

# 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: **TREVOR KENNETH SNOWDON AND BRENDA MARY SNOWDON**  
Address: **88A WOODGATE HILL ROAD KYEEMA SA 5172**
- 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):        /        /2025
- 6 Description of the land: **88A WOODGATE HILL ROAD KYEEMA SA 5172 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6118 FOLIO 919 BEING ALLOTMENT 51 DEPOSITED PLAN 79892 IN THE AREA NAMED KYEEMA HUNDRED OF KUITPO**

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

To the purchaser:

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

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

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

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

#### 2—Time for service

The cooling-off notice must be served—

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

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

### 3—Form of cooling-off notice

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

### 4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:  
**88A WOODGATE HILL ROAD KYEEMA SA 5172**  
 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
**EMAIL: [NICKV@OCRE.COM.AU](mailto:NICKV@OCRE.COM.AU)**  
 (being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:  
**210 GREENHILL ROAD EASTWOOD SA 5063**  
 (being the agent's address for service under the *Land Agents Act 1994*)

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

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

### 5—Effect of service

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

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

### Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

We, TREVOR KENNETH SNOWDON AND BRENDA MARY SNOWDON,  
of 88A WOODGATE HILL ROAD KYEEMA SA 5172 being the vendors in relation to the  
transaction state that the Schedule contains all particulars required to be given to you  
pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*  
Date:

28 / 10 / 2025

28 / 10 / 2025



Signed: .....

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

(section 9)

To the purchaser:

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

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

Exceptions: nil

Date: 27/10/2025



Signed: .....

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

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

### (section 7(1)(b))

#### Note—

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

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

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

Table of particulars

Column 1

Column 2

Column  
3

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

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

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

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

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

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

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

1. General

<p><b>1.1</b> 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> <b>CERTIFICATE OF TITLE</b></p> <p>Number of mortgage (if registered): <b>11138532</b></p> <p>Name of mortgagee: <b>MEMBERS EQUITY BANK PTY. LTD.</b></p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p><b>1.2</b> Easement (whether over the land or annexed to the land)</p> <p><b>Note—</b></p> <p>"Easement" includes rights of way and party wall rights</p> <p><b>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</b></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> <b>PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</b></p> <p>Description of land subject to easement: <b>PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>STATUTORY EASEMENTS</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b></p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? <b>N/A</b></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><b>Note—</b> "Easement" includes rights of way and party wall rights</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 AND RTC 11114029</p> <p>REFER THE LAND MARKED A ON CERTIFICATE OF TITLE</p> <p>Description of land subject to easement: <b>PORTION OF THE LAND MARKED A ON CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A (RTC 11114029)</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b> If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? <b>N/A</b> If YES, give details:</p>	<p>YES</p> <p>NO</p> <p>YES</p>
<p><b>1.3</b> Restrictive covenant</p> <p><b>NOT APPLICABLE</b></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?</p> <p>If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	
<p><b>1.4</b> Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</p> <p><b>NOT APPLICABLE</b></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>	

<b>5. Development Act 1993</b>			
5.1	section 42—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><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS YES</p> <p>Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS</p>	
<b>6. Repealed Act conditions</b>			
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 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><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS YES</p> <p>Nature of condition(s):</p>	
<b>29. Planning, Development and Infrastructure Act 2016</b>			
29.1	Part 5- Planning and Design Code	<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 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><b>ZONE: PRODUCTIVE RURAL LANDSCAPE (PRUL)</b></p> <p><b>SUBZONE: NO</b></p> <p><b>ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAYS</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? <b>NO</b></p> <p>Is the land designated as a local heritage place? <b>NO</b></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? <b>NO</b></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**

**Note** – For further information about the Planning and Design Code visit [www.code.plan.sa.gov.au](http://www.code.plan.sa.gov.au)

<p><b>29.2</b> section 127—Condition (that continues to apply) of a development authorisation  <b>NOT APPLICABLE</b></p>	<p><i>Is this item applicable?</i>  <i>Will this be discharged or satisfied prior to or at settlement?</i>  <b>Are there attachments:</b> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION            Date of authorisation:            Name of relevant authority that granted authorisation:            Condition(s) of authorisation:</p>	<p><b>YES</b></p>
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**31. Public and Environmental Health Act 1987 (repealed)**

<p><b>31.2</b> <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i></p>	<p><i>Is this item applicable?</i>  <i>Will this be discharged or satisfied prior to or at settlement?</i>  <b>Are there attachments?</b> LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987 (REPEALED) PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL            Date of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987 (REPEALED) PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL            Name of relevant authority that granted the approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987 (REPEALED) PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL            Condition(s) of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987 (REPEALED) PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL</p>	<p><b>YES</b>  <b>NO</b>  <b>YES</b></p>
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**Annexures**

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

RTC 11114029

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

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**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 \_\_\_\_\_ 2025

Signed: \_\_\_\_\_  
\_\_\_\_\_  
Purchaser(s)

# Property Interest Report

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

Title Reference	CT 6118/919	Reference No. 2722724
Registered Proprietors	T K & B M*SNOWDON	Prepared 21/10/2025 13:42
Address of Property	88A WOODGATE HILL ROAD, KYEEMA, SA 5172	
Local Govt. Authority	ALEXANDRINA COUNCIL	
Local Govt. Address	PO BOX 21 GOOLWA SA 5214	

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

## Table of Particulars

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

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

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |
- ### 2. Aboriginal Heritage Act 1988
- |     |   |   |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object              | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title                            |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- |      |  |   |
|------|--|---|
| 5.10 | section 84 - Enforcement notice                  | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings                 | Contact the Local Government Authority for other details that might apply<br><br>also<br><br>Contact the vendor for these details   |

## 6. Repealed Act conditions

- |     |  |   |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
|-----|--|---|

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 8. Environment Protection Act 1993

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

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

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

**17. *Land Acquisition Act 1969***

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

**18. *Landscape South Australia Act 2019***

- |       |   |   |
|-------|---|---|
| 18.1  | section 72 - Notice to pay levy in respect of costs of regional landscape board                             | The regional landscape board has no record of any notice affecting this title   |
| 18.2  | section 78 - Notice to pay levy in respect of right to take water or taking of water                        | DEW has no record of any notice affecting this title  |
| 18.3  | section 99 - Notice to prepare an action plan for compliance with general statutory duty                    | The regional landscape board has no record of any notice affecting this title   |
| 18.4  | section 107 - Notice to rectify effects of unauthorised activity  | The regional landscape board has no record of any notice affecting this title<br>also<br>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<br>also<br>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 | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|---|---|

## 20. **Local Government Act 1934 (repealed)**

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

## 21. **Local Government Act 1999**

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

## 22. **Local Nuisance and Litter Control Act 2016**

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

## 23. **Metropolitan Adelaide Road Widening Plan Act 1972**

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

## 24. **Mining Act 1971**

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

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

## 25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

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

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

### 34. *Water Industry Act 2012*

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

### 35. *Water Resources Act 1997 (repealed)*

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

### 36. **Other charges**

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

#### ***Land Tax Act 1936 and Regulations thereunder***

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

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

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

Information should be obtained from:

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

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

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## Certificate of Title

**Title Reference:** CT 6118/919  
**Status:** CURRENT  
**Edition:** 1

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



South Australia

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



## Certificate of Title - Volume 6118 Folio 919

**Parent Title(s)** CT 6033/610  
**Creating Dealing(s)** DDA 11994461  
**Title Issued** 17/09/2013      **Edition** 1      **Edition Issued** 17/09/2013

## Estate Type

FEE SIMPLE

## Registered Proprietor

TREVOR KENNETH SNOWDON  
BRENDA MARY SNOWDON  
OF LOT 51 WOODGATE HILL ROAD KUITPO SA 5201  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 51 DEPOSITED PLAN 79892  
IN THE AREA NAMED KYEEMA  
HUNDRED OF KUITPO

## Easements

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A (RTC 11114029)

## Schedule of Dealings

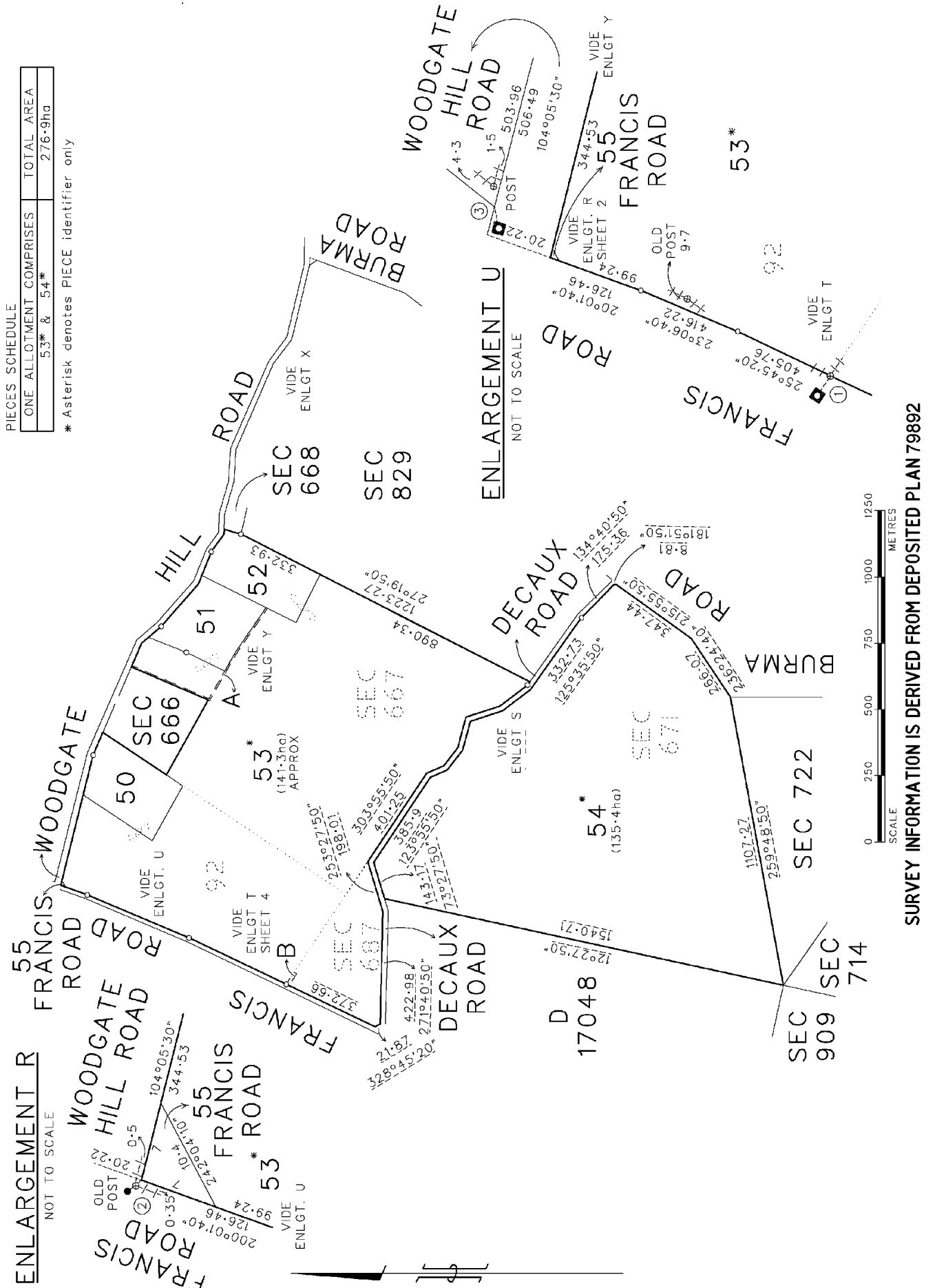
Dealing Number	Description
11138532	MORTGAGE TO MEMBERS EQUITY BANK PTY. LTD.

## Notations

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

PIECES SCHEDULE	TOTAL AREA
ONE ALLOTMENT COMPRISES	276.9ha
53* & 54*	

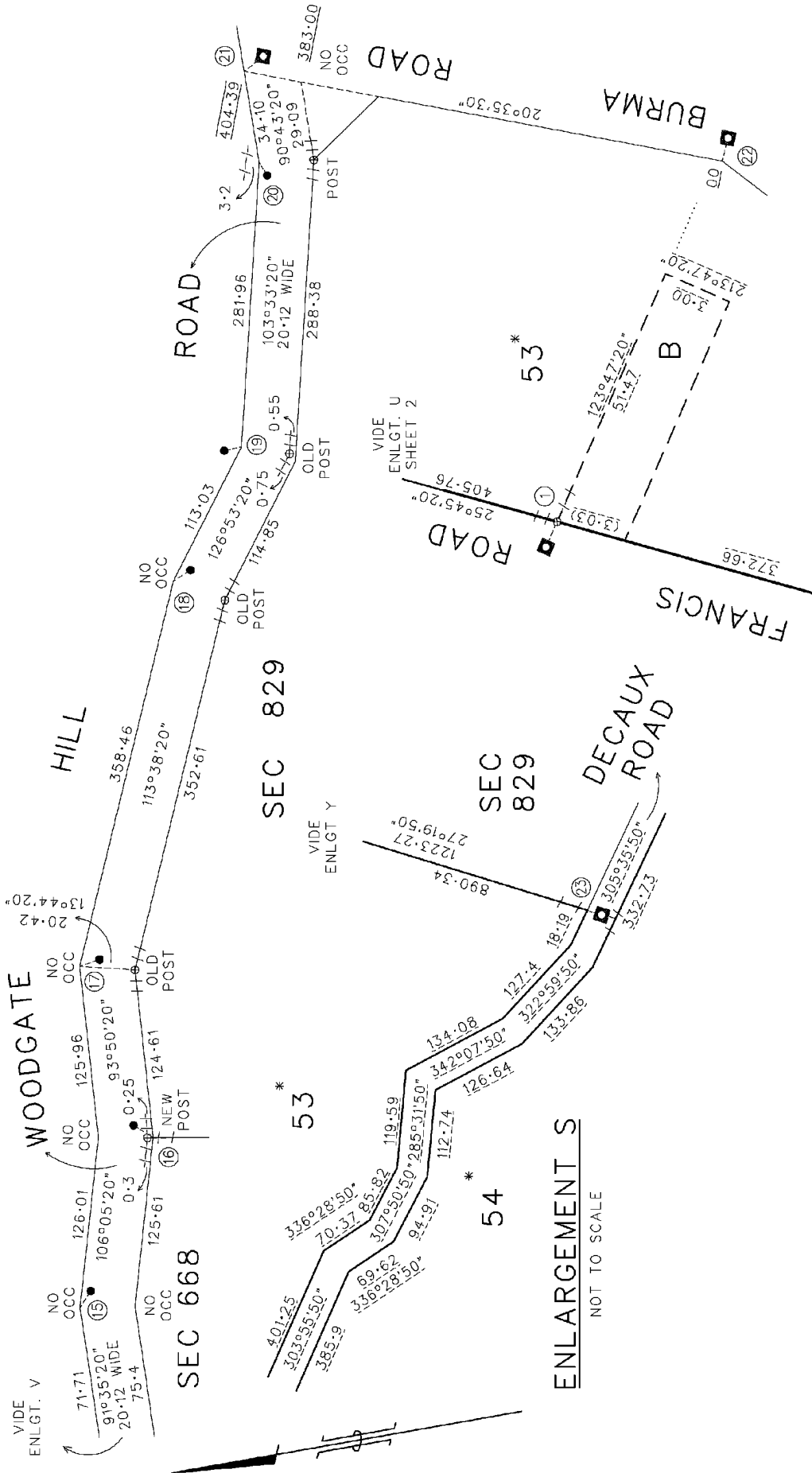
\* Asterisk denotes PIECE identifier only



SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 79892



**ENLARGEMENT X**  
 NOT TO SCALE  
**SEC 522**



**ENLARGEMENT T**  
 NOT TO SCALE

**ENLARGEMENT S**  
 NOT TO SCALE

## Certificate of Title

<b>Title Reference</b>	CT 6118/919
<b>Status</b>	CURRENT
<b>Easement</b>	YES
<b>Owner Number</b>	14215125
<b>Address for Notices</b>	88A WOODGATE HILL RD KYEEMA, SA 5172
<b>Area</b>	8.073ha (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

TREVOR KENNETH SNOWDON  
BRENDA MARY SNOWDON  
OF LOT 51 WOODGATE HILL ROAD KUITPO SA 5201  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 51 DEPOSITED PLAN 79892  
IN THE AREA NAMED KYEEMA  
HUNDRED OF KUITPO

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	11138532	MEMBERS EQUITY BANK PTY. LTD.

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
4595047200	CURRENT	88A WOODGATE HILL ROAD, KYEEMA, SA 5172

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

Valuation Number	4595047200
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2009
Property Location	88A WOODGATE HILL ROAD, KYEEMA, SA 5172
Local Government	ALEXANDRINA
Owner Names	BRENDA MARY SNOWDON TREVOR KENNETH SNOWDON
Owner Number	14215125
Address for Notices	88A WOODGATE HILL RD KYEEMA, SA 5172
Zone / Subzone	PRuL - Productive Rural Landscape
Water Available	No
Sewer Available	No
Land Use	1992 - House And Livestock (Non-Viable)
Description	6HCP MS
Local Government Description	Primary Production

## Parcels

Plan/Parcel	Title Reference(s)
D79892 ALLOTMENT 51	CT 6118/919

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$550,000	\$1,050,000			
Previous	\$520,000	\$990,000			

## Building Details

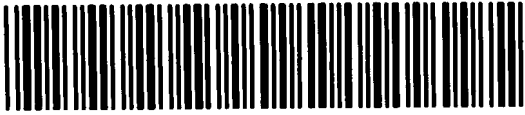
Valuation Number 4595047200

---

<b>Building Style</b>	Conventional
<b>Year Built</b>	2011
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Galvanised Iron
<b>Equivalent Main Area</b>	280 sqm
<b>Number of Main Rooms</b>	6

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

Orig. RTC 11114029



11:16 3-Feb-2009

1 of 1

Fees: \$0.00

LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

459

79892

Series No	Prefix
1	RTC
	D.P.

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

*[Signature]*

~~Seller~~ Registered Conveyancer/~~Applicant~~  
G.V. SHOWELL

FEE S	R.G.O.	POST	NEW C.T.
	297	-	<del>197-25</del> <del>328-15</del> 202
	PLAN EXAMINATION	SURVEY ACT LEVY	PLAN DEPOSIT
	-	-	112

Revenue SA -- Stamp Duty  
ABN 19 040 349 865

Doc Code EX  
RevNetID 120835800  
Consid/Val/Sec# 0.00  
SA Proportion \$ 0.00  
Stamp Duty \$ 0.00  
LTO Fees \$ 0.00  
Interest \$ 0.00  
Pen/Add Tax \$ 0.00  
Date 16/01/2009  
Original with 0 Copies  
~~-----End of Receipt-----~~  
Lands Title Office  
5/02/09 203187  
REGISTRATION FEE \$297.00  
Lands Title Office 05/02/09 203187  
NCT FEE \$263.00  
Lands Title Office 05/02/09 203187  
PLAN DEPOSIT \$112.00

Lodged by: *PFH* AGENT CODE *PFH1*

Correction to: PFH1

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

1 C/T 5968/43  
2 C/T 5710/845  
3 M 9289319

EXTRA NCT fee on CN2 11132150  
\* 70. AS PIECES 53 & 54 WILL HAVE  
2 CN2'S AGAINST THEM SHOW ONLY 10456184  
and ADD TEXT (SEE ALSO CN2 11132150)

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1 50  
2 51  
3 52  
4 53 + 54 & SECTION 666

5 NEW CERTIFICATE(S) OF TITLE TO ISSUE IN ACCORDANCE WITH SCHEDULE OF MODE OF ISSUE

PICK-UP NO.  
DP 79892

PLAN DEPOSITED *[Signature]* 6 MAR 2009

DELIVERY INSTRUCTIONS (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE
All new C's/T	NEOC/227
M 9289319	" 4

*DV 51*

CORRECTION 26.2.2009 PASSED *[Signature]*

REGISTERED *[Signature]* pro REGISTRAR-GENERAL

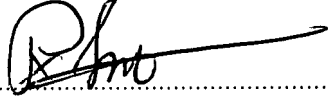
DATED 16.1.2009

**EXECUTION BY APPLICANT(S)**

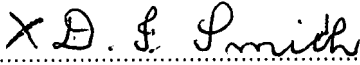
EXECUTED BY

G.A. SMITH PASTORAL CO. PTY. LTD.

A.C.N.007 546 714 of P.O. Box 185 Willunga S.A. 5172 by  
its Director and Secretary and in accordance with the  
Corporations Law:



.....  
Director



.....  
Director/Secretary

# APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION

DP150789  
\$NIL

Guidance Notes available

(Pursuant to Part 19AB of the Real Property Act 1886)

DP 79892

Development No. 455/D055/08/001/19456

**CERTIFICATE(S) OF TITLE AFFECTED**

The Whole of the Land comprised in Certificates of Title Register Books VOLUME 5710 FOLIO 845 and VOLUME 5968 FOLIO 43.

**APPLICANT(S)** (Full name and address of all Registered Proprietors of land divided)

G.A. SMITH PASTORAL CO. PTY. LTD. A.C.N.007 546 714 of P.O. Box 185 Willunga S.A. 5172.

**To the Registrar-General,**

I/We the Applicant(s) hereby apply to have the accompanying plan of division deposited in the Lands Titles Registration Office and acknowledge that on deposit of the said plan:

\*(a) my/our estate and interest in the said land will be affected to the extent indicated in the Details of Transactions panel

(b) certificates of titles will issue in accordance with the Schedule of Mode of Issue

\* Delete the inapplicable

**SCHEDULE OF MODE OF ISSUE**

PARCEL IDENTIFIER / CT REFERENCE	FULL NAME, ADDRESS AND MODE OF HOLDING	EASEMENTS AND ESTATES OR INTERESTS
50	G.A. SMITH PASTORAL CO. PTY. LTD. A.C.N.007 546 714 of P.O. Box 185 Willunga S.A. 5172.	MORTGAGE NO. 9289319
51	G.A. SMITH PASTORAL CO. PTY. LTD. A.C.N.007 546 714 of P.O. Box 185 Willunga S.A. 5172.	MORTGAGE NO. 9289319 TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THAT PORTION OF THE ALLOTMENT COMPRISING PIECES MARKED "53" & "54" MARKED "A"
52	G.A. SMITH PASTORAL CO. PTY. LTD. A.C.N.007 546 714 of P.O. Box 185 Willunga S.A. 5172.	MORTGAGE NO. 9289319 TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF WAY OVER THAT PORTION OF THE ALLOTMENT COMPRISING PIECES MARKED "53" & "54" MARKED "A"
Pieces marked "53" and "54"  <i>Section 666 AS ABOVE</i> <i>Hd. of Kuitpo</i>	G.A. SMITH PASTORAL CO. PTY. LTD. A.C.N.007 546 714 of P.O. Box 185 Willunga S.A. 5172.	MORTGAGE NO. 9289319 SUBJECT TO AN EASEMENT OVER THE LAND MARKED "B" FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (TG 10340970) SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY OVER PORTION MARKED "A" TO BE HELD APPURTENANT TO ALLOTMENTS 51 & 52  M 9289319  NIL.
55 (PUBLIC ROAD)	ALEXANDRINA COUNCIL of PO Box 21 GOOLWA SA 5124.	NIL.  <i>Drum pro Rey</i>

DETAILS OF TRANSACTION(S) (Applicants only)	CONSIDERATION / VALUE
<p>CREATION OF A FREE AND UNRESTRICTED RIGHT OF WAY OVER THAT PORTION OF THE ALLOTMENT COMPRISING PIECES MARKED "**53" &amp; "**54" MARKED "A" TO BE HELD APPURTENANT TO ALLOTMENTS 51 AND 52 ✓</p>	<p>NOT EXCEEDING \$100.00 ✓</p>

**SCHEDULE OF EASEMENTS CREATED BY DEPOSIT OF THE ACCOMPANYING PLAN OF DIVISION**

\* **Short form:** The easement(s) expressed on the plan to which the provisions of Sections 89 and 89a of the Real Property Act 1886 apply. ✓

\* ~~Long form:~~ ~~Easement(s) indicated on the plan to be set out in full in this instrument are as follows:~~

\* Delete if inapplicable

## STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
ESTATE AS MORTGAGEE UNDER AND BY VIRTUE OF MORTGAGE NO. 9289319	NO EFFECT	\$NIL

CERTIFICATION under Section 79 (6) of the Stamp Duty Act 1923

The highest amount secured during the currency of Mortgage -  
Mortgage -  
and the Mortgage has been duly stamped.

was \$ -

was \$ -

**CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION**  
(Pursuant to Sections 223LH of the Real Property Act 1886)

I/We the undersigned certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office and acknowledge that the deposit of the said plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.\*

DATED

*12th January 2009*



**CONSENTING PARTY** (Full Name, Address and nature of estate or interest)

RABOBANK AUSTRALIA LIMITED A.C.N. 001 621 129 OF Level 10/ 80 King William Street Adelaide SA 5000 AS MORTGAGEE UNDER AND BUY VIRTUE OF MORTGAGE NO. 9289319 DOES HEREBY CONSENT TO THE WITHIN APPLICATION:-

\*Where a lease is extended to include other land, certificate of lessor must also be included. If lease is over portion of land and is to extend over a portion of land vesting in lessor, reference should be made to parcel defined in GRO Plan deposited for that purpose.

**EXECUTION**

Signed by RABOBANK AUSTRALIA LIMITED by its attorneys *DAVID William Timon* Senior Manager and *Brenda Jean Park* Manager both of 201 Sussex Street, Sydney NSW 2000 who respectively state at the time of executing this instrument they have no notice of the revocation of the Power of Attorney registered number *9095903* under the authority of which they have executed this instrument.

Witness:

*Dennis Woodward Bailey*

**DENNIS WOODWARD BAILEY**

Level 16, DP3  
201 Sussex St, Sydney, NSW 2000  
Ph: 02 8115 4000



## ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

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

**Search No:** CTRATES-2025-003207

**Property ID:** 14720

**Bpay Biller Code:** 435115

**Valuation No:** 4595047200

**Reference:** 21000 07760 01472 05

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

**Property Described as:** 88A Woodgate Hill Road KYEEMA SA 5172

**Owners Name/s:** Trevor K Snowdon  
Brenda M Snowdon

Section	Allotment	Plan	Certificate of Title
	51	79892	6118/919

### RATES AND CHARGES INFORMATION

**Declared Date:** 07 Jul 2025

**Period Ending:** 30 Jun 2026

Rates and Fines in arrears b/fwd 1st July	\$0.00
Rates for current Financial Year	\$3,126.95
Service Charges	\$0.00
Interest to Date	\$0.00
Legal Fees to Date	\$0.00
Fines to Date	\$0.00
Property Related Debt	\$0.00
Regional Landscape Levy	\$99.75
Less payments and adjustments	\$-806.70
<b>TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE</b>	<b>\$2,420.00</b>

Rates not paid on or before the **due date** are the subject to a **fine** of 2.00% as prescribed by the Local Government Act, with further **interest charges** of 0.7083% being added to **arrears** each month following.

### Conditions

I certify that to the best of my knowledge and belief the information provided above is correct.

<b>Authorised by Alexandrina Council</b>	<b>Date: 21 October 2025</b>
--	------------------------------

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

**Please Note:** Council allows for a free update on searches for up to 30 days from the certificate date.

If this information falls outside the one (1) month period, or is for a new financial year, a new Section 187 certificate is required.



## ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

**Certificate of  
PROPERTY CONDITIONS**  
Pursuant to the Land and Business (Sale and Conveyancing) Act, 1994

**Search No:** CTPROPERTY-2025-003227

**Property ID:** 14720

**Valuation No:** 4595047200

**Property Described as:** 88A Woodgate Hill Road KYEEMA SA 5172

**Owners Name/s:** Trevor K Snowdon  
Brenda M Snowdon

Section	Allotment	Plan	Certificate of Title
	51	79892	6118/919

### PROPERTY INFORMATION

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

<b>5.1</b> Section 42 – Condition (that continues to apply) of a development authorisation	Attached
--	----------

**6. Repealed Act conditions**

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

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

<b>29.1</b> 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
<b>29.1</b> Is there a State Heritage place on the land or is the land situated in a State Heritage area?	No
<b>29.1</b> Is the land designated as a local heritage place?	No

<b>29.1</b> 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
<b>29.1</b> 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
<b>29.2</b> Section 127 – Condition (that continues to apply) of a development authorisation	Refer to Attached PlanSA Report

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

<b>5.2</b> Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
<b>5.3</b> Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	Nil
<b>5.4</b> Section 55 – Order to remove or perform work	Nil
<b>5.5</b> Section 56 – Notice to complete development	Nil
<b>5.6</b> Section 57 – Land management agreement	Nil
<b>5.8</b> Section 69 – Emergency order	Nil
<b>5.9</b> Section 71 – Fire safety notice	Nil
<b>5.10</b> Section 84 – Enforcement notice	Nil
<b>5.11</b> Section 85(6), 85(10) or 106 – Enforcement order	Nil
<b>5.12</b> Part 11 Division 2 - Proceedings	Nil

**10** *Fire and Emergency Services Act 2005*

<b>10.1</b> Section 105F (or Section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire	Nil
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**11** *Food Act 2001*

<b>11.1</b> Section 44 – Improvement notice	Nil
<b>11.2</b> Section 46 – Prohibition order	Nil

**15** *Housing Improvement Act 1940 (repealed)*

<b>15.1</b> Section 23 – Declaration that the house is undesirable or unfit for human habitation	Nil
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<b>15.2</b> Part 7 (rent control for substandard houses) – Notice or declaration	Nil
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**17** *Land Acquisition Act 1969*

<b>17.1</b> Section 10 – Notice of intention to acquire	Nil
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**20** *Local Government Act 1934 (repealed)*

<b>20.1</b> Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
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**21** *Local Government Act 1999*

<b>21.1</b> Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
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**22** *Local Nuisance and Litter Control Act 2016*

<b>22.1</b> Section 30 – Nuisance or litter abatement notice	Nil
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**29** *Planning, Development and Infrastructure Act 2016*

<b>29.5</b> Section 141 – Order to remove or perform work	Nil
<b>29.6</b> Section 142 – Notice to complete development	Nil
<b>29.7</b> Section 155 – Emergency order	Nil
<b>29.8</b> Section 157 – Fire safety notice	Nil
<b>29.9</b> Section 192 or 193 – Land management agreement	Nil
<b>29.10</b> Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
<b>29.11</b> Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Nil
<b>29.12</b> Part 16 Division 1 – Proceedings	Nil
<b>29.13</b> Section 213 – Enforcement notice	Nil
<b>29.14</b> Section 214(6), 214(10) or 222 – Enforcement order	Nil

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

<b>31.1</b> Part 3 - Notice	Nil
-----------------------------	-----

<b>31.2</b> Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 – Condition (that continues to apply) of an approval	Attached
<b>31.3</b> Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	Nil

**32** *South Australian Public Health Act 2011*

<b>32.2</b> Section 92 - Notice	Nil
<b>32.3</b> South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	Nil

**36** *Other Charges*

<b>36.1</b> Charges of any kind affecting the land (not included in another item)	Nil
---	-----

*Particulars of Building Indemnity Insurance*

**Note: Building Indemnity Insurance is 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
---------------------------------------	----

*If yes:*

<b>Name(s) of person(s) insured</b>	
<b>Name of insurer:</b>	

<b>Limitations of the liability of the insurer:</b>	
<b>Name of the builder:</b>	
<b>Builder's Licence Number:</b>	
<b>Date of Issue of insurance:</b>	
<b>Description of insured building work:</b>	

*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:*

<b>Date of exemption:</b>	
<b>Name of builder granted the exemption:</b>	
<b>Licence Number of the builder granted the exemption:</b>	
<b>Details of building work for which the exemption applies:</b>	
<b>Details of conditions (if any) to which the exemption is subject:</b>	

*Particulars relating to Environment Protection*

<b>6 Further information held by councils –</b> 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.

I certify that to the best of my knowledge and belief the information provided above is correct.

**Authorised by Alexandrina Council**

**Date:** 23 October 2025

**CONFIRMED BY (as required):**

Environmental Health Officer

Date: 23 October 2025

Building Officer

Date: 23 October 2025

Planning Officer

Date: 23 October 2025

Compliance Officer

Date: 23 October 2025

**ADDITIONAL INFORMATION FOR SEARCH NO 58154 [CTPROPERTY-2025-003227]**

# DECISION NOTIFICATION FORM



For Development Application:  
Dated: 27.05.11  
Registered: 27.05.11

TO **FAIRMONT HOMES**  
**PO BOX 179**  
**HINDMARSH SA 5007**

Application No: **455/467/11**  
Assessment: **A22350**

LOCATION OF  
PROPOSED DEVELOPMENT: **LOT: 51 NO: LOT51 WOODGATE HILL ROAD KYEEMA**

NATURE OF  
PROPOSED DEVELOPMENT: **DETACHED DWELLING - SINGLE STOREY**

In respect of this proposed development you are informed that:


NATURE OF DECISION	CONSENT	DATE	NO OF CONDITIONS
Development Plan Consent	Approved	12/09/2011	9
Land Division	Not Applicable		
Land Division (Community Title)	Not Applicable		
Building Rules Consent	Approved	23/09/2011	2
Other	Not Applicable		
<b>DEVELOPMENT APPROVAL</b>	<b>Approved</b>	<b>04/10/2011</b>	<b>11</b>

**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: \_\_\_\_\_

  
**David Zanker**  
**Authorised Officer**

Date: 04/10/2011

# 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 receipted 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: FAIRMONT HOMES**

## **CONDITIONS OF DEVELOPMENT PLAN CONSENT: - 9**

1. The development herein approved to be carried out in accordance with plans and details accompanying this application (plans received by Council on 27 May 2011) and amended site plan (plans received by Council on 20 June 2011).
2. All stormwater 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.
3. Where cut or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed.

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

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

Reason: To minimise potential adverse off site environmental impacts.

5. The bushfire fighting water tank and internal access tracks as shown on the amended plans received by Council on 20 June 2011 shall comply with the requirements of the Ministers Code Undertaking development in Bushfire Protection Areas - February 2009 (as amended May 2010) for Medium risk areas and shall be installed prior to occupation of the dwelling herein approved. Reason: To ensure Compliance with the Ministers Code.

## **CFS CONDITIONS**

### **6. ACCESS**

Access to the building site shall be of all weather construction with a minimum formed road surface width of 4 metres and must allow forwards entry and exit for large bushfire fighting vehicles. Private Roads and access tracks shall provide safe and convenient access/degrees for bushfire fighting vehicles:

- The existing access is satisfactory.

### **7. VEGETATION**

Landscaping shall include Bushfire protection features that will prevent or inhibit the spread of bushfire and minimise the risk of life and 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 shall be reduced to a height of 10cms during the Fire Danger Season.

## 8. WATER SUPPLY

The existing water supply for bushfire fighting is satisfactory and appropriate for the assessed bushfire attack level (BAL).

- SA CFS therefore has no additional requirements.
- This determination may be used as the basis for issuing a variation to the building rules to alter the requirements of Minister's Specifications SA78.

## 9. BUILDING CONSIDERATIONS

Refer SA Housing Code.

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

### NOTES:

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.

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

Please contact the Planning Officer if you have any enquiries in relation to the above Conditions of Development Plan Consent.

**CONDITIONS OF BUILDING RULES CONSENT: - 2**

**BUILDING CLASSIFICATION: 1A      Residential Building**  
**10A      Non-Habitable Building**

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

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

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



# GIORDANO CERTIFICATION

194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 8332 7627  
Email: certification@giordano-associates.com.au

## DEVELOPMENT ACT 1993 – SCHEDULE 11 DECISION NOTIFICATION FORM

<b>FOR DEVELOPMENT APPLICATION:</b>	
COUNCIL:	Alexandrina
DEVELOPMENT NO.:	455/467/11
DATED:	27/05/2011
REGISTERED ON:	27/05/2011

<b>TO:</b>
Fairmont Homes P.O. Box 179 Hindmarsh SA 5007

<b>LOCATION OF PROPOSED DEVELOPMENT:</b>			
SECTION NO:		HOUSE NO:	
HUNDRED:		LOT NO:	51
VOLUME:		STREET:	Woodgate Hill Road
FOLIO:		SUBURB:	Kyeema

<b>NATURE OF PROPOSED DEVELOPMENT:</b>
Detached dwelling - single storey

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
DEVELOPMENT PLAN CONSENT	-	-	-
BUILDING RULES CONSENT	23/09/2011	2	-
LAND DIVISION (TORRENS/STRATA)	-	-	-
PUBLIC SPACE	N/A	-	-
OTHER	N/A	-	-
DEVELOPMENT APPROVAL	-	** Note	-

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

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

**\*\*Note:** No work can commence on this development unless a development approval has been obtained. If one or more consents have been granted on this notification form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

<b>SIGNED:</b>	Private Certifier	Sheets Attached
	Rep Giordano	5

<b>DATE:</b>	23/09/2011	<b>REF NO:</b>	11/F433
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RECEIVED

27 SEP 2011

Alexandrina Council  
Council Offices, 11/13



# GIORDANO CERTIFICATION

194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 8332 7627  
Email: certification@giordano-associates.com.au

**DEVELOPMENT ACT 1993 – SCHEDULE 22A  
CERTIFICATE OF CONSISTENCY**

I verify that I have examined carefully a copy of the development plan consent (including any conditions and notes) described below, together with a copy of the plans approved and endorsed pursuant to regulation 42(4) of the *Development Regulations 2008* for that consent.

The plans and supporting documentation submitted for building rules consent have been assessed for compliance with the Building Rules, while the development plan consent plans have been reviewed to ensure that all buildings and structures included in the building rules assessment are consistent with the development plan consent.

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent for the following development:

COUNCIL:	Alexandrina
DEVELOPMENT NO:	455/467/11
BUILDING WORK:	Detached dwelling - single storey
SITE ADDRESS:	Lot 51 , Woodgate Hill Road, Kyeema
APPLICANT:	Fairmont Homes
OWNER:	T & B Snowdon

is consistent with the following development authorisation (including any conditions and notes) giving development plan consent subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the *Development Act 1993*, which are necessary for compliance with the Building Rules or any other legislation specified therein.

**Table of variations to meet regulatory requirements—pursuant to section 93(2) of the *Development Act 1993***

ITEM	LEGISLATION / REGULATION / CODE	REASON FOR VARIATION

**Rep Giordano**  
Building Surveyor & Private Certifier  
Reg. No.18

**RECEIVED**  
**27 SEP 2011**  
Alexandrina Council  
Central Records Office

<b>DATE:</b>	23/09/2011	<b>REF NO:</b>	11/F433
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## GIORDANO CERTIFICATION

194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 8332 7627  
Email: certification@giordano-associates.com.au

### DEVELOPMENT ACT 1993 – SECTION 42 CONDITIONS OF BUILDING RULES CONSENT

DEVELOPMENT NO:	455/467/11
BUILDING WORK:	Detached dwelling - single storey
SITE ADDRESS:	Lot 51 , Woodgate Hill Road, Kyeema
APPLICANT:	Fairmont Homes
OWNER:	T & B Snowdon
CLASSIFICATION:	1a & 10a

#### CONDITIONS:

1. The "Bushfire Attack Level" for the subject site has been determined as :

**BAL – 12.5**

The dwelling hereby approved shall be constructed in accordance with Table F8.1 of the SA Housing Code.  
or  
Table SA 3.7.4.1 of the Building Code of Australia.

2. The person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the Council notice at stages prescribed in Regulation 74. If the building owner is giving notice the notice must include the name, address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and proposed to provide any statement required under regulation 83AB.

#### NOTES:

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

A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A. Regulation 83AB requires a written statement of completion for Class 1a buildings to be provided by

- 1) a licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work. In the absence of a licensed building work contractor, a registered building work supervisor or a private certifier.

DATE:	23/09/2011	REF NO:	11/F433
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## GIORDANO CERTIFICATION

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Email: certification@giordano-associates.com.au

The statement must declare that the notification required under Section 59 of the Act have been given in accordance with the requirements of that section and regulations, and;

That the building work has been carried out in accordance with any relevant approval and the provisions of the Building Rules (disregarding any variation of a minor nature which has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority.

The location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to siteworks commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3, AS 2870 - 1996).

WARNING: AS 3660.1 - 'Protection of new buildings from subterranean termites', 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. 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.

The footings have not been designed to take into account the effects of trees. Refer to AS 2870 1996, Appendix B 2.3(c). If clarification is required, refer to the footing construction report or seek advice from the design engineer.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS 2870 - 1996. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owners attention should be drawn to Appendix A & B of AS 2870 - 1996 'Performance Requirements and Foundation Maintenance'. Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 - 1996 and engineer's details.

To install a septic system to AS 1546 and effluent discharge to AS 1547m and in accordance with an approved effluent system.

IMPORTANT: This report does not imply compliance with the Electricity Trust of South Australia Act, 1946 as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.

**Rep Giordano**  
Building Surveyor & Private Certifier  
Reg. No.18

<b>DATE:</b>	23/09/2011	<b>REF NO:</b>	11/F433
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# GIORDANO CERTIFICATION

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Email: certification@giordano-associates.com.au

## DEVELOPMENT ACT 1993 DEVELOPMENT REGULATIONS 1993 - REGULATION 83AB SCHEDULE 19A – STATEMENT OF COMPLIANCE

COUNCIL:	Alexandrina
DEVELOPMENT NUMBER:	455/467/11
BUILDING WORK:	Detached dwelling - single storey
SITE ADDRESS:	Lot 51, Woodgate Hill Road, Kyeema
APPLICANT:	Fairmont Homes
OWNER:	T & B Snowdon
DATE OF DEV. APPROVAL:	

*This statement must be accompanied by any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 1993*

### PART A – BUILDER’S STATEMENT

I certify the following:

1. The building work as described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority. †
3. All requirements under regulation 76(3) of the Development Regulations 1993 relating to essential safety provisions has been satisfied. †
4. All notifications required under section 59 of the Development Act 1993 have been given in accordance with that Act and the requirements of the Development Regulations 1993. †
5. Timber roof trusses have been erected, installed and braced in accordance with AS4440 and the certified documents. †

† Strike out any item that is not relevant

Signed.....\* Date.....

Name in full .....

Status.....Licence No.....

Address.....Ph.....

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

### PART B – OWNER’S STATEMENT

I certify the following:

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

Signed.....\* Date.....

Name in full .....

Address.....Ph.....

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

DATE:	23/09/2011	REF NO:	11/F433
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# DECISION NOTIFICATION FORM



For Development Application: 455/681/09  
Dated: 27.07.09  
Registered: 30.07.09

**TO** **TREVOR SNOWDON**  
**22 BOWERING HILL ROAD**  
**PORT WILLUNGA SA 5173**

Application No: 455/681/09  
Assessment A22350

LOCATION OF  
PROPOSED DEVELOPMENT: **LOT 51 WOODGATE HILL ROAD KYEEMA**

NATURE OF  
PROPOSED DEVELOPMENT: **SHED - MACHINERY**

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	NO OF CONDITIONS
Development Plan Consent	Approved	25/11/2009	8
Land Division	Not Applicable		
Land Division (Community Title)	Not Applicable		
Building Rules Consent	Approved	25/11/2009	0
Other	Not Applicable		
<b>DEVELOPMENT APPROVAL</b>	<b>Approved</b>	<b>25/11/2009</b>	<b>8</b>

**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:** \_\_\_\_\_  
**David Zanker**  
**Authorised Officer**

**DATE: 25/11/2009**

**ALEXANDRINA COUNCIL**

ABN 20 785 405 351

**Preserving the Past – Securing the Future**

**Postal Address:** Post Office Box 21 Goolwa SA 5214 **Telephone** (08) 8555 7000 **Facsimile** (08) 8555 3603

**11 Cadell St Goolwa** Email [alex@alexandrina.sa.gov.au](mailto:alex@alexandrina.sa.gov.au) **1 Colman Terrace Strathalbyn**

Web [www.alexandrina.sa.gov.au](http://www.alexandrina.sa.gov.au)

# 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 receipted 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: TREVOR SNOWDON**

## **CONDITIONS OF DEVELOPMENT PLAN CONSENT: - 8**

1. All stormwater 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.
2. Where cut or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed.
3. All scarring or physical disturbances of the land during excavation work shall be restricted to that which is shown on the approved plans. All exposed faces around scarred areas and spoil shall be screened with trees and shrubs and/or covered with suitable ground cover to the reasonable satisfaction of Council.
4. Any additional excavated material not required as fill for the site shall be removed immediately after excavation to prevent bogging and soil washing away.
5. The building must not be used for human habitation, commercial or industrial purposes. Only those activities normally associated with domestic sheds may be undertaken provided such activities do not impair the residential amenity of the locality.
6. The development herein approved is to be carried out in accordance with plans and details accompanying this application (plans received by Council on 27 July 2009).
7. The site of the proposed building shall be screened with native vegetation that will be of a species appropriate to the area and mature to such a height to reduce the visual impact of the building. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height and be maintained in a healthy condition at all times.
8. Landscaping as detailed in the Landscaping Plan (received by Council on 5 November 2009) shall be planted with mature species with a minimum height of 2.5m prior to occupation of the dwelling herein Approved. Such plants must be maintained in good health and condition and shall be replaced if and when they die or become seriously diseased.

### **NOTES:**

A wall retaining a difference in ground levels of more than 1 metre requires Development Approval.

Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the correct location is the responsibility of the owner. A licensed land surveyor may be required to undertake a survey of the land.

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

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: - nil**

**BUILDING CLASSIFICATION: 10A Non-Habitable Attachment**

No Building Conditions

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

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

# Notes to Applicant/Owner regarding Development Approval

## IMPORTANT INFORMATION *please read carefully*

### NOTIFICATIONS (Inspection)

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

**NOTE:** *At least one business days notice of commencement of any stage of the building work must be given to the inspector i.e. 24 hours notice not including weekends or public holidays*

**Reg 74**

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

Notwithstanding the approval of this application, building work must comply with all the requirements of the Development Act and Regulations and Council By-Laws.

**Sec. 45(2)**

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

**Reg. 48 (1)**

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



# ALEXANDRINA Council

Preserving the Past – Securing the Future – Together Enhancing our Lifestyle



Ref: 455/467/11  
A22350

7 September 2011

**TREVOR SNOWDON  
22 BOWERING HILL ROAD  
PORT WILLUNGA SA 5173**

Dear Sir/Madam,

**WASTE CONTROL SYSTEM APPLICATION  
LOT: 51 WOODGATE HILL ROAD KYEEMA**

In reference to your application received on 29 August 2011 for approval to install a waste control system at the abovementioned site, you are advised that approval is granted subject to the following conditions:

1. The installation is to be carried out in accordance with:
  - (a) The plans and other documentation as submitted forming part of the approval and any notation thereon.
  - (b) All sanitary plumbing and drainage work associated with the connection of the sanitary fixtures to the waste control system be installed in accordance with the requirements of the Standard for the Construction, Installation and Operation of Septic Tank Systems in South Australia, National Plumbing and Drainage Code, AS3500-2, Sanitary Plumbing and Sanitary Drainage and any SAHC variation as prescribed by the Public and Environmental Health (Waste Control) Regulations and South Australian Water Corporation amendments.
  - (c) All work on the plumbing and drainage system is to be carried out by a competent person authorised pursuant to the Plumbers, Gasfitters and Electricians Act.
2. The use of the waste control system shall not vary from that indicated in this approval and that it be completed prior to use.
3. This approval must not be varied without obtaining further consent from the Council.
4. This approval is not transferable and shall become void if the waste control system is not completed within twenty four months from the date of approval.

## REQUIREMENTS FOR INSPECTION

1. Persons undertaking the installation of a Waste Control System 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 and effluent disposal system completed, but not backfilled (drains to be under water test)
  - c) Final inspection on completion of the whole system prior to occupation.

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

Should clarification be required on any of the above provisions, please contact me on the above telephone number.

Approved by:

KELLY JUDD

**Environmental Health Officer, operating under delegated authority under the Public and Environmental Health (Waste Control) Regulations for and on behalf of the Alexandrina Council.**

cc for info:  
TISCHENDORF PLUMBING PTY LTD  
PO BOX 65  
LONSDALE SA 5160

# Alexandrina Council

## Swimming Pool Safety



## Requirements on Sale of Property

### **Pools approved, constructed or installed before 1 st 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 1 st July 1993 to the present:**

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

- From 1 st July 1993 to 1 st 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 2 nd 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/owning-a-property/keeping-your-property-safe/pool-and-spa-safety>

or contact the Building Team of Council on (08) 8555 7000

# Data Extract for Section 7 search purposes

Valuation ID 4595047200

**Data Extract Date:** 23/10/2025

## Important Information

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

**Parcel ID:** D79892 AL51

**Certificate Title:** CT6118/919

**Property Address:** 88A WOODGATE HILL RD KYEEMA SA 5172

## 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.

#### **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.

#### **State Significant Native Vegetation**

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

#### **Water Resources**

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

### **Is the land situated in a State Heritage Place/Area**

No

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

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

### **Is the land designated as a Local Heritage Place**

No

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

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

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

No

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
45 95047 20 0	CT6118919	22/10/2025	7627	2722724

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: T K & B M SNOWDON  
 Location: 88A WOODGATE HILL RD KYEEMA  
 Description: 6HCP MS                      Capital Value: \$1 050 000  
 Rating: Residential

### Periodic charges

Raised in current years to 30/9/2025

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

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

Next quarterly charges:    Water supply: 0.00                      Sewer: 0.00                      Bill: 12/11/2025

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This account is not rateable for water or sewer.

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

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

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

## South Australian Water Corporation

Name: **Water & Sewer Account**  
T K & B M SNOWDON Acct. No.: 45 95047 20 0 Amount: \_\_\_\_\_

Address:  
88A WOODGATE HILL RD KYEEMA

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### Payment Options

**EFT**

EFT Payment

Bank account name: SA Water Collection Account  
BSB number: 065000  
Bank account number: 10622859  
Payment reference: 4595047200



Bill code: 8888  
Ref: 4595047200

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



Paying online

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



Paying by phone

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

SA Water account number: 4595047200



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: 2722724

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

**DATE OF ISSUE**  
22/10/2025

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

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
14215125	T K & B M SNOWDON			
<b>PROPERTY DESCRIPTION</b>				
88A WOODGATE HILL RD / KYEEMA SA 5172 / LT 51 D79892				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
4595047200	CT 6118/919	\$1,050,000.00	R2 0.500	RU 0.300
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	133.20	
<b>FINANCIAL YEAR</b>	<b>- REMISSION</b>	\$	52.60	
2025-2026	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-130.60	
	<b>= AMOUNT PAYABLE</b>	\$	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** 20/01/2026



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7009966818</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2722724

DATE OF ISSUE

22/10/2025

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

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NAME**

T K & B M SNOWDON

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

88A WOODGATE HILL RD / KYEEMA SA 5172 / LT 51 D79892

**ASSESSMENT NUMBER**

4595047200

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6118/919

**TAXABLE SITE VALUE**

\$550,000.00

**AREA**

8.0770 HA

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

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

**Please Note:**

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

**ON OR BEFORE**

**20/01/2026**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7009966727</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice to:</b> <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**

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

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

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all 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

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- 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

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

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

**IMPORTANT NOTICE**  
**SMOKE ALARM LEGISLATION**

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

- If the home you are purchasing was built on or after the 1<sup>st</sup> 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 1<sup>st</sup> of January 1995, but purchased by the vendor on or after 1<sup>st</sup> February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removeable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.
- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removeable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

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

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

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