DATED: 05/07/2011

REGISTERED ON: 05/07/2011

1175801

TO: DJ McCallum & AM McCallum
30 Brookman Road
MEADOWS SA 5201

LOCATION OF PROPOSED DEVELOPMENT:
LOT: 283 FP: 5288 CT: 5185/831 30 Brookman Road MEADOWS.

NATURE OF PROPOSED DEVELOPMENT:
Demolition

From The District Council of Mount Barker

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent				N/A
Land Division - Requirements				N/A
Land Division (Strata) - Requirements				N/A
Building Rules Consent	Granted	4		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	4		

Date of Decision: 11/07/2011

Page 1 of 2

BUILDING RULES CONSENT

The following condition(s) apply:

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and details received at Council 5 July 2011), except where amended by the following condition(s).

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

- (2) Provide a 'Construction Report' to verify the presence of asbestos or otherwise, if detected further provide;
- A nominated licensed contractor who will be responsible for the asbestos containing material removal,
 - Detail of monitoring processes to ensure that adjoining property owners are alerted prior to removal and appropriate levels of protection during the removal process.

- (3) Precautions shall be taken to ensure the safety of the public during construction and/or demolition.
Roadways and footpaths adjacent to the site shall be kept clean and free of dirt and debris at all times, and any damage occurring to council roadways or footpaths as a result of the work shall be repaired to the satisfaction of council, at the applicant's expense.
Precautions shall be taken to prevent dust, noise or other nuisance from affecting nearby properties.

Reason: To provide a duty of care to the public.

- (4) When removing asbestos from this existing building your attention is drawn to the amended requirements.

As of the 12th August 2004 the removal of any more than 10 square metres of non-friable asbestos will require a license.

The asbestos removal must be undertaken in accordance with "Code of Practice for Asbestos Work" approved code under the Occupation Health Safety & Welfare Regulations 2004.

A waste transport certificate issue by the Environment Protection Authority with comprehensive information on the movement of recognised hazardous waste forwarded to Council on completion.

Reason: Any movement or handling of material containing asbestos fibres be undertaken in accordance with the minimum requirements.

Signed:.....*J. Barnes*.....

Development Approval
Council Delegate

Date of Decision: 11/07/2011

Page 2 of 2

DECISION NOTIFICATION FORM**Development Number 580/308/11**

SCANNED

7 - OCT 2011

FOR DEVELOPMENT APPLICATION

DATED: 27/09/2011

REGISTERED ON: 27/09/2011

TO: Rossdale Homes Pty Ltd
300 Glen Osmond Road
FULLARTON SA 5063

LOCATION OF PROPOSED DEVELOPMENT:**LOT: 283 FP: 5288 CT: 5185/831 30 Brookman Road MEADOWS.****NATURE OF PROPOSED DEVELOPMENT:****Detached Dwelling - Class 1a & 10a****From****The District Council of Mount Barker**

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	Granted	8		
Land Division - Requirements				N/A
Land Division (Strata) - Requirements				N/A
Building Rules Consent	Privately Certified	2		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	10		

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

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

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

Date of Decision: 05/10/2011**Page 1 of 6**

DEVELOPMENT PLAN CONSENT

The following condition(s) apply:

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and details received at Council 19 April 2011 and amended site plan received 7 September 2011), except where amended by the following condition(s).

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

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

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

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

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

- (4) The existing dwelling is to demolished and completely removed from the land within 3 months of occupation of the new dwelling.

- (5) That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
- prevent silt and water run-off from the land to adjoining properties, roads and drains;
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

The following 3 (three) conditions and note(s) are imposed at the direction of the Country Fire Service (Ref: let4193gt11648.doc)

(6) ACCESS

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

- Access to the building site shall be all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large firefighting vehicles.
- All dead end roads shall be constructed to allow large bushfire fighting vehicles to turn around with safety by use of either:
 - a turn around area with a minimum formed road surface diameter of 25metres, **OR**
 - a "T" or "Y-shaped" turnaround area with minimum formed road surface leg lengths of 11 metres and minimum inside road radii of 8.5 metres.
- All road curves shall have minimum inside road radii of 8.5 metres.
- Solid crossings over watercourses shall be provided to withstand the weight of large bushfire appliances (GVW 21 tonnes).

(7) VEGETATION

Landscaping shall include bushfire protection features which will prevent or inhibit the spread of bushfire and minimise the risk of damage to buildings and property, as follows:

- Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height.
- All branches overhanging the roof should be removed or trimmed clear of the roof.
- Grasses within 20 metres of the dwelling or to the property boundaries, whichever comes first, should be reduced to a height of 10cms during the Fire Danger Season.
- Maintain existing garden to be free of accumulated dead vegetation.

(8) WATER SUPPLY

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

- The existing water supply for bushfire fighting is satisfactory.
- This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for firefighting purposes.

- The pump and flexible connections to the water supply shall be protected from the impact of fire by a suitably ventilated, non flammable cover (metal or masonry material).
- The diameter of all fittings and flexible reinforced suction hose connecting the bushfire water supply to the fuel driven pump shall be no smaller than the diameter of the pump inlet valve.
- The bushfire fighting pump shall be located:-
 - At or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire.

NB: An "Operations Instruction Procedure" shall be located with the pump control panel.

- The bushfire fighting water supply shall be clearly identified and fitted with an outlet of at least 50mm diameter terminating with a fire service 64mm male London round thread adaptor which shall be accessible to bushfire fighting vehicles at all times.
- All non-metal firefighting water supply pipes other than flexible connections to firefighting pumps shall be buried at least 300mm below finished ground level.
- Hoses (minimum 19mm [$\frac{3}{4}$ "] internal diameter) and metal, spray jet nozzles capable of withstanding the pressures of the supplied water and of sufficient length to reach all parts of the building shall be readily accessible at all times.
- The hoses and water connection points (taps) shall be located at or adjacent to the dwelling to ensure occupants safety when using the hoses during a bushfire.

Note: The Country Fire Service advise that a site bushfire attack assessment was conducted in accordance with the Building Code of Australia, Australian Standard 3959 'Construction of buildings in bushfire-prone areas', and assess the Category of Bushfire Attack as 12.5.

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

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

BUILDING RULES CONSENT

Development Regulation Part 8, 42(5)

As a private certifier has made a decision in respect of the building rules consent, please find attached a copy of the private certifier's decision.

Date of Decision: 05/10/2011

Page 4 of 6

OTHER

The following notes apply:

- (1) A person proposing to undertake building work (or who is in charge of such work) must give the Council at least one business day's notice at the following stages of building work.
1. a) placing of concrete in any footing or other structural member that transfers load directly to a foundation or in any pile or caisson, or
b) the lowering of any assembled or partly assembled transportable building onto its supports.
 2. Completion of roofing and walls prior to internal lining.
 3. Completion of building work prior to occupancy.
 4. Commissioning of Fire Fighting Equipment

Reason: To permit Council to schedule the appropriate inspections and monitor the performance of the building works.

- (2) A person must not occupy the dwelling or part of the dwelling, to which this approval relates, until a "Written Statement" declaring that the building work has been carried out in accordance with the Development Approval and has been submitted to Council.

The "Written Statement" is to be provided by a Licensed Building Contractor, Registered Building Supervisor or Private Certifier. Statements of Compliance be signed by the relevant persons and copies of certificates attach written statement.

If property owner undertakes building work (restricted to Builder's licensing requirements) Part B of the statement must be also be signed.

Reason: To verify that all work has been carried out in accordance with Council's approval.

- (3) As this *site* is located in a *designated bushfire prone area*, the category of bushfire has been identified as being of *medium bushfire risk* by the provisions contained within Mount Barker (DC) Development Plan

In terms of the specific construction requirements, relevant provisions are determined by the Building Code of Australia which further takes references from AS3959-2009 *Construction of buildings in bushfire prone areas - Amendment 1*- which is specific in stating the Bushfire Attack Level (BAL).

Therefore any allotment designated as having a category of *medium* bushfire attack will generally attract a BAL 12.5, as it is anticipated that the construction elements are likely to be exposed to a radiant heat flux of no greater than 12.5 kW/m².

Reason: The determination of the BAL is primarily intended to improve the ability of the building to better withstand attack from bushfire.

Note: Ten (10) documents attached.

Contacts:

Should you have any Planning queries please contact Judith Urquhart 8391 7286.

Any other queries please contact Mount Barker Council 8391 7200.

Signed:.....

Development Approval
Council Delegate

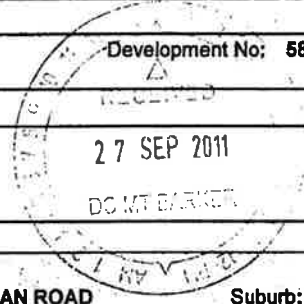
Date of Decision: 05/10/2011

Page 6 of 6

DECISION NOTIFICATION FORM

For Development Application Dated : Development No: 580/308/11
 Registered On :

To: **ROSSDALE HOMES**
300 GLEN OSMOND ROAD
FULLARTON SA 5063



LOCATION OF PROPOSED DEVELOPMENT:
 House No: Lot No: 283 Street: **BROOKMAN ROAD** Suburb: **MEADOWS**
 Section No: Hundred: Volume: Folio:

NATURE OF PROPOSED DEVELOPMENT
DWELLING AND GARAGE


In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
DEVELOPMENT PLAN CONSENT	----	----	----	----
LAND DIVISION	----	----	----	----
LAND DIVISION (STRATA)	----	----	----	----
BUILDING RULES CONSENT	23/9/11	2	----	----
PUBLIC SPACE	N/A		----	----
OTHER	N/A		----	----
	----	* See notes	----	----

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

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

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 land until you have also received notification of a Development Approval.

Signed:  () Development Assessment Commission or Delegate
 () Council Chief Executive Officer or Delegate
 (*) Private Certifier (DJ)
 Date: 23 September, 2011 (3) Sheets Attached

- IAN DODD Director
- PETER HARMER Director
- VIC BARONE Director

20 Greenhill Road
 Wayville SA 5034
 Postal PO Box 109
 Goodwood SA 5034
 Telephone 08 8273 0888
 Facsimile 08 8273 0800
 admin@katnichdodd.com.au
 www.katnichdodd.com.au



KATNICH DODD



PC45548

DEVELOPMENT ACT, 1993
SECTION 42
CONDITIONS OF BUILDING RULES CONSENT

BUILDING WORK:	DWELLING AND GARAGE
SITE ADDRESS:	LOT 283 BROOKMAN ROAD MEADOWS
APPLICANT:	ROSSDALE HOMES
OWNER:	McCALLUM
CLASSIFICATION:	1a & 10a
DEVELOPMENT NO:	580/308/11

CONDITION(S)

1. Public and Environmental Health Act, 1987 approval of the method of disposal of sewage and sullage from the building shall be obtained prior to the commencement of work.
Reg. 77

2. The roof trusses shall :
 - be a proprietary product designed by a trained user using certified software complying with Ministers Specification SA A2.2 and manufactured by a licensed manufacturer to the provisions of AS1720.1 and AS1649,
 - have the top and bottom chords and webs restrained in accordance with the requirements of the truss design parameters
 - be provided with top and bottom chord bracing in accordance with AS4440 and the manufacturer's specification,
 - be stored, erected and installed in accordance with AS4440 and the manufacturer's specificationBCA-P2.1

Notes

The certified drawings/ documents will be issued by the Council with the notification of development approval.

This consent is issued on the understanding that the proprietary type materials and products as specified either on the architectural plans or specification are to be selected and installed in accordance with the manufacturers recommendations and relevant standards.

This consent is issued on the understanding that the water supply to the dwelling will consist of suitable on-site tanks, some of which currently exist on site, and which will be connected to the stormwater system.

The applicant, owner and person performing the building work shall be made aware that the building site is located in a Bush Fire Prone Area.

The development plan indicates that this site is in an area with a high bushfire risk, and a site bushfire attack assessment pursuant to AS3959-2009 undertaken by the applicant / Country Fire Service indicates a bushfire attack level (BAL) of BAL-12.5.

The person performing the building work is required to perform the work in accordance with the relevant requirements of BCA Vol 2 Part 3.7.4 for this bushfire attack level.

The bushfire protection system for fighting bushfires and associated tank, pump, pipes, hoses and fittings shall comply with the requirements of Ministers Specification SA 78.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

No portion of the building or structure (including footings and drainage) shall extend over the property boundary (unless agreement has been obtained from the adjoining property owner)

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

The person proposing to undertake building work on land (or who is in charge of such work) is warned of their obligation to give the Council notice at stages prescribed in Regulation 74.

A person must not occupy a Class 1a building under the Building Code that has been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements of Regulation 83A.

Regulation 83AB requires a *Statement of Compliance* for Class 1a buildings to be provided upon completion to the relevant authority by the licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates all in accordance with the attached pro-forma, which must also be signed by the owner of the relevant land, or by someone acting on his or her behalf.

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

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.

AS3660.1- 'Termite Management - New Building Work', sets out methods for minimising the risk to new buildings from damage to their structural members by subterranean termites by deterring concealed entry by termites from the soil to the building. A termite barrier system constructed in accordance with this standard can not prevent termite attack, as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspections which need to be carried out at intervals not exceeding 12 months to reduce the risk of termite damage. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection; and the date of installation of the system; and where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and the need to maintain and inspect the system on a regular basis. The owner may also wish to seek advice regarding the potential for attack by termites to non-primary structural elements of the building and the precautions available.

The footings have not been designed to take into account the effect of existing trees or planted trees located within a distance less than their zone of influence from the building whether they are on or outside of the allotment. If clarification is required, refer to the footing construction report or seek advice from the engineer.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

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

The roof trusses shall be stored, erected, installed and braced in accordance with AS4440, the manufacturers specifications and good trade practice. Particular attention should be paid to the co-ordination of trades to ensure that chord and web restraints are provided in accordance with the truss design parameters and the top and bottom chords are braced in accordance with AS4440 and the manufacturers specifications.

The design software used in the design of the trusses should be certified by an independent technical expert in accordance with Regulations 85 & 88 as complying with the provisions of Part 2.1 of the BCA.

It is recommended that regular inspection of the roof trusses, particularly at high load areas such as girder trusses, are conducted by a suitably qualified person as per Workplace Services Hazard Alert, July 2002.

The builder and owner are advised that the roof trusses have not been specifically designed to support additional loads from air conditioning, solar panels, hot water services and the like. The suitability of the trusses to support such items should be determined prior to the installation of such equipment.

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanised, stainless steel or monel metal.

The assessment of the timber framing has been based on the understanding that the timber to be used for all structural elements has a minimum joint strength group of J4 or JD4.

Wet area details including floor grades, set-downs and water resistant surfaces shall comply with Minister's Specification SA F1.7-2004 & AS3740 Waterproofing of wet areas within residential buildings; including provision of drainage flanges.

All glazing shall be glazed in accordance with AS1288-2006, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower.

The required rainwater tanks to be plumbed into the dwelling in accordance with AS3500 must be provided with an overflow device connected into the stormwater disposal system and mosquito proof, non-degradable screens on the inlet and overflow. Supporting structures must be a proprietary product and / or comply with relevant Australian Standards

The hot water system/heated water service must be designed and installed in accordance with the Waterworks Act 1932, the Waterworks Regulations 1996 and Directions issued by SA Water Corp and Part SA 3.12.5.6 of Volume 2 of the BCA which prescribes minimum energy efficiency levels

This consent is based on the understanding that there are no brush fences within 3m of the proposed building works.

This report does not imply compliance with the Electricity Act, 1996 as amended or the regulations thereunder (including Regulations prescribed for purposes of Section 86) or the Occupational Health, Safety & Welfare Act 1986 or the regulations thereunder. It is the responsibility of the applicant, owner and the person erecting the building to ensure compliance with same.

Katnich Dodd
Building Surveyors



.....
Vic Barone
23 September, 2011

DECISION NOTIFICATION FORM**Development Number 580/112/12**

FOR DEVELOPMENT APPLICATION

DATED: 10/02/2011

REGISTERED ON: 10/02/2011

**TO: Basic Steel Supplies
5 Somerset Court
LONSDALE SA 5160**

**LOCATION OF PROPOSED DEVELOPMENT:
LOT: 283 FP: 5288 CT: 5185/831 30 Brookman Road MEADOWS.**

**NATURE OF PROPOSED DEVELOPMENT:
Outbuilding - Class 10a**

From The District Council of Mount Barker

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	Granted	3		
Land Division - Requirements				N/A
Land Division (Strata) - Requirements				N/A
Building Rules Consent	Granted	0		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	3		

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

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

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

DEVELOPMENT PLAN CONSENT

The following condition(s) apply:

- (1) The development herein approved to be carried out in accordance with the plans and details accompanying this application (plans and details received at Council 10 February & 10 April 2012), except where amended by the following condition(s).

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

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

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

- (3) That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:

- prevent silt and water run-off from the land to adjoining properties, roads and drains;
- control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
- ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
- ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
- ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

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

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

BUILDING RULES CONSENT

No condition(s) apply.

Note: One (1) document attached.

Contacts:

Should you have any Planning queries please contact Andy Humphries 8391 7245.

Any other queries please contact Mount Barker Council 8391 7200.

Signed: 

Development Approval
Council Delegate

Date of Decision: 27/04/2012



**MOUNT BARKER
DISTRICT COUNCIL**

**DECISION NOTIFICATION FORM
580/500/18**

APPLICATION LODGED: 01/06/2018

APPLICANT: DJ McCallum
30 Brookman Road
MEADOWS SA 5201

LOCATION OF DEVELOPMENT:
LOT: 283 FP: 5288 CT: 5185/831
30 Brookman Road MEADOWS.

NATURE OF DEVELOPMENT:
Outbuilding & Addition to Farm Building (Lean-to)

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT STATUS	DATE OF DECISION	CONDITIONS
Development Plan Consent	Granted	21/06/18	5
Land Division - Requirements	-	-	-
Land Division (Strata) - Requirements	-	-	-
Building Rules Consent	Granted	25/06/18	0
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	27/06/2018	5

Building Classification: Class 10a

Details of any conditions imposed on this consent / approval are set out on the attached sheet/s.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within two (2) months of the date of this decision.

Signed:
Council Delegate

DEVELOPMENT PLAN CONSENT

The following condition(s) apply:

- (1) The development herein approved to be carried out in accordance with the stamped plans and details accompanying this application to ensure the proposal is established in accordance with the submitted plans, except where amended by attached conditions.
- (2) That the external appearance and external materials and finishes of the proposed outbuilding and farm building extension shall match or blend with the existing buildings to the reasonable satisfaction of Council. To ensure that the proposed works are compatible to the existing buildings. Zincalume or white or bright materials are not acceptable.
- (3) That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt and water run-off from the land to adjoining properties, roads and drains;
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.
- (4) All stormwater captured by structures shall be directed to the street water table or connected to a rear of allotment drain (if available) immediately upon the roof cladding installation to the satisfaction of Council.

Reason

To prevent stormwater damage to buildings on site and adjoining property.

- (5) All stormwater captured by roofing materials and hard sealed paving areas shall be discharged in a controlled manner so it does not impact upon adjoining properties or, in the opinion of Council, has the potential to cause nuisance or destabilise adjoining land.

When configuring a stormwater collection system, it is important that it remains independent of any waste control system.

Under no circumstance shall stormwater be diverted or incorporated into either:

- Council's Common Waste Management System (CWMS)

- SA Water's Sewerage system, or
- A localised waste water system (septic tank).

Stormwater entering into any of these systems is detrimental to the function for which they are intended.

Reason

To ensure that all stormwater discharge points are properly controlled and diverted in such a manner to minimise impact on waste control systems and/or adjoining property owners.

Notes:

- (1) Any person proposing to undertake building work within the District of Mount Barker is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc, must be reinstated to a standard acceptable to Council at the applicants' expense.

If you have any queries please contact Council on 8391 7200.

- (2) It is the sole responsibility of the owner to ensure that the easement on the land is accessible to Council when required. Any costs associated with the removal and/or reinstatement of any structures and/or landscaping materials on the easement are to be borne by the owner.

BUILDING RULES CONSENT

No condition(s) apply.

Notes:

- (1) Five (5) documents attached.
- (2) You are advised that the Development herein approved must be substantially commenced within 12 months of the date of this Approval, unless this period of time is extended by Council. Further, any act or work authorised or required by this Approval must be completed within 3 years of the date of this Approval, unless this period of time is extended by Council.

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

Fact Sheet

Council Easements



MOUNT BARKER
DISTRICT COUNCIL

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

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

A Check the Certificate of Title or Deposited Plan.

Q What is an Easement?

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

Q Why are easements necessary?

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

Q Can I build over an easement?

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

Q Can I plant on an easement?

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

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

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

Q What if Council requires access to the easement?

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

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

DOC/20/131386

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

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

Doc ID: cf2b8e65ce70fcb39ae55185b0f4f9886dfbd5ea

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
58 31468 00 2	CT5185831	24/2/2026	7627	2757587

FORM 1 ON FROME
 LEVEL 1 147 FROME ST
 ADELAIDE SA 5000
 info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: D J & A M MCCALLUM
 Location: 30 BROOKMAN RD MEADOWS
 Description: 7HDGHMSHSSHS Capital Value: \$1 475 000
 Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

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

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

Next quarterly charges: Water supply: 0.00 Sewer: 0.00 Bill: 18/3/2026

This account is not rateable for water or sewer.

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

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

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

South Australian Water Corporation

Name: **Water & Sewer Account**
D J & A M MCCALLUM Acct. No.: 58 31468 00 2 Amount: _____

Address:
30 BROOKMAN RD MEADOWS

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 5831468002



Bill code: 8888
Ref: 5831468002

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: 5831468002



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2757587

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

DATE OF ISSUE
23/02/2026

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
1214946*	D J & A M MCCALLUM			
PROPERTY DESCRIPTION				
30 BROOKMAN RD / MEADOWS SA 5201 / LT 283 F5288				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
5831468002	CT 5185/831+	\$1,475,000.00	R2 0.500	RU 0.300
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	187.15	
	- REMISSION	\$	73.90	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-163.25	
	= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR				
2025-2026				

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

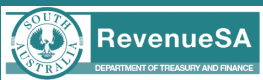
EXPIRY DATE 24/05/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7014923416</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: 2757587

DATE OF ISSUE

23/02/2026

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

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

D J & A M MCCALLUM

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

30 BROOKMAN RD / MEADOWS SA 5201 / LT 283 F5288

ASSESSMENT NUMBER

5831468002

TITLE REF.

(A "+" indicates multiple titles)

CT 5185/831+

TAXABLE SITE VALUE

\$790,000.00

AREA

22.0200 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

24/05/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7014923325</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.



27 February 2026

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

Water and River Murray Group

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

Dear Sir/Madam

I refer to your enquiry concerning the following property:

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

Reference No: 2757587
Title Reference: CT5185/831 F5288 AL283
Property Address: 30 BROOKMAN ROAD, MEADOWS SA 5201
Owners Name: DJ & AM MCCALLUM

I advise as follows:

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

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

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

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

Should you have any queries regarding this Property Interest Report please contact this office.

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

Yours sincerely

Water Licensing Branch
Department for Environment and Water



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

Take Note

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

Licence Details

Licence Number: WL-113514
Licence Status: Current
Prescribed Region: Eastern Mount Lofty Ranges PWA
Licensee(s): Alison May McCallum
 David John McCallum

Water Allocation:

Entitlement

Eastern Mt Lofty Ranges PWA, Finnis Adelaidean - Total Entitlement: 24,050 kL

Entitlement number	Prescribed Resource	Management unit	Entitlement pool	Allocation category	Quantity	Expiry date
E-012860	Eastern Mt Lofty Ranges PWA	Finniss Adelaidean	Eastern Mt Lofty Ranges groundwater	Taking	24050 kL	N/A

Fees charged to this licence:	Charged	Outstanding
Right to take water - 1/7/2025 to 30/06/2026	\$200.00	\$0.00

Property Details: CT5185/831 F5288 A283

All enquires regarding the Licence should be directed to:

Department for Environment and Water
 Water and River Murray Group
 Water Licensing Branch
 2 Wade Street
 BERRI SA 5343

Postal enquires should be forwarded to:

Department for Environment and Water
 Water and River Murray Group
 Water Licensing Branch
 PO Box 240
 BERRI SA 5343

Telephone: (08) 8595 2053



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

Additional Information

Information provided current as at 27 February 2026.

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

Comments

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

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

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
2 Wade Street
BERRI SA 5343

**Postal enquires should be
forwarded to:**

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
PO Box 240
BERRI SA 5343

Telephone: (08) 8595 2053

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services (CBS) recommends you check the website: www.cbs.sa.gov.au.

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

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

Safety

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

Enjoyment

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

Value

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

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

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.
