

Form 1—Vendor's statement

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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: **BARRY EDWARDS AND RAELENE RUTH EDWARDS**
Address: **PO BOX 505 MOUNT COMPASS SA 5214**
- 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): / /2024
- 6 Description of the land: **422 GOOLWA ROAD MOSQUITO HILL SA 5214 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5548 FOLIO 557 BEING ALLOTMENT 676 FILED PLAN 165925 IN THE AREA NAMED MOSQUITO HILL HUNDRED OF GOOLWA**

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:
PO BOX 505 MOUNT COMPASS SA 5214
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: JOHNL@OCRE.COM.AU
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
210 GREENHILL ROAD EASTWOOD SA 5063
(being the agent's address for service under the *Land Agents Act 1994*)

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

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

5—Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served.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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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




Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

We, SARRY EDWARDS AND RAELENE RUTH EDWARDS,
of PO BOX 505 MOUNT COMPASS SA 5214 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

Signed: 

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

(section 9)

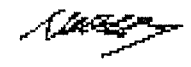
To the purchaser:

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

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

Exceptions. THE VENDOR CANNOT SUPPLY A COPY OF THE RELEVANT BUILDING
INDEMNITY INSURANCE FOR THE VERANDAH APPLIED FOR IN 2022 AS THEY WERE NOT
PROVIDED A COPY BY THE BUILDER.

Date: 6/6/2024


Signed:
Person authorised to act on behalf of Vendor's agent (pursuant to the agent's written
author ty)



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

(section 7(1)(b))

Note—

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

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

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

Table of particulars

Column 1

Column 2

Column
3

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

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

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

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

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

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

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

1. General

<p>1.1 Mortgage of land</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 11665559</p> <p>Name of mortgagee: BENDIGO & ADELAIDE BANK LTD.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO</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></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES</p> <p>NO</p>

<p>Note— "Easement" includes rights of way and party wall rights</p>	<p><i>Are there attachments?</i> CERTIFICATE OF TITLE AND T4490873</p> <p>REFER THE LAND MARKED A ON CERTIFICATE OF TITLE</p> <p>Description of land subject to easement: PORTION OF THE LAND MARKED A ON CERTIFICATE OF TITLE</p> <p>Nature of easement: SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE ETSA CORPORATION (T 4490873) REFER T 4490873</p> <p>Are you aware of any encroachment on the easement? NO If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A If YES, give details:</p>	<p>YES</p>
<p>1.3 Restrictive covenant NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired? If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	
<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></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>Amount of rent or licence fee:</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	
<p>5. Development Act 1993</p>		
<p>5.1 section 42—Condition (that continues to apply) of a development authorisation</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42 AND AUTHORISATIONS</p>	<p>YES</p> <p>NO</p> <p>YES</p>

Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42 AND AUTHORISATIONS		
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 1966</i> (repealed) NOT APPLICABLE	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p>Are there attachments? LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS YES</p> <p>Nature of condition(s):</p>
29. Planning, Development and Infrastructure Act 2016		
29.1	Part 5- Planning and Design Code <i>Note – Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i>	<p><i>Is this item applicable?</i> YES</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p>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 YES</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>ZONE: PRODUCTIVE RURAL LANDSCAPE (PRUL) SUBZONE: NO ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAYS</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: YES</p> <p>Note – For further information about the Planning and Design Code visit www.code.plan.sa.gov.au</p>
29.2	section 127—Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i> YES</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p>Are there attachments: LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATIONS YES</p>

Date of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PLANS DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATIONS

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

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

32. South Australian Public Health Act 2011

<p>32.3 <i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i></p>	<p><i>Is this item applicable?</i> YES</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4-CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL YES</p> <p>Date of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4-CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL</p> <p>Name of person or body that granted the approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4-CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL</p> <p>Condition(s) of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4-CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL</p>
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**Schedule—Division 2—Other particulars
(section 7(1)(b))**

Particulars of building indemnity insurance

Note—

Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *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.

Details of building indemnity insurance still in existence for building work on the land:

- 1 Name(s) of person(s) insured: **THE VENDOR CANNOT SUPPLY A COPY OF THE RELEVANT BUILDING INDEMNITY INSURANCE FOR THE VERANDAH APPLIED FOR IN 2022 AS THEY WERE NOT PROVIDED A COPY BY THE BUILDER.**
- 2 Name of insurer:
- 3 Limitations on the liability of the insurer:
- 4 Name of builder:
- 5 Builder's licence number:
- 6 Date of issue of insurance:
- 7 Description of insured building work:

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, give details:

- (a) Date of the exemption:
- (b) Name of builder granted the exemption:
- (c) Licence number of builder granted the exemption:
- (d) Details of building work to which the exemption applies:
- (e) Details of conditions (if any) to which the exemption is subject:



Annexures

The following documents are annexed hereto -

- Property Interest Report
- Copy of certificate(s) of title to the land
- Local Government (Council) Search
- T 4490873
- 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 _____ 2024

Signed: _____

Purchaser(s)

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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

- | | | |
|------|--|--|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Trade and Investment 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 Trade and Investment 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 1966</i> (repealed) | State Planning Commission in the Department for Trade and Investment 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. *Fences Act 1975***
- 9.1 section 5 - Notice of intention to perform fencing work Contact the vendor for these details
- 10. *Fire and Emergency Services Act 2005***
- 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. *Food Act 2001***
- 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. *Ground Water (Qualco-Sunlands) Control Act 2000***
- 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. *Heritage Places Act 1993***
- 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. *Highways Act 1926***
- 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. *Housing Improvement Act 1940 (repealed)***
- 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. *Housing Improvement Act 2016***

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

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

19. Land Tax Act 1936

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

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. *Native Vegetation Act 1991*

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

Refer to the Certificate of Title

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

Refer to the Certificate of Title

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

Refer to the Certificate of Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- River Murray Flood Resistance (early commencement) - The Chief Executive of the Department for Trade and Investment is seeking to amend the Planning and Design Code to provide clearer guidance for impacted communities to rebuild more flood-resilient development. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Goolwa North - The Designated Entity, Ambo Pty Ltd, is proposing to rezone approx. 241 hectares of land between Alexandrina Rd and Bymes Rd, Goolwa (the Affected Area) to accommodate a low density and low scale residential community. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).
- Code Amendment**
- Old Bull Creek Road, Strathalbyn - Nevarc Developments Pty Ltd proposes to rezone approximately 19.9 hectares of land located approx. 1km from the town's main street.

The Affected Area is zoned 'Deferred Urban' and 'Neighbourhood' and is identified within The 30-Year Plan for Greater Adelaide as 'planned urban lands to 2045'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title
30. Plant Health Act 2009		
30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
31. Public and Environmental Health Act 1987 (repealed)		
31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval</i>	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>	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	<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval</i>	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>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 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 5548/557
Status: CURRENT
Edition: 6

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



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 5548 Folio 557

Parent Title(s) CT 4156/414
Creating Dealing(s) CONVERTED TITLE
Title Issued 26/06/1998 Edition 6 Edition Issued 16/11/2011

Estate Type

FEE SIMPLE

Registered Proprietor

BARRY EDWARDS
RAELENE RUTH EDWARDS
OF 28 FOLLETT STREET ALDINGA BEACH SA 5173
AS JOINT TENANTS

Description of Land

ALLOTMENT 676 FILED PLAN 165925
IN THE AREA NAMED MOSQUITO HILL
HUNDRED OF GOOLWA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE ETSA CORPORATION (T 4490873)

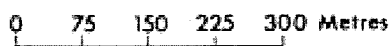
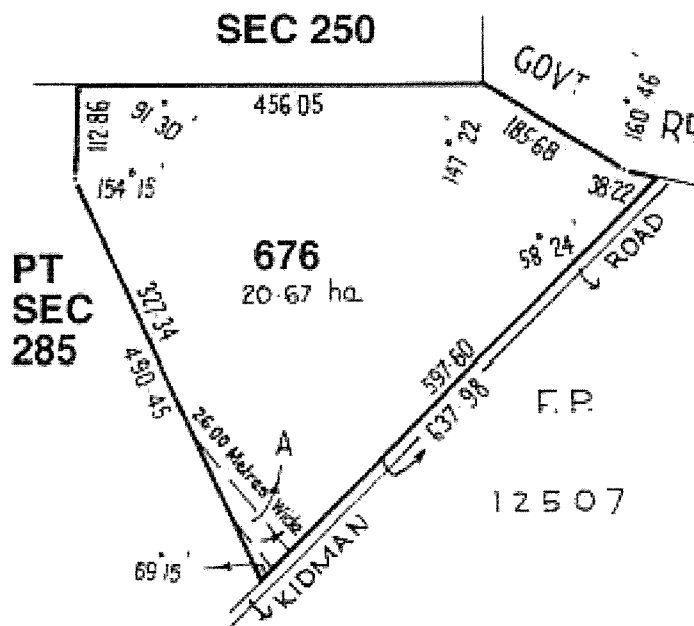
Schedule of Dealings

Dealing Number	Description
11665559	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

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4156/414
SEE TITLE TEXT FOR EASEMENT DETAILS



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Certificate of Title

Title Reference CT 5548/557
Status CURRENT
Easement YES
Owner Number 01086520
Address for Notices 28 FOLLETT ST ALDINGA BEACH 5173
Area 20.67ha (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

BARRY EDWARDS
RAELENE RUTH EDWARDS
OF 28 FOLLETT STREET ALDINGA BEACH SA 5173
AS JOINT TENANTS

Description of Land

ALLOTMENT 676 FILED PLAN 165925
IN THE AREA NAMED MOSQUITO HILL
HUNDRED OF GOOLWA

Last Sale Details

Dealing Reference TRANSFER (T) 11665558
Dealing Date 20/10/2011
Sale Price \$475,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	11665559	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4539497004	CURRENT	422 GOOLWA ROAD, MOSQUITO HILL, SA 5214

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 4539497004
 Type Site & Capital Value
 Date of Valuation 01/01/2023
 Status CURRENT
 Operative From 01/07/1973
 Property Location 422 GOOLWA ROAD, MOSQUITO HILL, SA 5214
 Local Government ALEXANDRINA
 Owner Names RAELENE RUTH EDWARDS
 BARRY EDWARDS
 Owner Number 01086520
 Address for Notices 28 FOLLETT ST ALDINGA BEACH 5173
 Zone / Subzone PRuL - Productive Rural Landscape
 Water Available No
 Sewer Available No
 Land Use 1992 - House And Livestock (Non-Viable)
 Description 5H DIG CY
 Local Government Description Primary Production

Parcels

Plan/Parcel	Title Reference(s)
F165925 ALLOTMENT 676	CT 6031/653,CT 5548/557

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$465,000	\$760,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$420,000	\$630,000			

Building Details

Valuation Number	4539497004
Building Style	Conventional
Year Built	2014
Building Condition	Good
Wall Construction	Cement Sheet; Weatherbrd; Log
Roof Construction	Galvanised Iron
Equivalent Main Area	176 sqm
Number of Main Rooms	5

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

T.

4490873

No.

IN DUPLICATE

THE ELECTRICITY TRUST OF SOUTH AUSTRALIA
Correct for the purposes of "The Real Property Act, 1886-1967."

MEMORANDUM OF GRANT OF EASEMENT of the land within described.

P. B. Jamieson
Licensed Land Registrar
Adelaide 796

1200A

AMPELIO STRADIOTTO and KATHLEEN JEAN STRADIOTTO
TO
THE ELECTRICITY TRUST OF SOUTH AUSTRALIA

7-2 796

1200A

FEES PAID
7 JAN 1980 TIME 11

OFFICES \$12

2 BALANCE
NEW C.T. TO ISSUE
AS ENCLOSED BELOW
EXCHG

MEMORANDUM:—A Memorial of the within Instrument No. was entered

in the Register Book
Vol. 3902 Folio 3 and 4
the day of 30.1.1980
at Adelaide

Appeared before me at *Eastwood*
the *4th* day of *December* 1979
DENIS ROLAND GARNETT
7 McBeath Street Hartoville 5073
Easement Officer
(hereinafter called "the witness") a person known to me and of good repute attesting witness to this instrument and acknowledged his signature to the same and did further declare that



Delivered by E.T.S.A.
Correction to E.T.S.A.
Deliver Balance CT to LEANOR WEAVER TRADING BANK
Deliver New CT to See instructions below
Deliver

9 JAN 1980

to the Registrar-General
The within instrument is the whole ~~portion~~ of the interest protected by Registrar-General's Caveat No. 4464966

- After registration please:-
- (1) issue balance Certificate of Title for the servient land
 - (2) withhold issue of the Certificate of Title for the dominant land for the purpose of consolidation.

P. B. Jamieson

Denis R. Garnett
Justice of the Peace

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

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

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

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

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

24 FEB 1982
 27 FEB 1980
 10450 5300
 41878
 41484
 BALANCE VOLUME
 2

2

MEMORANDUM OF GRANT OF EASEMENT

ARPELIO STRADIDOTTO of 52 Tenth Avenue St Peters 5069 Concrete Contractor sometimes described as Plasterer and KATHLEEN JEAN STRADIDOTTO his wife

(hereinafter called "the Owner") being registered as the proprietor of an estate in fee simple subject however to such encumbrances liens and interests as are notified by memorandum underwritten or endorsed hereon in the whole of the land comprised in Certificate of Title Register Book Volume 3502 Folio 3 and 4

FOUR HUNDRED AND SEVENTY DOLLARS (\$470.00) *B*

IN CONSIDERATION of the sum of ~~Three hundred and ninety Five Dollars (\$395.00)~~ paid to the Owner by the Electricity Trust of South Australia (hereinafter with its successors and assigns sometimes called "the Trust") the receipt of which sum is hereby acknowledged **HEREBY GRANTS** to the said **THE ELECTRICITY TRUST OF SOUTH AUSTRALIA** its successors and assigns and its and their respective servants agents and licensees and all others authorised by them or any of them at all times hereafter and from time to time full and free right liberty license power and authority:

1. To enter upon and to pass ^{AND TRAVEL AS IN FILED FROM HIS USES A PART OF WHICH IS ATTACHED HEREON} either with or without motor or other vehicles laden or unladen along or over that land delineated in the plan attached hereto and therein coloured blue (hereinafter referred to as "the subject land") being portion of the said land above described.
2. To 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 3 day of December 1979

SIGNED by the said ARPELIO STRADIDOTTO }
in the presence of

H. Stradidotto

[Signature]

SIGNED by the said KATHLEEN JEAN STRADIDOTTO }
in the presence of

K. Stradidotto

[Signature]

ACCEPTED

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

[Signature]
[Signature]

Member

Secretary
Trustee



Search No: 40510
Ref No: A4888
Email: info@form1onfrome.com.au

08/04/2024

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

To Whom It May Concern

Re: Request for Information

Thank you for your recent request for information.

Please find attached particulars and documentary material Council is obligated to provide pursuant to the provisions of the Local Government Act and the Land and Business (Sale and Conveyancing) Act 1994.

Yours sincerely,

SEARCHES DEPARTMENT



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Certificate of
LOCAL GOVERNMENT CHARGES
Pursuant to the Local Government Act, 1999

Search No: 40510	Assessment No: A4888		
Bpay Biller Code: 36012	Valuation No: 4539497004		
Reference: 1000048883			
Property Described as: 422 GOOLWA ROAD MOSQUITO HILL SA 5214			
Owners Name: BARRY EDWARDS			
<u>Section</u>	<u>Allotment</u>	<u>Plan</u>	<u>Certificate of Title</u>
285	676	FP165925	5548/557

RATES/CHARGES

Period ending **30/06/24** - declared date: **10/07/23** - First Due Date **01/09/23**

Rates and fines in arrears b/fwd 1st July	0.00
Rates for current Financial year	2,493.50
Service Charges	0.00
Less Pensioner Concessions - Not applicable	0.00
Interest/Legal fees to date	0.00
Fines to date	12.85
Sundry Debtors	0.00
Hills & Fleurieu Regional Landscape Levy	83.60
Less payments made	1,288.60
TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE	1,301.35

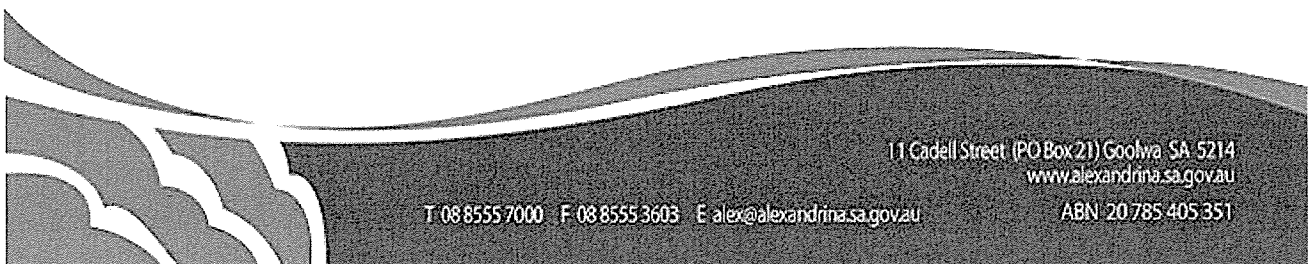
Rates not paid on or before the **DUE DATE** are subject to a **FINE** of 2.00% with further **INTEREST CHARGES** of 0.7541% being added to **ARREARS** each month following.

Miscellaneous: AN AMOUNT OF \$657.10 IS OVERDUE. PLEASE CONTACT THIS OFFICE PRIOR TO SETTLEMENT AS OTHER CHARGES MAY INCUR.

NEXT QUARTERLY PAYMENT OF \$644.25 IS DUE BY 01/06/2024.

Authorised Officer: Heather Winter

Date : 15/04/2024





ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 40510
Assessment No: A4888

Development Act 1993 Repealed

Section 42 - Condition (that continues to apply) of a development authorisation	Attached
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Repealed Act conditions

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 1966</i> (repealed)	Nil
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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):	Refer to Attached Plan SA Report
---	----------------------------------

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
---	-----

Section 127 - Condition (that continues to apply) of a development authorisation	Attached
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Development Act 1993 (repealed)

Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
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Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
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Section 55 - Order to remove or perform work	Nil
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Section 56 - Notice to complete development	Nil
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ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 40510
Assessment No: A4888

Section 57 - Land management agreement	No
Section 69 - Emergency order	Nil
Section 71 - Fire safety notice	Nil
Section 84 - Enforcement notice	Nil
Section 85(6), 85(10) or 106 - Enforcement order	Nil
Part 11 Division 2 - Proceedings	Nil
<i>Fire and Emergency Services Act 2005</i>	
Section 105F (or Section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Nil
<i>Food Act 2001</i>	
Section 44 - Improvement Notice	Nil
Section 46 - Prohibition Order	Nil
<i>Housing Improvement Act 1940 (repealed)</i>	
Section 23 - Declaraion that house is undesirable or unfit for human habitation	Nil
Part 7 (rent control for substandard houses) - Notice or declaration	Nil
<i>Land Acquisition Act 1969</i>	
Section 10 - Notice of intention to acquire	Nil
<i>Local Government Act 1934 (repealed)</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 40510
Assessment No: A4888

Local Nuisance and Litter Control Act 2016

Section 30 - Nuisance or litter abatement notice	Nil
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Planning, Development and Infrastructure Act 2016

Section 141 - Order to remove or perform work	Nil
Section 142 - Notice to complete development	Nil
Section 155 - Emergency order	Nil
Section 157 - Fire safety notice	Nil
Section 192 or 193 - Land management agreement	No
Section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
Section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1 - Proceedings	Nil
Section 213 - Enforcement notice	Nil
Section 214(6), 214(10) or 222 - Enforcement order	Nil



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 40510
Assessment No: A4888

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice	Nil
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<i>Public and Environmental Health (Waste Control) 2010 (or 1995) (revoked)</i> Part 2 - Condition (that continues to apply) of an approval	Nil
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<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> Regulation 19- Maintenance order (that has not been complied with)	Nil
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South Australian Public Health Act 2011

Section 92 - Notice	Nil
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<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part4-Condition (that continues to apply) of an approval.	Attached
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Other Charges

Charges of any kind affecting the land (not included in another item)	Nil
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ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 40510
Assessment No: A4888

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.

Details of Building Indemnity Insurance still in existence for Building Work on the Land

Building indemnity insurance required	No
<p>Name(s) of person(s) insured: NOT APPLICABLE</p> <p>Name of insurer:</p> <p>Limitations on the liability of the insurer:</p> <p>Name of the Builder:</p> <p>Builders Licence Number:</p> <p>Date of issue of Insurance:</p> <p>Description of insured building work:</p>	



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 40510
Assessment No: A4888

Exemption from holding insurance

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

No

If Yes, give details:

- a) Date of the exemption:
- b) Name of builder granted the exemption:
- c) Licence number of Builder granted the exemption:
- d) Details of building work for which the exemption applies:
- e) Details of conditions (if any) to which the exemption is subject:



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 40510
Assessment No: A4888

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*?

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.

CONFIRMED BY

ENVIRONMENTAL HEALTH OFFICER

Tony Pearson

BUILDING OFFICER

Andreas Karaiskos

PLANNING &

Cameron Gibbons

DATE & TIME

15/04/2024

1:03:53PM

DECISION NOTIFICATION FORM



For Development Application: 455/660/13
Dated: 02.08.13
Registered: 01.08.13

TO **LJ PALMER & CO**
24 KITAWAH STREET
LONSDALE SA 5160

Application No: 455/660/13
Assessment: A4888

LOCATION OF
PROPOSED DEVELOPMENT: LOT: 676 NO: 422 GOOLWA ROAD MOSQUITO HILL

NATURE OF
PROPOSED DEVELOPMENT: DWELLING - DETACHED SINGLE STOREY

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	NO OF CONDITIONS
Development Plan Consent	Approved	08/10/2013	12
Land Division	Not Applicable		
Land Division (Community Title)	Not Applicable		
Building Rules Consent	Approved	30/10/2013	2
Other	Not Applicable		
DEVELOPMENT APPROVAL	Approved	12/11/2013	14

NOTE: No work can commence on this development unless a **DEVELOPMENT APPROVAL** has been obtained. (i.e. consent granted by date for a Development Approval in the shaded box)

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/s.

SIGNED: _____

Ronny Van Vliet
Authorised Officer

DATE: 12/11/2013

NOTES FOR APPLICANT

1. You may have the right of appeal if this Decision Notification is:

- * A refusal, or
- * A consent or approval with conditions

Your appeal must be lodged with the Environment, Resources and Development Court, together with the designated fee, within two months of you receiving notice of the decision.

A copy of your received appeal notice must be also served on the authority which issued the Decision Notification Form within the same two month period.

Please contact the Environment, Resources and Development Court if you wish to appeal Ph (08) 8204 0300

2. If your application was the subject of third party representations, any consent or approval, whether subject to conditions or not, shall not operate until the determination of any appeal. A representor has 15 business days from the date of the Decision Notification to lodge an appeal. Please contact the Environment, Resources and Development Court to see if an appeal has been lodged

3. If this is a Development Approval:

- * the development approval must be substantially commenced;
- * for land division, you must apply to the Development Assessment Commission for a certificate.

within 12 months of the date of this Decision Notification (or alternatively the date of the determination of any appeal) unless this period has been extended by the relevant authority.

And

Any act or work authorised or required by this Decision Notification must be substantially or fully completed within 3 years of the date of this Notification or a longer time as allowed by the relevant authority.

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

DECISION NOTIFICATION - CONDITIONS OF APPROVAL

APPLICANT NAME: LJ PALMER & CO

CONDITIONS OF DEVELOPMENT PLAN CONSENT: - 12

1. The development here in approved shall be undertaken and maintained with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

2. The bushfire fighting water tank and internal access tracks as shown on the amended plans received by Council on 22 August 2013, shall comply with the requirements of the Ministers Code, Undertaking development in Bushfire Protection Areas - February 2008 (as amended October 2012) for high risk areas and shall be installed prior to occupation of the dwelling herein approved.

Reason: To ensure Compliance with the Ministers Code.

3. The external materials of the building shall be non-reflective (zirconium and certain colorbond colours, ie. 'surimist' is considered highly reflective and not considered appropriate).

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

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 that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

5. Where cut and/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 that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

6. Temporary debris and sediment control measures must be installed to ensure debris, soil, soil sediments, and litter are maintained within the construction site. Debris, soil, soil sediments, and litter from the construction site must not enter Council's drainage system, Council's road network, or neighbouring properties.

NOTE: Pollution prevention measures must be in accordance with the Environmental Protection Authority's 'Storm water Pollution Prevention Codes of Practice':

- For the Community
- For Local, State and Federal Government
- For the Building and Construction Industry

Reason: To inform owners, developers, builders etc of their obligation in regard to the environment and to the appropriate measures of storm water disposal from building sites.

7. All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.

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

NOTES:

1. A wall retaining a difference in ground levels of more than 1 metre requires Development Approval.
2. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
3. The applicant is advised to contact the individual service providers regarding the location of street lighting, electricity supply and storm water drainage pits. It is the responsibility of the applicant/owner to ensure that the location of the vehicle crossover and driveway does not conflict with the services. Should the need arise to relocate any infrastructure or services all costs and charges associated with the works shall be at the applicant/owners expense.
4. **Building Site Management**
Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours: That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions: That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle: That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Storm water Runoff: That all runoff and storm water from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the storm water system.

Hard Waste Litter Storage: That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security: That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm: That any work in the public realm requiring street occupation or boardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge: Section 779 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

For further information in relation to the above, please call either Council, the EPA or Safe Work SA.

5. The applicant (owner) is advised that should a new crossover (access point) be constructed that approval will need to be obtained from Council's Engineering Department; and that the construction of the crossover be constructed to Australian Standards at the owners expense. It is also noted that Council will not allow the removal of any street trees.

Any portion of Council's infrastructure damaged as a result of work undertaken must be repaired/reinstated to Council's satisfaction at the developer's expense.

6. Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a 'measure of protection' from the approach, impact and passing of a bushfire.

CFS CONDITIONS

8. The Category of Bushfire Attack has been assessed as BAL 12.5

9. ACCESS

The Ministers (Bushfire) Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles

- CFS has no objections to the proposed driveway as shown on the development plans.

10. VEGETATION

Landscaping shall include Bushfire protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property

- Trees and shrubs shall not be planted closer to the building(s) or powerlines than the distance equivalent to their mature height.
- Grasses within 20 metres of the dwelling or to the property boundaries, whichever comes first, should be reduced to a height of 100mm during the Fire Danger Season

11. WATER SUPPLY

Ministers (Bushfire) Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting. Ministers Specification SA78 prescribes the dedicated water supply for bushfire fighting for the bushfire zone:

- A minimum supply of 22000 litres of water shall be available at all times for bushfire fighting purposes. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Ministers Specification SA78;
- CFS has no objection to the proposed designated bushfire fighting water supply as shown on the development plans

12. BUILDING CONSIDERATIONS

Refer to the Building Code of Australia for construction requirements and performance provisions.

Please contact the Planning Officer if you have any enquiries in relation to the above Condition(s) of Development Plan Consent.

CONDITIONS OF BUILDING RULES CONSENT: - 2

BUILDING CLASSIFICATION: 1A Dwelling
10 Non-Habitable Building

1. The roof brusses for the sheet roof shall
 - be a proprietary product designed using certified software and manufactured by a licensed manufacturer to the provisions of AS1720.1 and AS1648,
 - have the top and bottom chords and webs restrained in accordance with the requirements of the truss design parameters
 - where purlins are joined they shall be spliced to provide continuity,
 - where purlins terminate at a truss (ie gable truss, hip truss, etc) the purlins shall either continue past the face of the truss by at least 75mm or the truss shall be provided with blocking, spacers or equivalent
 - where bottom chord and web restraints are joined they shall be overlapped at the truss (with the ends continuing past the face of the truss by at least 75mm)
 - 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 specification.

BCA-P2.1
2. The preservative treated timber shall be treated in accordance with AS 1604 "Preservative Treatment for Sawn Timber, Veneer or Plywood" appropriate to its end use.

The treated timber shall conform to the Hazard Level in accordance with its proposed use as follows:-

- H1 - Inside, above ground, protected from weather, well ventilated.
- H2 - Inside, above ground, partially protected from wetting.
- H3 - Outside, above ground, subject to periodic moderate wetting.
- H4 - Outside, in ground, subject to severe wetting.
- H5 - Outside, in ground/in contact with fresh water, subject to extreme wetting, use requires a higher degree of protection.
- H6 - Marine water exposure, prolonged immersion in sea water.

BCA P2.1/Part 3.4.3.c

NOTES:

TERMITE PROTECTION

AS3660.1 - sets out methods for implementation during construction, for minimising the risk to new buildings from damage to their structural members by subterranean termites. The protection methods will not provide a total guarantee against attack. 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 must be aware that regular inspections for termite activity will need to be carried out at intervals not exceeding 12 months to further reduce the risk of termite damage.

MISCELLANEOUS

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

The construction of wet areas shall be in strict accordance with the requirements of AS3740 "Waterproofing of domestic wet areas" and the additional requirements of Ministers Specification SA F1.7 "Waterproofing in buildings—Additional requirements"

This consent 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.

The following energy efficiency construction requirements shall be complied with

- reflective insulation and bulk insulation shall comply with BCA Part 3.12 and 3.12.1.1
- the glazing system shall have the performance characteristics (U-Value /SHGC) as specified in the glazing calculator of the energy efficiency report
- the hot water supply system shall comply with Section B of AS/NZS 3500.4 or Clause 3.28 of AS/NZS 3500.5

MAINTENANCE OF FOOTING SYSTEM

WARNING. The Council is required to approve the minimum allowable footing sizes under the Regulations and AS2670. Such designs do not provide a guarantee against footing failures. The owner is advised to take note of the Qualified Engineer's recommendations in relation to this matter. Particular attention should be paid to the effect of existing, proposed or removal of nearby trees on the footing design.

The owner's attention is drawn to appendix B of AS2670 "Foundation Performance & Maintenance".

The drainage system should be completed by the finish of construction of the building. (Part 5.6.3 of AS2670)

Please contact the Building Officer if you have any enquiries in relation to the above Condition(s) of Development Building Consent.

**Please refer to attached "NOTES TO APPLICANT/OWNER"
for detail on "NOTIFICATION STAGES (INSPECTIONS)"**



File: 455/660/13
A4888
ANG

12 November 2013

Barry Edwards
28 Follett Street
ALDINGA BEACH SA 5173

Dear Sir/Madam

WASTEWATER WORKS APPROVAL FOR: Lot 676 (422) Goolwa Road Mosquito Hill

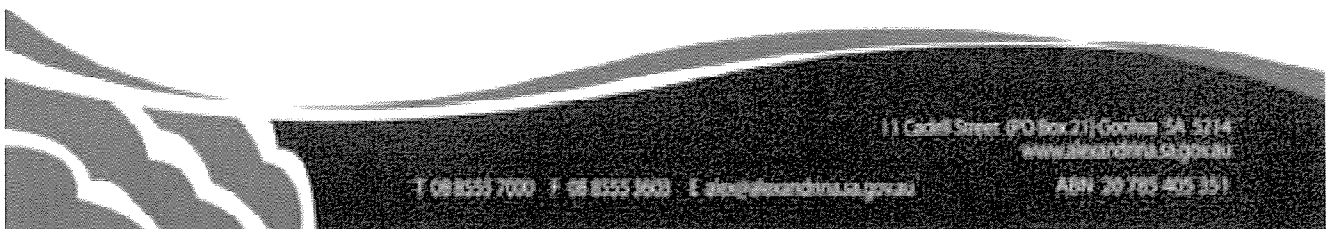
I refer to your application for wastewater works approval at the above site.

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

Please note that penalties can apply for non-compliance with approval conditions.

1. The approved wastewater system incorporates;
 - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500
 - 1.2. Ri-Industries, 3000 litre septic tank,
 - 1.3. Effluent disposal-
Soakage trench: 88 square metres (2 trenches each 22m long x 1.2m wide x .4m deep)
as per the On-Site Wastewater Systems Code
with associated pipework and fittings as specified by the design engineer in the report submitted to Council.

2. The system is to be installed, commissioned, operated and maintained in accordance with;
 - 2.1. The plans and specifications submitted including any amendments made/required with this approval
 - 2.2. Manufacturers, installers and equipment suppliers' instructions and recommendations
 - 2.3. In the case of any wastewater products to be installed, the relevant product approval conditions
 - 2.4. Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2)
 - 2.5. The Onsite Wastewater Systems Code
 - 2.6. All other relevant standards and codes
 - 2.7. Conditions of this approval



3. In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days.

In regards to inspection and commissioning;

- 3.1. The relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation.
- 3.2. Persons undertaking wastewater works are required to give Council at least one business days notice at the following stages:
 - a) Underfloor plumbing completed (with work under water test)
 - b) Drains, septic tank, trade waste arrestors, pump sump (if this forms part of the approval), holding tank (if this forms part of the approval), other approved ancillary equipment and land application system installed (drains to be under water test)
 - c) Final inspection on completion of the whole system prior to occupation

Please contact the Planning and Development Customer Service Officer on (08) 8555 7000 to arrange for these inspections.

4. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing;
 - 4.1. Type of system installed
 - 4.2. Date of system installed
 - 4.3. Servicing / desludging frequency
 - 4.4. Prohibited discharges
 - 4.5. Relevant Authority / Manufacturer details
5. The operator of the wastewater system must ensure that the lids and access openings are to be fitted so as to be childproof.
6. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with;
 - 6.1. The conditions of this approval
 - 6.2. The prescribed codes to the extent which they are applicable.
7. The operator of a wastewater system must ensure that wastewater from the system is reused or disposed of in accordance with;
 - 7.1. These approval conditions
 - 7.2. All relevant standards and Codes to the extent which they are applicable.
8. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
9. This approval will expire if the works are not commenced, or are commenced but not substantially completed within 24 months after the date of approval.



10. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-

10.1. The operator consents or-

10.2. The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

Special Conditions

No Waste Control Conditions

Approved by: 

Angela Sorger (Environmental Health Officer) Date: 12 November 2013

Note 1: The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.

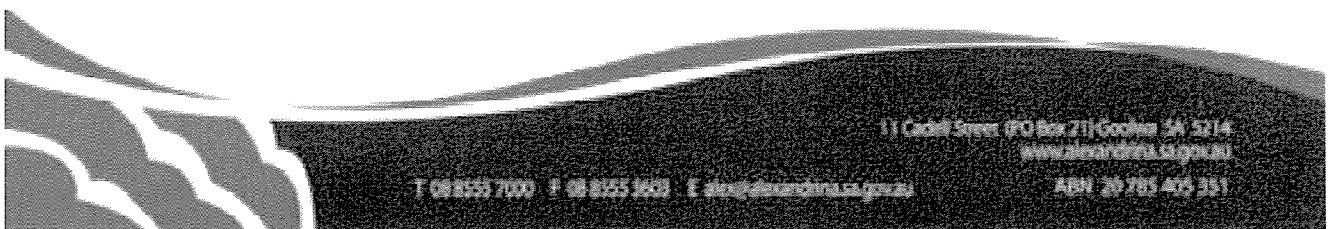
Note 2: Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.

Note 3: Any alterations/upgrades/modifications to this system will be subject to separate application(s) and approval from the relevant authority.

Note 4: Unless otherwise specified in the conditions of this approval, all septic tanks (including those included with an aerated wastewater treatment system) should be desludged as per the On-site Wastewater Systems Code.

cc for info:

LJ Palmer & Co
24 Kitawah Street
LONSDALE SA 5160





Data Extract for Section 7 search purposes

Valuation ID 4539497004

Data Extract Date: 08/04/2024

Parcel ID: F165925 A676

Certificate Title: CT5548/557

Property Address: 422 GOOLWA RD MOSQUITO HILL SA 5214

Zones

Productive Rural Landscape (PRuL)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

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

Hazards (Bushfire - High Risk) (High)

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

Hazards (Flooding - Evidence Required)

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

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.

Major Urban Transport Routes

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

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.

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.

Application ID: 22014849

Development Description: Verandah

Site Address: 422 GOOLWA RD MOSQUITO HILL SA 5214

Development Authorisation: Planning Consent

Date of authorisation: 29 June 2022

Name of relevant authority that granted authorisation: Fleurieu Regional Assessment Panel

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 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

Development Authorisation: Building Consent

Date of authorisation: 7 July 2022

Name of relevant authority that granted authorisation: PBS Building Certifiers

Condition 1

The development shall be undertaken in accordance with the approved planning consent plans and associated conditions unless specified. Reason: to ensure that the relevant Building Rules are complied with.

Condition 2

The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions. Reason: to ensure that the relevant Building Rules are complied with.

Associated Building Indemnity Insurance

Building Work: Verandah

Not Applicable

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 19 July 2022

Name of relevant authority that granted authorisation: Alexandrina Council

Application ID: 23019744

Development Description: Construction of an outbuilding (extension to existing)

Site Address: 422 GOOLWA RD MOSQUITO HILL SA 5214

Development Authorisation: Planning Consent

Date of authorisation: 14 September 2023

Name of relevant authority that granted authorisation: Fleurieu Regional Assessment Panel

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

The external colours and materials of the building or structure herein approved shall be in accordance with the details specified in the application now approved. Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated

Condition 3

Excavation of the site shall be kept to a minimum to preserve the natural form of the land, and be managed in such a way as to prevent erosion. Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

Condition 4

The outbuilding herein approved must not be used for human habitation, commercial or industrial purposes. Only those activities normally associated with domestic outbuildings may be undertaken provided such activities do not impair the residential amenity of the locality. Note: Human habitation includes overnight and weekend accommodation. Changing the use of a building or structure without approval is in breach of Section 215 of the Planning, Development and Infrastructure Act 2016, and can result in legal action being undertaken by Council. Reason: To maintain the amenity of the locality.

Condition 5

All stormwater drainage and construction shall be in accordance with Australian Standard AS 3500.3.2015 (part 3) to ensure that stormwater does not flow or discharge onto land of adjoining owners or adversely affect structures on the site, or the public road. Reason: To ensure stormwater is disposed of in a controlled manner.

Development Authorisation: Building Consent

Date of authorisation: 9 November 2023

Name of relevant authority that granted authorisation: Alexandrina Council

Condition 1

All members, materials and procedures used in the building and during construction shall be strictly in accordance with the manufactures approved plans and specifications for the wind speed appropriate to the particular site .

Associated Building Indemnity Insurance

Building Work: Extension to existing shed

Not Applicable

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 9 November 2023

Name of relevant authority that granted authorisation: Alexandrina Council

Land Management Agreement (LMA)

No

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: BARRY EDWARDS
Postal address: PO BOX 5005 MOUNT COMPASS SA 5214
Email: SOUTHSIDEHIRE@OPTUSNET.COM.AU

IN REGARD TO:

Development application no.: 23019744	Lodged on: 15 Aug 2023
Nature of proposed development: Construction of an outbuilding (extension to existing)	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 422 GOOLWA RD MOSQUITO HILL SA 5214		
Title ref.: CT 5548/557	Plan Parcel: F165925 AL676	Council: ALEXANDRINA COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	14 Sept 2023	5	0	Assessment Manager at Fleurieu Regional Assessment Panel
Building Consent	Granted	9 Nov 2023	1	0	Alexandrina Council
Development Approval - Planning Consent; Building Consent	Granted	9 Nov 2023	6	0	Alexandrina Council

FROM THE RELEVANT AUTHORITY: Alexandrina Council
Date: 9 Nov 2023

CONDITIONS

Planning Consent

Condition 1

The development granted **Planning Consent** shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

The external colours and materials of the building or structure herein approved shall be in accordance with the details specified in the application now approved.

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

Condition 3

Excavation of the site shall be kept to a minimum to preserve the natural form of the land, and be managed in such a way as to prevent erosion.

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

Condition 4

The outbuilding herein approved must not be used for human habitation, commercial or industrial purposes. Only those activities normally associated with domestic outbuildings may be undertaken provided such activities do not impair the residential amenity of the locality.

Note: Human habitation includes overnight and weekend accommodation. Changing the use of a building or structure without approval is in breach of Section 215 of the Planning, Development and Infrastructure Act 2016, and can result in legal action being undertaken by Council.

Reason: To maintain the amenity of the locality.

Condition 5

All stormwater drainage and construction shall be in accordance with Australian Standard AS 3500.3.2015 (part 3) to ensure that stormwater does not flow or discharge onto land of adjoining owners or adversely affect structures on the site, or the public road.

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

Building Consent

All members, materials and procedures used in the building and during construction shall be strictly in accordance with the manufactures approved plans and specifications for the wind speed appropriate to the particular site .

ADVISORY NOTES

Planning Consent

Advisory Note 1

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note 2

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

Advisory Note 3

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Authority).

Advisory Note 4

The applicant is reminded of their general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that any activities on the site do not pollute the environment.

Advisory Note 5

If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its Regulations. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information please visit: <http://www.nvc.sa.gov.au>.

Advisory Note 6

Allotment boundaries will not be certified by the Authority. The onus of ensuring that the building is sited as illustrated on the approved plans is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

Advisory Note 7

Encumbrances, Land Management Agreements and/or easements may apply to your property. You are therefore advised to check your Certificate of Title prior to commencing work.

Building Consent

None

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: Alexandrina Council	Type of consent: Building
Telephone: 08 8555 7000	Email: envirocso@alexandrina.sa.gov.au
Postal address: PO BOX 21, Goolwa SA 5214	

Name: Fleurieu Regional Assessment Panel	Type of consent: Planning
Telephone: 08 8555 7000	Email: envirocso@alexandrina.sa.gov.au
Postal address: PO BOX 21, Goolwa SA 5214	

BUILDING CLASSIFICATION/S

Essential safety provisions apply: No

Building work Extension to existing shed

Building Classification	Approved number of occupants
10A - Open or private garage,shed etc	N/A

CERTIFICATE OF BUILDING INDEMNITY INSURANCE

Domestic building work must not commence before a copy of the certificate of Building Indemnity Insurance has been lodged with the relevant authority. If not already lodged, you must lodge the required certificate of insurance before notice is given of intended commencement of building work (regulation 36).

Building work Extension to existing shed

Certificate of Building Indemnity Insurance received: (Not specified)

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building work Extension to existing shed

- Commencement of Building work (1 business day's notice)

- Completion of Building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

*To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications**.*

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Extension to existing shed

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

(None specified)

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Extension to existing shed

Building classification 10A - Open or private garage,shed etc

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).

Note, despite a YES being indicated above, a Certificate of Occupancy is not required for a Class 1a building if this building is completed between 1 July 2021 and 31 December 2023 (inclusive). Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required.

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name Alexandrina Council
Email envirocso@alexandrina.sa.gov.au
Phone 08 8555 7000

Notifications may also be provided via the SA planning portal.

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Aldinga Home Improvements
Postal address: PO BOX 27 Aldinga Beach SA 5173
Email: operations@aldingahomeimprovements.com.au

IN REGARD TO:

Development application no.: 22014849	Lodged on: 27 Jun 2022
Nature of proposed development: Verandah	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 422 GOOLWA RD MOSQUITO HILL SA 5214		
Title ref.: CT 5548/557	Plan Parcel: F165925 AL676	Council: ALEXANDRINA COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	29 Jun 2022	2	0	Assessment Manager at Fleurieu Regional Assessment Panel
Building Consent	Granted	7 Jul 2022	2	0	Anthony-Terrance-Terry Bush - PBS Australia - Building Level 1
Development Approval - Planning Consent; Building Consent	Granted	19 Jul 2022	4	0	Alexandrina Council

FROM THE RELEVANT AUTHORITY: Alexandrina Council
Date: 19 Jul 2022

CONDITIONS

Planning Consent

Condition 1

The development granted **Planning Consent** shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 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.

This form constitutes the form of a decision notification under section 126(1) of the Planning, Development and Infrastructure Act 2016, as determined by the Minister for Planning and Local Government for the purposes of regulation 57(1) of the Planning, Development and Infrastructure (General) Regulations 2017. Published: 16 December 2021.



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

Building Consent

Condition 1

The development shall be undertaken in accordance with the approved planning consent plans and associated conditions unless specified.

Reason: to ensure that the relevant Building Rules are complied with.

Condition 2

The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.

Reason: to ensure that the relevant Building Rules are complied with.

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
5. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Consent

None

Building Consent

Advisory Note 1

Notification listed on the Development Approval must be given by the owner to the Council.

Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read **all documentation from Council** to ensure you do not commit an offence under the Planning Development and Infrastructure Act 2016, by failing to give notification when required.

Advisory Note 2

Owner builders are required to engage a Private Certifier or Registered Building Works Supervisor to inspect and sign a written statement/declaration that the building work has been carried out in accordance with approved documents, when a contract has not been entered into with a licensed builder. Owner builders are

urged to satisfy themselves that the practitioner is qualified and insured to perform that function. If licensed building contractors perform any works, they must sign a written statement relating to those works.

Advisory Note 3

Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 36 of the Planning, Development and Infrastructure Regulations 2017, ensure that a Certificate of Indemnity Insurance is lodged with **Council** on or before the commencement of the building work.

Advisory Note 4

The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 93 of the Planning, Development and Infrastructure Regulations 2017 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 136 of the Planning, Development and Infrastructure Act 2016. That is any work close to or on a boundary and likely to affect any adjoining land or building.

Advisory Note 5

Pursuant to Regulation 104 Planning, Development and Infrastructure Regulations 2017, for ALL buildings other than Class 10a, the licensed builder or if there is no licensed builder a private certifier or registered building work supervisor must provide **Council** with a written statement declaring that the building work has been carried out in accordance with the building Consent documents. This statement must be provided within 5 business days after signing the document.

Advisory Note 6

All members of the community have a general environmental duty under the Environment Protection Act. The Environment Protection Agency Code of Practice for the Building and Construction Industry provides benchmarks of best practice and contains certain mandatory provisions for preventing contaminants entering the stormwater system.

Advisory Note 7

This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of SA Power Networks Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact SA Power Networks.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: PBS Australia	Type of consent: Building
Telephone: 08 8374 2211	Email: pbs@pbsaust.com.au
Postal address: 607 Marion Road, SOUTH PLYMPTON SA 5038	

Name: Fleurieu Regional Assessment Panel	Type of consent: Planning
Telephone: 08 8555 7000	Email: envirocso@alexandrina.sa.gov.au
Postal address: PO BOX 21, Goolwa SA 5214	

BUILDING CLASSIFICATION/S

Essential safety provisions apply: No

Building work Verandah

Building Classification	Approved number of occupants
10A - Open or private garage,shed etc	N/A

CERTIFICATE OF BUILDING INDEMNITY INSURANCE

Domestic building work must not commence before a copy of the certificate of Building Indemnity Insurance has been lodged with the relevant authority. If not already lodged, you must lodge the required certificate of insurance before notice is given of intended commencement of building work (regulation 36).

Building work Verandah

Certificate of Building Indemnity Insurance received: (Not specified)

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building work Verandah

- Commencement of Building work (1 business day's notice)
- Completion of Building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

*To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications**.*

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Verandah

(Not required)

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Verandah

Building classification 10A - Open or private garage,shed etc

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).

Note, despite a YES being indicated above, a Certificate of Occupancy is not required for a Class 1a building if this building is completed between 16 December 2021 and 30 June 2022 (inclusive). Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required. Note this deferral applies to Class 1a buildings only.

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned

occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name Alexandrina Council

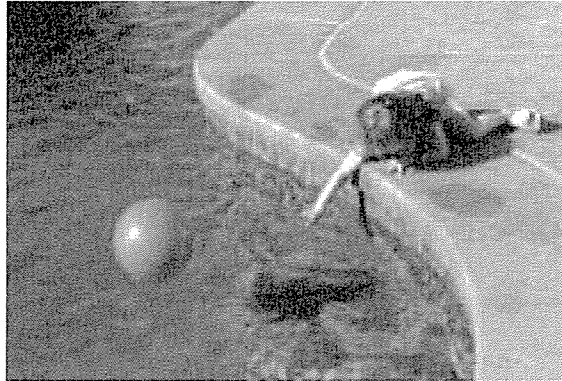
Email envirocso@alexandrina.sa.gov.au

Phone 08 8555 7000

Notifications may also be provided via the SA planning portal.



Swimming Pool Safety



REQUIREMENTS ON SALE OF PROPERTY

Pools approved, constructed or installed before 1st July 1993;

Safety barriers must be brought into line with the requirements of Ministerial Building Standard – MBS 004 - Swimming Pool Safety – designated safety features for pools built before 1 July 1993

Pools approved, constructed or installed from 1st July 1993 to the present;

Safety barriers must comply with the rules in place when the pool was approved;

- ☑ From 1st July 1993 to 1st December 2010 child resistant doorsets were permitted
 - doors opening into a pool enclosure were required to be self-closing and self-latching with the latch at least 1500mm above the floor
 - windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm
- ☑ From 2nd December 2010 child resistant door sets were not permitted
 - a fence was required between any doorway from the house and the pool
 - windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm

Safety Fence Inspections

If you have a property for sale that has a swimming pool, it is your responsibility to ensure the pool safety barrier is compliant with Ministerial Building Standard-MBS 004 and the legislation at the time of approval. It is recommended that you should have the pool safety barrier checked by a consultant specializing in pool fencing well before the property transfer is settled. This will allow time to upgrade anything that is deficient or not complying before the settlement date. Please Note: Alexandrina Council does not undertake such inspections.

For further details log onto the State Government website <https://www.sa.gov.au/topics/housing-property-and-land/building-and-development/residential-building-regulations/safety-regulations-around-the-home/pool-and-spa-safety> or contact the Building Team of Council on 8555 7000



Account Number L.T.O Reference Date of issue Agent No. Receipt No.
45 39497 00 4 CT5548557 9/4/2024 7627 2557513

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: B & R R EDWARDS
Location: 422 GOOLWA RD MOSQUITO HILL
Description: 5H DIG CY **Capital Value:** \$ 760 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

			\$
	Arrears as at: 30/6/2023	:	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: 15/5/2024

This account is not rateable for water or sewer.

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



South Australian Water Corporation
250 Victoria Square/Tarakanananggo
Adelaide SA 5000
GPO Box 1791 Adelaide SA 5001

0800 SA WATER
(1300 728 385)
ABN 49 126 525 019
sawater.com.au



South Australian Water Corporation

Name:
B & R R EDWARDS

Water & Sewer Account
Acct. No.: 45 39497 00 4

Amount: _____

Address:
422 GOOLWA RD MOSQUITO HILL

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 4539497004



Bill code: 8888
Ref: 4539497004

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: 4539497004



Government of
South Australia

South Australian Water Corporation
250 Victoria Square/Torrensbyongga
Adelaide SA 5000
GPO Box 1750 Adelaide SA 5001

1300 SA WATER
0300 729 2850
484 SA 135 525 019
www.sawater.com.au



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: 2557513

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

DATE OF ISSUE

08/04/2024

ENQUIRIES:
Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
01086520	B & R R EDWARDS			
PROPERTY DESCRIPTION				
422 GOOLWA RD / MOSQUITO HILL SA 5214 / LT 676 F165925				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
4539497004	CT 5548/557+	\$760,000.00	R2 0.500	RU 0.300
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	115.35	
FINANCIAL YEAR	- REMISSION	\$	49.95	
2023-2024	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-115.40	
	= AMOUNT PAYABLE	\$	0.00	

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

EXPIRY DATE 07/07/2024



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

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: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2557513

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

DATE OF ISSUE

08/04/2024

ENQUIRIES:
Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME B & R R EDWARDS		FINANCIAL YEAR 2023-2024	
PROPERTY DESCRIPTION 422 GOOLWA RD / MOSQUITO HILL SA 5214 / LT 676 F165925			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
4539497004	CT 5548/557+	\$465,000.00	20.6700 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 0.00	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 0.00		
= <u>AMOUNT PAYABLE</u>	\$ 0.00		

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

ON OR BEFORE 07/07/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:	OR	By Post to:
www.revenuesaonline.sa.gov.au		RevenueSA Locked Bag 555 ADELAIDE SA 5001

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

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

- If the home you are purchasing was built on or after the 1st of January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.
- If the home was built prior to the 1st of January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one or 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.
