

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
- 3 Vendor: **PAUL GERARD BLAIN AND KIM BLAIN**
Address: **8-9 WARRENBEEN COURT BARWON HEADS VICTORIA 3227**
- 4 Vendor's registered agent: **Ouwens Casserly Real Estate Pty. Ltd.**
Address: **210 Greenhill Road Eastwood SA 5063**
- 5 Date of contract (if made before this statement is served): / /20
- 6 Description of the land: **PROPOSED LOT 71 ARABIAN COURT HINDMARSH VALLEY SA 5211 BEING PORTION OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5682 FOLIO 524 BEING ALLOTMENT 71 IN THE ATTACHED PROPOSED PLAN OF DIVISION BEING PORTION OF ALLOTMENT 26 DEPOSITED PLAN 52686 IN THE AREA NAMED HINDMARSH VALLEY HUNDRED OF GOOLWA**

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2—Time for service

The cooling-off notice must be served—

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

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

3—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
8-9 WARRENBEEN COURT BARWON HEADS VICTORIA 3227
 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: JOHNL@OCRE.COM.AU NICKV@OCRE.COM.AU
 (being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
210 GREENHILL ROAD EASTWOOD SA 5063
 (being the agent's address for service under the *Land Agents Act 1994*)

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))


To the purchaser:

We, PAUL GERARD BLAIN AND KIM BLAIN

Of 8-9 WARRENBEEN COURT BARWON HEADS VICTORIA 3227 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: 01 / 04 / 2026

01 / 04 / 2026

Signed: *Paul Blain* 

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: STATUTORY INFORMATION PROVIDED INCLUDING 2022 WASTEWATER APPLICATION TO THE LOCAL GOVERNMENT (COUNCIL) RELATES TO THE UNDIVIDED ALLOTMENT PARENT TITLE BEING THE WHOLE OF THE LAND COMPRISED IN THE CERTIFICATE OF TITLE.

Date: 1/4/26


Signed:

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

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

(section 7(1)(b))

Note—

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

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

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

Table of particulars

Column 1

Column 2

Column
3

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

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

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

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

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

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

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

1. General

1.1	Mortgage of land	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 13733446</p> <p>Name of mortgagee: BENDIGO & ADELAIDE BANK LTD</p>	<p>YES</p> <p>YES</p> <p>YES</p>
1.2	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>

<p>Easement (whether over the land or annexed to the land)</p>	<p><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> PROPOSED PLAN OF DIVISION</p>	<p>YES NO YES</p>
<p>Note— "Easement" includes rights of way and party wall rights</p>	<ol style="list-style-type: none"> 1. REFER THE LAND MARKED A ON THE PROPOSED PLAN OF DIVISION 2. REFER THE LAND MARKED B ON THE PROPOSED PLAN OF DIVISION <p>Description of land subject to easement:</p> <ol style="list-style-type: none"> 1. PORTION OF THE LAND MARKED A ON THE PROPOSED PLAN OF DIVISION 2. PORTION OF THE LAND MARKED B ON THE PROPOSED PLAN OF DIVISION <p>Nature of easement: (PROPOSED EASEMENTS)</p> <ol style="list-style-type: none"> 1. TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A ON THE PROPOSED PLAN OF DIVISION 2. SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B ON THE PROPOSED PLAN OF DIVISION 	
<p>Are you aware of any encroachment on the easement? NO If YES, give details: If there is an encroachment, has approval for the encroachment been given? N/A If YES, give details:</p>		
<p>1.3 Restrictive covenant NOT APPLICABLE</p>	<p><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i></p> <p>Nature of restrictive covenant: Name of person in whose favour restrictive covenant operates: Does the restrictive covenant affect the whole of the land being acquired? If NO, give details: Does the restrictive covenant affect land other than that being acquired?</p>	
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p>	<p><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i></p> <p>Names of parties: Period of lease, agreement for lease etc: Amount of rent or licence fee: Is the lease, agreement for lease etc in writing?</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.) NOT APPLICABLE	If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify— (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):	
5. Development Act 1993			
5.1	section 42—Condition (that continues to apply) of a development authorisation NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS	YES NO YES
5.2	section 50(1)— Requirement to vest land in a council or the Crown to be held as open space NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026 Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):	YES
5.3	section 50(2)—Agreement to vest land in a council or the Crown to be held as open space NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026 Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):	YES
5.6	section 57—Land management agreement	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> AGREEMENT Date of agreement: 24/01/1995 Names of parties: DISTRICT COUNCIL OF VICTOR HARBOR AND JOHN CHARLES WALTERS AND PAMELA KAY WALTERS Terms of agreement: REFER AGREEMENT	YES NO YES

6. Repealed Act conditions			
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971 (repealed)</i> , the <i>City of Adelaide Development Control Act 1976 (repealed)</i> , the <i>Planning Act 1982 (repealed)</i> or the <i>Planning and Development Act 1967 (repealed)</i>	<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)</p> <p>SEARCH REPEALED ACT CONDITIONS</p> <p>Nature of condition(s):</p>	<p>YES</p>
NOT APPLICABLE			
29. Planning, Development and Infrastructure Act 2016			
29.1	Part 5- Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL)</p> <p>SEARCH PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 PART 5 – PLANNING AND DESIGN CODE, PLANSA DATA EXTRACT SECTION 7 SEARCH PURPOSES</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>ZONE: RURAL LIVING (RUL)</p> <p>SUBZONE: NIL</p> <p>ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAYS</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: YES</p> <p>Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au</p>	<p>YES</p> <p>NO</p> <p>YES</p>
29.2	section 127—Condition (that continues to apply) of a development authorisation	<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)</p> <p>SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATION</p>	<p>YES</p> <p>NO</p> <p>YES</p>

		Date of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATION	
		Name of relevant authority that granted authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATION	
		Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATION	
29.10	section 198(1)— Requirement to vest land in a council or the Crown to be held as open space	<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> STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026 YES</p> <p>Date requirement given: REFER STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026</p> <p>Name of body giving requirement: REFER STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026</p> <p>Nature of requirement: REFER STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026</p> <p>Contribution payable (if any): REFER STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026</p>	
29.11	section 198(2)— Agreement to vest land in a council or the Crown to be held as open space	<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> STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026 YES</p> <p>Date of agreement: REFER STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026</p> <p>Names of parties: REFER STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026</p> <p>Terms of agreement: REFER STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026</p> <p>Contribution payable (if any): REFER STATE PLANNING COMMISSION RESPONSE DATED 30/03/2026</p>	
32. South Australian Public Health Act 2011			
32.3	South Australian Public Health (Wastewater) Regulations 2013 Part 4— Condition (that continues to apply) of an approval	<p><i>Is this item applicable?</i> YES</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011 SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATION YES</p>	

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

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

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

Annexures

The following documents are annexed hereto -

- Property Interest Report
- Copy of certificate(s) of title to the land
- Agreement
- Local Government (Council) Search
- Proposed Plan of Division
- State Planning Office response dated 30/03/2026
- SA Water, Emergency Service Levy and Land Tax Searches
- Form R3 – Buyers Information Notice

Acknowledgement of Receipt

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

Dated this _____ day of _____ 2026

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 5682/524	Reference No. 2766154
Registered Proprietors	P G & K*BLAIN	Prepared 23/03/2026 11:40
Address of Property	18 ARABIAN COURT, HINDMARSH VALLEY, SA 5211	
Local Govt. Authority	CITY OF VICTOR HARBOR	
Local Govt. Address	PO BOX 11 VICTOR HARBOR SA 5211	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |
- ### 2. Aboriginal Heritage Act 1988
- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item

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 will respond with details relevant to this item

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

also

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

also

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

also

Contact the vendor for these details |

6. Repealed Act conditions

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

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

also

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. **Land Tax Act 1936**

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

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item

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 will respond with details relevant to this item

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5682/524
Status: CURRENT
Edition: 11

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 06/08/1998

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5682 Folio 524

Parent Title(s) CT 5601/12
Creating Dealing(s) RTU 8710462
Title Issued 16/08/1999 Edition 11 Edition Issued 03/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

PAUL GERARD BLAIN
KIM BLAIN
OF 8-9 WARRENBEEN COURT BARWON HEADS VIC 3227
AS JOINT TENANTS

Description of Land

ALLOTMENT 26 DEPOSITED PLAN 52686
IN THE AREA NAMED HINDMARSH VALLEY
HUNDRED OF GOOLWA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
7865884	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2) FOR MANAGEMENT
13733446	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

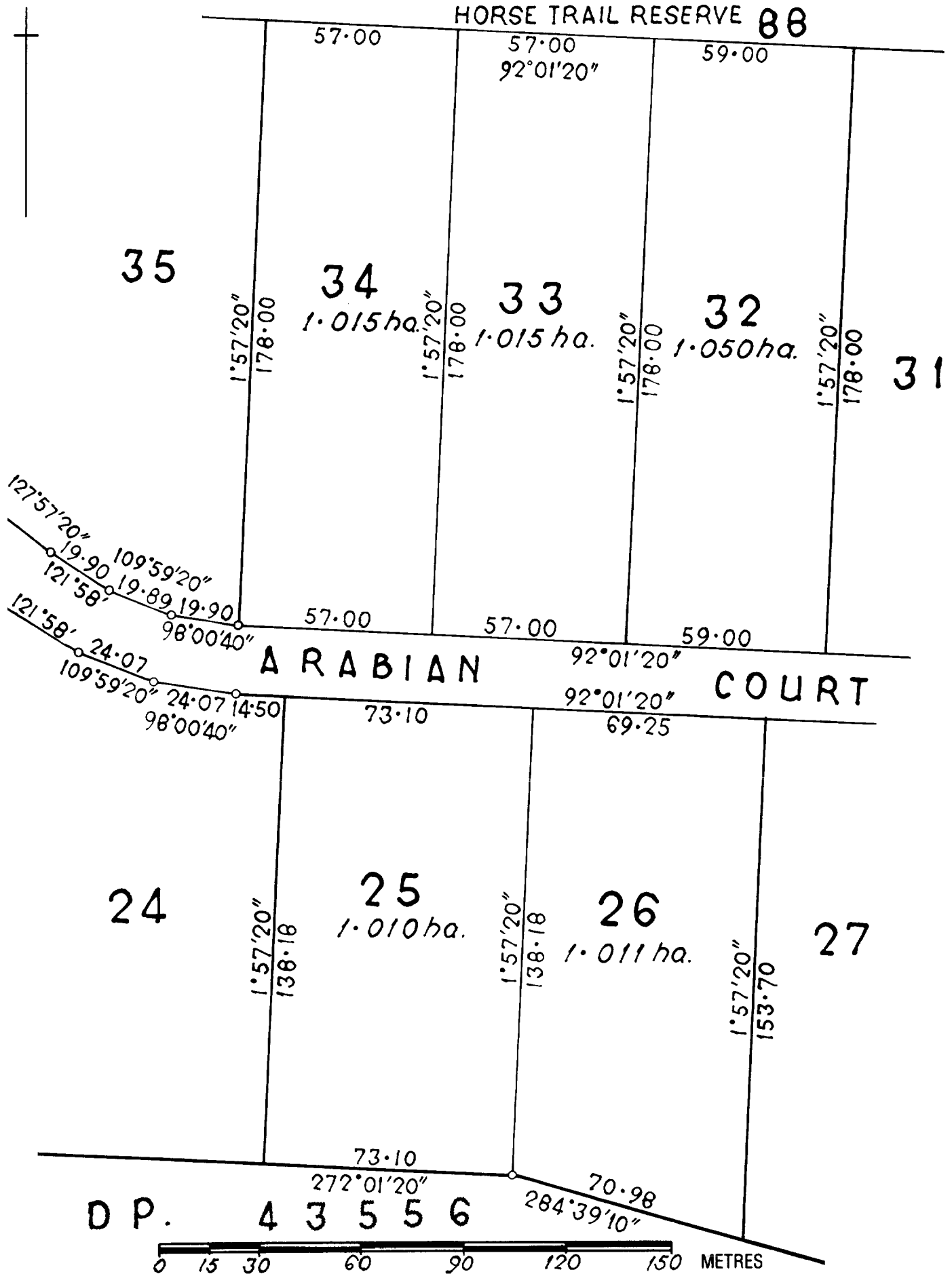
Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 06/08/1998

Administrative Interests NIL



Certificate of Title

Title Reference CT 5682/524
Status CURRENT
Easement NO
Owner Number 19184399
Address for Notices 8-9 WARRENBEEN CT BARWON HEADS, VIC 3227
Area 1.011ha (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

PAUL GERARD BLAIN
KIM BLAIN
OF 8-9 WARRENBEEN COURT BARWON HEADS VIC 3227
AS JOINT TENANTS

Description of Land

ALLOTMENT 26 DEPOSITED PLAN 52686
IN THE AREA NAMED HINDMARSH VALLEY
HUNDRED OF GOOLWA

Last Sale Details

Dealing Reference TRANSFER (T) 13733445
Dealing Date 28/02/2022
Sale Price \$956,400
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
AGREEMENT	7865884	
MORTGAGE	13733446	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4501701129	CURRENT	18 ARABIAN COURT, HINDMARSH VALLEY, SA 5211

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 06/08/1998

Administrative Interests

NIL

Valuation Record

Valuation Number	4501701129
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2000
Property Location	18 ARABIAN COURT, HINDMARSH VALLEY, SA 5211
Local Government	VICTOR HARBOR
Owner Names	PAUL GERARD BLAIN KIM BLAIN
Owner Number	19184399
Address for Notices	8-9 WARRENBEEN CT BARWON HEADS, VIC 3227
Zone / Subzone	RuL - Rural Living
Water Available	No
Sewer Available	No
Land Use	1912 - Rural Residential House (House Without Primary Production)
Description	11HV SHS
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D52686 ALLOTMENT 26	CT 5682/524

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$485,000	\$1,175,000			
Previous	\$460,000	\$1,100,000			

Building Details

Valuation Number	4501701129
Building Style	Conventional
Year Built	2002
Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	413 sqm
Number of Main Rooms	11

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

Plan of Division for Development Approval
HUNDRED OF GOOLWA
ALLOTMENT 26 IN D52686
OF PT SEC 141
 in the area named
HINDMARSH VALLEY

Development No.
 City of Victor Harbor



C.T. 5682/524

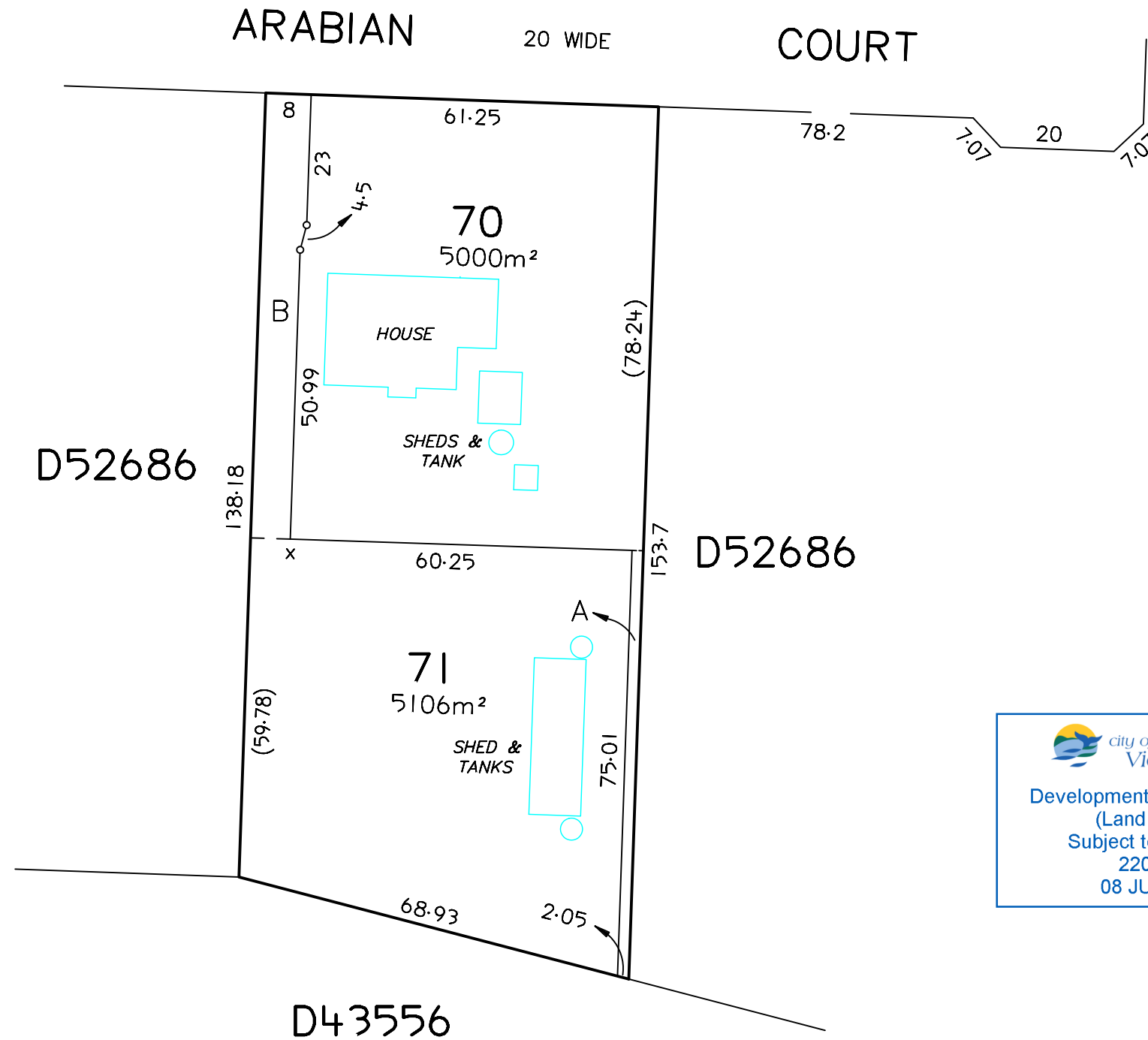
SUBJECT TO SURVEY

EXISTING STRUCTURES TO REMAIN

Registered Proprietor & Applicant : PG & K BLAIN

PORTION OF ALLOTMENT 70 MARKED A IS TO BE
 SUBJECT TO A FREE & UNRESTRICTED RIGHT OF
 WAY APPURTENANT TO ALLOTMENT 71

PORTION OF ALLOTMENT 71 MARKED B IS TO BE
 SUBJECT TO A FREE & UNRESTRICTED RIGHT OF
 WAY APPURTENANT TO ALLOTMENT 70



city of
Victor Harbor
 Development Approval Granted
 (Land Division)
 Subject to Conditions
 22010363
 08 JULY 2022

**ANDREW
 & ASSOCIATES**

SURVEYORS &
 DEVELOPMENT CONSULTANTS

311 Angas Street Adelaide SA 5000 | 34 Victoria Street Victor Harbor SA 5211
 Telephone: 8232 1954

Reference : 222105-1A

LVL 10

Series	7865884 
Prefix	
AC	

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

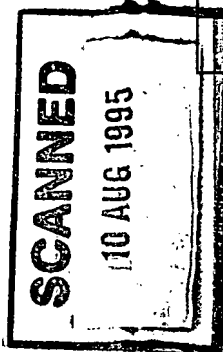
R G Hammond
Solicitor/Licensed Land Broker/Applicant
R G HAMMOND

NOTES

- This form may be used only when no panel form is suitable.

BELOW THIS LINE FOR OFFICE USE ONLY

Date	1 JAN 1995	Time	14.20
FEES			
R.G.O.	POSTAGE	ADVERT	NEW C.T.
66			



Send to RO's Grade III

66.00 31JAN1995 01011712L.1.0.

EXAMINATION

CORRECTION	PASSED <i>R.</i>
------------	---------------------

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: **NORMAN WATERHOUSE NWAM SOLICITORS**
NATWEST CENTRE 45 PIRIE ST
 Correction to: **ADELAIDE SA 5000**

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

- CT4263-835**
-
-
-
-

Assessor *[Signature]*

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

-
-
-
-
-

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

ITEM CT/CL REF.	AGENT CODE
CT 4263-835	KJMA

786 5884

DATED _____ 1995

BETWEEN:

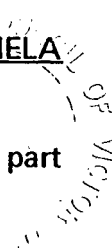
DISTRICT COUNCIL OF VICTOR HARBOR

of the one part

- AND -

JOHN CHARLES WALTERS and PAMELA
KAY WALTERS

of the other part



**LAND MANAGEMENT AGREEMENT
BY DEED**

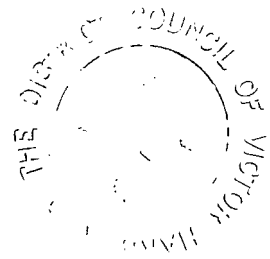
NORMAN WATERHOUSE
Solicitors
Level 15
45 Pirie Street
ADELAIDE SA 5000

Tele: 210 1200

3.12 Each party shall do and execute all such acts documents and things as shall be necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties this Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of Section 57(5) of the Development Act 1993 in priority to any other registrable interest in the Land save and except for the estate and interest of the Owner therein.

IN WITNESS WHEREOF the parties hereto have executed this Deed.

THE COMMON SEAL of)
DISTRICT COUNCIL OF VICTOR)
HARBOR was hereunto affixed)
in the presence of:)



[Signature] Mayor/Chairman

[Signature] District Manager

SIGNED by the said)
JOHN CHARLES WALTERS)
and PAMELA KAY WALTERS)
in the presence of:)

[Signature]
[Signature]

[Signature] JP 10282
(C.J. Browne)
A Justice of the Peace in and for
the State of South Australia.

The Owner HEREBY CERTIFIES pursuant to Section 57(4) of the Development Act 1993 that no other person has a legal interest in the Land.

[Signature]
JOHN CHARLES WALTERS

[Signature]
PAMELA KAY WALTERS

enter and perform any necessary works upon the Land and recover any costs thereby incurred from the Owner.

- 3.4 If in a notice referred to in Clause 3.3 hereof the Council requires the removal of the building or structure from the Land the Council and its servants or agents are hereby authorised and empowered by the Owner to enter and remove the building or structure from the Land and to dispose of it in any manner determined by the Council provided that if the building or structure shall have any monetary value then the Council shall use its best endeavours to realise that monetary value and shall after the disposal account to the Owner and pay to him the realised value less all expenses incurred.
- 3.5 This Deed may not be varied except by a Supplementary Deed signed by the Council and the Owner.
- 3.6 The Council may waive compliance by the Owner with the whole or any part of the obligations on the Owner's part herein contained provided that no such waiver shall be effective unless expressed in writing and signed by the Council.
- 3.7 This Deed contains the whole agreement between the parties in respect of the matters referred to herein.
- 3.8 Notice shall for the purposes of this Deed be properly served on the Owner if it is:
- 3.8.1 posted to the Owner's last address known to the Council; or
- 3.8.2 affixed in a prominent position on the Land.
- 3.9 The Council may delegate any of its powers under this Deed to any person.
- 3.10 The Owner hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses of and incidental to the negotiation preparation stamping and registration of this Deed and the implementation including the enforcement of its terms.
- 3.11 The requirements of this Deed are at all times to be construed as additional to the requirements of the Development Act, 1993 and any other legislation affecting the Land.

2.8 The Owner shall ensure that stables and shelters, tack rooms and feed sheds, manure pits and any other building associated with the stabling and keeping of animals shall be sited having regards to the following minimum requirements:

2.8.1 8 metres from any dwelling;

2.8.2 8 metres from every boundary of an allotment, with the exception of the boundary to the river for which the minimum distance shall be 3 metres;

2.8.3 100 metres from any well;

2.8.4 50 metres from any watercourse.

3. Miscellaneous Provisions

3.1 The Owner shall not grant any lease or licence easement or other right of any nature whatsoever which may give any person the right to possession or control or entry upon the Land upon any terms whatsoever unless such grant shall be expressed in writing and shall contain as an essential term thereof a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do any act matter or thing upon the Land which would constitute a breach of the provisions of this Deed if such act matter or thing were done or omitted to be done by the Owner.

3.2 The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the Land for the purpose of:

3.2.1 inspecting the Land and any building or structure thereupon;

3.2.2 exercising any other powers of the Council under this Deed or pursuant to law.

3.3 If the Owner is in breach of any provision of this Deed, the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owner fails so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may

THEN and in such case the parties hereby request and direct such court to sever such provision from this Deed.

- 1.4 The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.

2. **The Owner's Obligations**

- 2.1 The Owner shall provide a satisfactory disposal of animal wastes.
- 2.2 The Owner shall undertake appropriate measures to ensure effective groundcover is maintained at no less than 70% in accordance with soil conservation practices.
- 2.3 The Owner shall ensure that on allotments of less than 1.0 hectare in area horses are stabled.
- 2.4 The Owner shall ensure that on allotments greater than 1.0 hectare in area, the number of horses on the allotment and the manner in which they are kept shall:
- 2.4.1 not cause undue soil erosion;
- 2.4.2 not require the clearance of, or cause, damage to, significant stands of native vegetation;
- 2.4.3 be relative to the site and assimilative capacity of the property with respect to the disposal of waste.
- 2.5 The Owner shall ensure that dwellings are either single storey or where two levels are proposed they are benched into the slope to establish a low profile in the landscape and to minimise the extent of cut and fill.
- 2.6 The Owner shall ensure that fences are constructed of open mesh, post and wire, or other materials which are compatible with a rural living environment.
- 2.7 The Owner shall ensure that excluding residential dwellings, all other buildings, sheds, garages, stables, shelters and water tanks etc, will be of masonry or prepainted material ie "colourbond". No galvanised material shall be used, which is to be painted at a later date.

amending consolidating or replacing the statute or subordinate legislation referred to;

- 1.2.3 The term "the Owner" where the Owner is a company includes its successors, assigns and transferees and where the Owner is a person, includes his heirs, executors, administrators and transferees and where the Owner consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of an estate in fee simple to the Land or to each and every one of all separate allotments into which the Land may be divided after the date of this Deed subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Title thereof;
- 1.2.4 The term "person" shall include a corporate body;
- 1.2.5 The term "the Land" shall include any part or parts of the Land;
- 1.2.6 Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively;
- 1.2.7 Words importing any gender shall include every gender;
- 1.2.8 Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally;
- 1.2.9 Any clause headings or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Deed.
- 1.3 If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law

7865884

THIS DEED is made the 24TH day of JANUARY 1995

BETWEEN: DISTRICT COUNCIL OF VICTOR HARBOR of PO Box 11 Victor Harbor 5211 (hereinafter with its successors and assigns called "the Council") of the one part

AND: JOHN CHARLES WALTERS and PAMELA KAY WALTERS both formerly of 60 Bonython Avenue Novar Gardens 5040 but now of 8 Nicholas Baudin Drive Victor Harbor 5211 (hereinafter with their executors administrators successors and assigns as the case may be called "the Owner") of the other part

COMMISSIONER OF STAMPS

WHEREAS:

S.A. STAMP DUTY PAID \$10.00
ORIGINAL WITH 2 COPIES
27/01/95 11:39:40 C07283;1
DEED

- A. The Owner is the proprietor of an estate in fee simple in the whole of the land comprised in Certificate of Title Register Book VOLUME 4263 FOLIO 835 (hereinafter called "the Land");
- B. By a Development Application numbered 453/D017/92 (hereinafter called "the Application") the Owner sought planning authorisation pursuant to the provisions of the Development Act, 1993 (hereinafter called "the Act"), from the Council, to develop the Land by dividing the land into 62 allotments (hereinafter called "the proposed Development");
- C. Pursuant to the provisions of Section 57(2) of the Act the Owner has agreed with the Council to enter into this Deed relating to the management preservation and conservation of the Land subject to the terms and conditions hereinafter mentioned.

NOW THIS DEED WITNESSETH as follows:

1. Interpretation

- 1.1 The parties acknowledge that the matters hereinbefore recited are true and accurate and agree that they shall form part of the terms of this Deed.
- 1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:
 - 1.2.1 Words and phrases used in this Deed which are defined in the Development Act 1993 shall have the meanings ascribed to them by that Act;
 - 1.2.2 References to any statute or subordinate legislation shall include all statutes and subordinate legislation

7865884

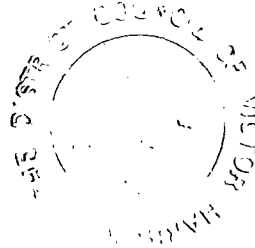
TO: THE REGISTRAR GENERAL

DISTRICT COUNCIL OF VICTOR HARBOR of PO Box 11 Victor Harbor 5211 HEREBY APPLIES pursuant to the provisions of Section 57(5) of the Development Act, 1993 for the registration of the attached Deed dated the 24TH day of JANUARY 1995 and made between DISTRICT COUNCIL OF VICTOR HARBOR aforesaid as the Council of the one part and JOHN CHARLES WALTERS and PAMELA KAY WALTERS both formerly of 60 Bonython Avenue Novar Gardens 5040 but now of 8 Nicholas Baudin Drive Victor Harbor 5211 as the Owner of the other part as a Land Management Agreement pursuant to Section 57(2) of the said Act. The said Deed binds THE WHOLE OF THE LAND comprised in Certificate of Title Register Book VOLUME 4263 FOLIO 835 and operates to control the future management of the said land.

NOW WHOLE OF THE LAND IN
C.T. VOL 5253 FOL 595
1995

DATED the 24TH day of JANUARY

THE COMMON SEAL of)
DISTRICT COUNCIL OF VICTOR)
HARBOR was hereunto affixed)
in the presence of:)



John Wharmby Mayor/Chairman

[Signature] District Manager

The Owner HEREBY CONSENTS to the registration of the attached Land Management Deed.

SIGNED by the said)
JOHN CHARLES WALTERS)
and PAMELA KAY WALTERS)
in the presence of:)

[Signature]
[Signature]

[Signature] JP 10282
C.B.J. BAKOWIN
A Justice of the Peace in and for
the State of South Australia

Appeared before me at VICTOR HARBOR the 21ST day of JANUARY 1995 the Owner within described, the party executing the within instrument, being a person well known to me, and did freely and voluntarily sign the same.

[Signature] JP 10282
(C.B.J. BAKOWIN)
A Justice of the Peace in and for
the State of South Australia.

Registered . 1.6.1995

[Signature] pro [Signature] Registrar-General
SOUTH AUSTRALIA



LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187/3/e of the Local Government Act 1999)

Our reference: S7-2026/0178

Form 1 On Frome
1/147 FROME ST
ADELAIDE SA 5000

The Land

Property Address:	18 Arabian Court HINDMARSH VALLEY SOUTH AUSTRALIA 5211
Property Legal Description:	L26 D52686 Goolwa CT 5682/524
Assessment Number:	A8844
Valuer General Number:	4501701129
Owner (s):	Paul Gerard Blain & Kim Blain

Arrears as at 01-Jul-2025	\$0.00
Rates for 2025/2026 Financial Year	\$4,237.35
ADD: Regional Landscape Levy	\$109.30
ADD: Fines and Interest for Late Payment	\$0.00
ADD: Legal Fees	\$0.00
ADD: Sundry Debtors	\$0.00
LESS: Rebates*	\$0.00
LESS: Receipts	\$-2,173.35
TOTAL OUTSTANDING AT DATE OF CERTIFICATION	<u>\$2,173.30</u>

NOTES

- **Complementary Update** – A complimentary certificate will be issued upon request, if within 60 days of a paid full search.
- **Fines & Interest** - In accordance with legislation, fines and interest will be applied if rates are not paid by their due date.
- **Settlement Advice** – We require a notice from the vendor and purchaser conveyancer, including the purchaser's names, postal address and contact information.
- **Direct Debits** - Direct debits will not be automatically cancelled. Payments will continue until the owner contacts the council with two weeks' notice or until the change of ownership is received from Lands Service SA.
- **BPAY and Balance** - To obtain an updated balance or BPAY details, please contact us within 48 hours of settlement. No additional cost will be incurred as a Certificate of Liabilities will not be issued. Incorrect payments received at settlement will be rejected.
- ***Rebates** - Any change in ownership and/or land use may affect the ongoing eligibility and receipt of a Council Rate Rebate. Please confirm with our office prior to settlement if any adjustments will be made.

Certified by: Suzannah Sheldon, Senior Revenue Officer

Date: 31 March 2026

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016**29.1 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 DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES

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

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

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

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

For further information about the code visit https://plan.sa.gov.au/have_your_say/code_amendments.

29.5 Section 141 – Order to remove or perform work **NO**

29.6 Section 142 – Notice to complete development **NO**

29.7 Section 155 – Emergency order **NO**

29.8 Section 157 – Fire safety notice **NO**

29.9 Section 192 or 193 – Land management agreement **NO**

29.10 Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space **NO**

29.11 Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space **NO**

29.12 Part 16 Division 1 – Proceedings (*Disputes and Appeals*) **NO**

29.13 Section 213 – Enforcement notice **NO**

29.14 Section 214(6), 214(10) or 222 – Enforcement order **NO**

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

If response is YES, refer to the attached Plan SA Data Extract for Section 7 Purposes

DEVELOPMENT ACT 1993 (REPEALED)

5.1 Section 42 – Condition (that continues to apply) of a development authorisation **Attached** **YES**

Note: Council have attached all available Conditions on record for your information

REPEALED ACT CONDITIONS

6.1 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 & Development Act 1966 (repealed) **NIL**

Note: Council have attached all available Conditions on record for your information

DEVELOPMENT ACT 1993 (REPEALED) (CONTINUED)

5.2 Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space **NIL**

5.3 Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space **NIL**

5.4 Section 55 – Order to remove or perform work **NIL**

5.5 Section 56 – Notice to complete development **NIL**

5.6 Section 57 – Land Management Agreement **Attached** **YES**

5.8 Section 69 – Emergency Order **NIL**

5.9 Section 71 – Fire Safety notice **NIL**

5.10 Section 84 – Enforcement notice **NIL**

5.11 Section 85(6), 85(10) or 106 – Enforcement order **NIL**

5.12 Part 11 Division 2 – Proceedings (*Disputes and Appeals*) **NIL**

FIRE & EMERGENCY SERVICES ACT 2005

- 10.1 Section 105F (or Section 56 or 83 repealed) – Notice to take action to prevent outbreak or spread of fire. NIL
Further information can be obtained from Council Fire Prevention Officer 8551 0546

FOOD ACT 2001

- 11.1 Section 44 – Improvement notice NIL
 11.2 Section 46 – Prohibition order NIL

HOUSING IMPROVEMENT ACT 1940 (REPEALED)

- 15.1 Section 23 – Declaration that house is undesirable or unfit for human habitation NIL
 15.2 Part 7 (rent control for substandard houses) – Notice or declaration NIL

LAND ACQUISITION ACT 1969

- 17.1 Section 10 – Notice of intention to acquire NIL

LOCAL GOVERNMENT ACT 1934 (REPEALED)

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

LOCAL GOVERNMENT ACT 1999

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

LOCAL NUISANCE AND LITTER CONTROL ACT 2016

- 22.1 Section 30 – Nuisance or litter abatement notice NIL

PUBLIC & ENVIRONMENT HEALTH ACT 1987 (REPEALED)

- 31.1 Part 3 – Notice NIL
 31.2 Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked)
 Part 2 – Condition (that continues to apply) of an approval NIL
 31.3 Public & Environment Health (Waste Control) Regulations 2010 (revoked)
 Regulation 19 – Maintenance order (*that has not been complied with*) NIL

SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011

- 32.2 Section 92 – Notice NIL
 32.3 South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval *Attached* YES

OTHER CHARGES

- 36.1 Charge of any kind affecting the land (not included in another item) NIL

OTHER PARTICULARS**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

- 6 Does Council hold details of any development approvals relating to - NIL
 (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) NIL

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

It should also be noted that:-

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

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Building indemnity insurance is required:

NO**Note –***Building Indemnity Insurance is not required for –*

- (a) *domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the repealed Development Act 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 by the Minister under section 45 of that Act.*

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**ENCUMBRANCE AND PERMIT REQUIREMENTS: NOT APPLICABLE**

The information provided as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

The Data Extract for Section 7 search purposes attached to this search is provided to you as generated by the Plan SA Data Service and supplied unedited. Council is not responsible for inaccuracies in the attached report and any enquiries regarding its content should be directed to the Plan SA help desk on 1800 752 664 or plansa@sa.gov.au.

Responses in this search document may differ to the information provided in the Plan SA attachment.

Certified by:**Amelia Timpano, Community and Development - Administration Support Officer****Date: 31 March 2026**

SWIMMING POOL AND SPA LEGISLATION

If you are selling your property with a swimming pool or spa pool, you are responsible for making sure that current safety requirements for swimming pool safety are met. This may mean you have to upgrade fencing or barriers. Swimming pool and spa pool safety regulations apply from 1 October 2008. All homes with pools and spa pools must now have up-to-date child-safety barriers in place **before** the property can be sold.

It is the responsibility of the pool owner to make sure that current pool safety requirements are met **prior** to settlement date, when selling a property with a swimming pool and/or spa. Specific pool safety requirements are set by Australian Standard AS1926.1 adopted by the State Government.

Under the Standard, all swimming pools and spa pools must have a continuous safety barrier that is maintained by the pool owner and which restricts access by young children to the pool and the immediate pool surrounds. The requirements are determined via the date when the pool or spa pool was built.

Pools built before 1 July 1993

If the property where a swimming pool or spa pool is located is not for sale, the pool can continue to comply with the old *Swimming Pools Safety Act 1972*. The Act requires a swimming pool or spa pool owner to ensure that the pool is enclosed by a fence, wall or building to restrict access by young children.

If the property is sold after 1 October 2008, the child-safety barriers must comply with Ministerial Building Standard MBS 004 before settlement. This means that barriers must be installed to separate the pool area from the house where ever possible.

The Ministerial Building Standard MBS 004 took effect on 5 September 2019 by notice in the Government Gazette. Section 156 of the Planning Development and Infrastructure Act 2016, together with the Planning, Development and Infrastructure (Swimming Pool Safety) Regulations 2019 replace section 71AA of the Development Act 1993 from 1 July 2019 onwards.

Pools built on or after 1 July 1993

Swimming pools or spa pools built on or after 1 July 1993 must comply with the rules that were current when the application for construction was submitted. This includes the provisions of the *Planning, Development and Infrastructure Act 2016*, *Development Act 1993*, AS1926.1 and the Building Code of Australia to restrict access to the pool from the house, garage, street and any adjoining properties.

The Planning, Development and Infrastructure (Swimming Pool Safety) Regulations 2019 does not allow temporary safety barriers to be permanent safety barriers.

Please note that Council does not provide a swimming pool safety barrier inspection service.

SMOKE ALARMS

All South Australian dwellings (Class 1 and 2 buildings) must be fitted with a working smoke alarm (or smoke alarms) regardless of when the dwelling was constructed. Home owners and residential landlords are responsible for ensuring working smoke alarms are installed in the property in accordance with the Building Code of Australia. Smoke alarms provide occupants with a reasonable warning on the detection of smoke so that they can evacuate in the event of a fire.

Regulation 95 of the Planning, *Development and Infrastructure Regulations 2017* requires a smoke alarm (or smoke alarms) be fitted within six (6) months from the day on which the title is transferred and be either:

- a smoke alarm or smoke alarms powered through a mains source of electricity, or
- a smoke alarm or smoke alarms powered 10-year life non-replaceable, non-removable, permanently connected battery.

Dwellings built on or after 1 January 1995 require mains powered smoke alarms. It may be necessary to install more than one smoke alarm to a dwelling to provide sufficient warning depending on the size and layout. Fines of up to \$750 apply if smoke alarms are not installed within six (6) months from the day on which the title is transferred.

DOGS & CATS

Legislation in South Australia requires all dogs and cats of 3 months of age or over to be registered and microchipped. Registration is processed through the Dog and Cat Management Board.

Please visit www.dogsandcatsonline.com.au to register.



Wastewater Approval Form

To install (or alter) an Aerobic Wastewater System

Under the provisions of the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) approval is hereby granted for the installation of the Wastewater System and associated underfloor plumbing layout subject to strict compliance with all conditions listed below.

PLEASE NOTE: approval of the wastewater system does not infer Development Approval. Work should not proceed until ALL approvals are received.

The applicant is to ensure that the installing plumber is provided with a copy of this approval.

WWS No: S27/22 / Development Number: S27/22

Decision Date: 17 October 2022

Assessment No: A8844

Applicant Details	PAUL AND KIM BLAIN 8 WARRENBEEN COURT BARWON HEADS VIC 3227	Owner(s) Details	PAUL AND KIM BLAIN 8 WARRENBEEN COURT BARWON HEADS VIC 3227
Location	Lot: 26 No: 18 Street: ARABIAN COURT Town: HINDMARSH VALLEY		

Aerobic Wastewater Treatment System

Surface Irrigation Disposal

Capacity: Minimum 8 EP

288 square metres

NOTE: Surface irrigation disposal area must be suitably landscaped & established PRIOR to occupation of the dwelling. It must be situated at least 50 metres from any creek, dam, bore or watercourse.

Secondary Treatment

Manufacturer

Model

Aerobic Wastewater Treatment System

Taylex

ABS1500

PLEASE READ CAREFULLY – IMPORTANT INFORMATION

NOTIFICATIONS STAGES (Inspections)

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

Notifications are to be emailed to localgov@victor.sa.gov.au

The plumber must notify the Council at the following mandatory inspection stages -

1. Underfloor Plumbing (under water test)
2. Aerobic wastewater treatment system and external drain connection
3. Final inspection of completed system, backfilled with all inspection points, plumbing fixtures and effluent disposal area in place.

In your notification quote your business name and contact details, site contact, works being performed and time and date for inspection.

Penalties apply for non-compliance.

Approval is subject to the following conditions:

1. The approved wastewater system incorporates:
 - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500.2
 - 1.2. A Taylex ABS1500 or similar SA Health approved wastewater treatment system approved for minimum 8 EP.
 - 1.3. 288m² surface irrigation area with associated pipework and fittings as specified by the design engineer in the report dated 16 October 2022.
 - 1.4. Audible / visible alarm system for the unit installed in the kitchen or laundry.
2. The system is to be installed, commissioned, operated and maintained in accordance with:
 - 2.1. The plans and specifications submitted including any amendments made/required with this approval.
 - 2.2. Manufacturers, installers and equipment suppliers' instructions and recommendations.
 - 2.3. The RFE Consulting engineers' report dated 16 October 2022.
 - 2.4. The servicing requirements of the manufacturer.
 - 2.5. The relevant South Australian Product Approval(s).
 - 2.6. Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2).
 - 2.7. The Onsite Wastewater Systems Code.
 - 2.8. All other relevant standards and codes.
 - 2.9. Conditions of this approval.
3. In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days.
4. In regards to inspection and commissioning, the relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation.
5. The operator of the wastewater system must ensure that the lids and access openings are to be fitted so as to be childproof.
6. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with:
 - 6.1. The conditions of this approval.
 - 6.2. The Prescribed Codes to the extent which they are applicable.
 - 6.3. A three monthly scheduled service by an SA Health approved aerobic service agent; and,
 - 6.4. The reports for the service undertaken to be provided to Council within one month of the service date.
7. The operator of a wastewater treatment system must ensure that recycled water from the system is reused or disposed of in accordance with:
 - 7.1. The conditions of this approval.
 - 7.2. The Prescribed Codes to the extent which they are applicable. This includes the following requirements:
 - 7.2.1. The wastewater system (including the irrigation system) is not to be altered without approval from the relevant authority.
 - 7.2.2. Recycled water must not be allowed to pool or run off the approved irrigation area.
 - 7.2.3. Other water sources are not to be connected to the recycled water system.
8. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.

9. This approval will expire if the works are not commenced, or are commenced but not substantially completed within 24 months after the date of approval.
10. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-
 - 10.1. The operator consents or;
 - 10.2. The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.
11. The existing septic tank servicing the dwelling is to be decommissioned in accordance with the wastewater engineers requirements prior to the commissioning of the new wastewater system.

Council reserves the right to vary these conditions at any time

ADDITIONAL INFORMATION

1. The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies, including but not limited to:
 - Environment Protection Authority (EPA)
 - Department of Water Land & Biodiversity Conservation
 - Natural Resource Management Boards
 - Development Assessment Commission (DAC) and/or the local Council
2. Sludge is to be taken away by an EPA licensed operator to an approved site and in accordance with the SA Biosolids Guidelines.
3. The holding tank contents are to be taken away by an EPA licensed operator to an approved wastewater treatment facility, a STEDS lagoon or any other approved site.
4. **Prohibited Discharges**
Unless otherwise approved by the SA Health or Council, no person shall permit or cause any of the following discharges into an approved waste system.
 - Any stormwater, incl roof & rainwater tank overflow & surface drainage waters,
 - Any backflush from a spa/pool in excess of 680 litres capacity,
 - Any sanitary napkin, clothing or plastic material or liner,
 - Any trade waste,
 - Any petrol or other flammable or explosive substance whether solid, liquid or fluid, unless specifically stated to be suitable for use in a septic tank,
 - Any other matter of substance which, in the opinion of the SA Health or Council, would impair the effective working of a septic tank.

Penalties apply for non compliance.

Should clarification be required on any of the above provisions, please contact me on 8551 0500.

Approved by:



Kye Rees
Authorised Officer

Date: 17 October 2022

IMPORTANT

Desludging the Septic Tank

The effective operation of any septic tank is dependent upon the nature and quantity of the daily flow. Issues such as the use of disinfectants, sanitisers and household cleaners can also adversely affect the bacterial action with the septic tank, and as such the sludge/scum accumulation rate will vary depending on individual use and conditions.

The sizes of septic tanks for single residential dwellings have been so designed that desludging is necessary every four years.

Septic tanks for non-residential premises may be designed to allow a period between one and four years before desludging and thereafter they need to be desludged in accordance with the approval conditions.

Desludging and sludge disposal should be undertaken by an authorised waste disposal service contractor. No person should attempt to access the septic tank without proper ventilation due to the build-up of methane gas and lack of oxygen in the tank.

NOTE: *All access openings must be maintained so as to be gas and water tight.*

Aerobic System Do's and Don'ts

Do's

Do maintain the contract service arrangement offered by the manufacture after the initial twelve month period has expired. It is extremely important that aerobic systems receive regular maintenance.

Do keep your system accessible for inspections and pumping, yet protected from unauthorised entrance. If access to your system is locked, make sure that your service contractor has a key.

Do call a service professional whenever you experience problems with the system, whenever the alarm is activated, or there are any signs of system failure.

Do keep detailed records about your aerobic system, including a map of where it is, and general information, such as model name, capacity, date installed, contract service agreement, record of service visits and maintenance performed.

Do conserve water to avoid overloading the system. Be sure to repair any leaky taps or toilets.

Do divert other sources of water like roof drains and sump pumps away from the aerobic system.

Do become familiar with how your own particular system operates and the way it looks, sounds and smells when working correctly. This way you may be able to identify problems before they become serious and alert your service provider to anything unusual.

Do be sure to ask your service provider about how to know if your unit is malfunctioning.

***For further information please contact
Councils Environmental Health Officer
Phone: 8551 0500 Fax: 8551 0501
Email: localgov@victor.sa.gov.au***

Don'ts

Don't allow anyone to drive over or park on any part of the system.

Don't make or allow unauthorised repairs or changes to your system without obtaining the required Council approval.

Don't use your toilet as a rubbish bin or poison your treatment system and groundwater by pouring harmful chemicals down the drain. Harsh chemicals can kill the beneficial bacteria that treat the wastewater.

Don't use garbage disposal without checking your aerobic system can accommodate this additional waste.

Don't attempt to clean or perform maintenance on any sealed aerobic unit components.

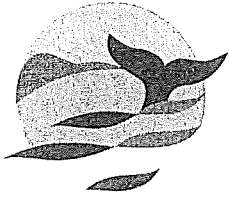
WARNING SIGNS

- * Alarms or lights going off
- * Any changes in the systems normal operating sound
- * Any changes in the normal colour of the wastewater in the aeration chamber (eg if the colour is greyish brown rather than chocolate brown can sometimes indicate problems)
- * Excessive solids, foam or scum in the unit
- * Plumbing backups
- * Sewage odours in the house or yard

DO NOT FLUSH

Tea leaves; coffee grounds; dental floss; disposable nappies; sanitary napkins; tampons; condoms; gauze bandages; paper towels; kitty litter; cigarette butts; fat; grease or oil.

Never flush chemicals such as: paints; varnishes, thinners, waste oils, photographic solutions; pesticides. These items can over tax or destroy the biological digestion taking place within the system.



DECISION NOTIFICATION

Development Number
453/039/10

A8844

FOR DEVELOPMENT APPLICATION

DATE : 10.02.10
REGISTERED ON : 20.01.10

TO: JB DESIGN PO BOX 644 VICTOR HARBOR SA 5211	TREVOR & JENNY JACHMANN PO BOX 1251 VICTOR HARBOR SA 5211
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LOCATION OF PROPOSED DEVELOPMENT –

House No: 18 Lot No: 26 Sec. No: Street: Arabian Court
Suburb: Hindmarsh Valley Hundred: Goolwa Plan No: D52686


Nature of Proposed Development	Dwelling Additions
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In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
Development Plan Consent	03.02.10	5	
Building Rules Consent	10.02.10	4	
DEVELOPMENT APPROVAL	10.02.10	9	

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS 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.

Signed  Council City Manager or Delegate

Date: 10.02.10 Conditions Attached

DEVELOPMENT PLAN CONSENT CONDITIONS

1. The development shall be in accordance with the plans and details submitted to and approved by Council as part of the application except as varied by any subsequent conditions imposed herein.
2. The external appearance materials and finishes of the development shall match or blend with the existing building and shall be of a low light-reflective nature.
3. The site shall be landscaped to achieve a high level of amenity to complement the locality and to the reasonable satisfaction of Council.
4. Adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible stormwater should be retained on site by the use of natural drainage methods.
5. A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes as follows:
 - A supply of 5000 (five thousand) litres of water shall be available at all times for fire-fighting purposes;
 - This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for fire-fighting purposes;
 - All non metal fire-fighting water supply pipes other than flexible connections to fire-fighting pumps shall be buried at least 300mm.

BUILDING RULES CONSENT

Building Classification 1A & 10A

CONDITIONS

1. Except as otherwise determined by Council, the following notifications shall be given to Council
 - a) One working days' notice of the commencement of building work on the site;
 - b) One working days' notice of the commencement of any of the following:
 - i. Treatment of a foundation;
 - ii. Placing of concrete in any footing or other structural member that transfers load directly to a foundation, any pile or caisson;
 - iii. After completion of steel, timber or other structural framework and before such framework is covered by linings;
 - c) One working days' notice of completion of building work.

Reg. 74
2. A Certificate of (Housing Indemnity) Insurance in the form prescribed in Division 3 of Part 5 of the Building Work Contractors Act, 1995 shall be submitted to Council prior to work commencing.

Development Regulations 2008 Reg. 21
3. Roofwater and surface stormwater shall be disposed of so as to not adversely affect any building on the site or any building on an adjoining site.

BCA-P2.1
4. The proposed structure shall be constructed in strict accordance with AS 1684.2-2006 "Residential Timber Framed Construction", suitable for the design wind speed appropriate for the site.

BCA – P2.1



General Notes

Notwithstanding the approval of this application, all building work must be performed in accordance with the approved documents as prescribed in Section 45 of the Development Act 1993.

Changes to building materials or systems, that may affect the structural soundness or safety of a building, must be approved by the relevant authority. In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that the proposed products or systems meet the Deemed-to-Satisfy provisions of the Building Code of Australia.

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

This decision does not include approval under certain State and Commonwealth Acts, including the Environment Protection and Biodiversity Conservation Act 1999. It is the applicant's/owner's responsibility to obtain such approvals where required.

Prior to the commencement of any work on the driveway involving the area located between the property boundary and the existing kerb and water table the owner shall make an application to Council for approval to construct a crossing place. An application form and standard construction details are enclosed herewith. Failure to comply may result in Council requiring removal of any unauthorised work at the cost of the owner.

Pursuant to section 233 of the Local Government Act 1999 a person who without the Council's permission intentionally or negligently damages a road or a structure (including pipes wires cables fixtures fittings and other objects) belonging to the Council associated with a road is liable to the Council in damages. The Council may recover damages under this Section in the same way as damages for a tort. You are advised to contact Councils Technical Services Department for further information relating to this matter.

During the construction stage of the development all materials shall be appropriately secured to ensure that they are not blown from the subject land which is to be kept in a generally neat and tidy condition to the reasonable satisfaction of the Council. All paper plastic rubbish and other waste material associated with the building work shall be contained in a waste receptacle to be provided on the site to the reasonable satisfaction of the Council with such receptacle being emptied as required.

A wall that retains a difference in ground levels of more than 1 metre require consent under the Building Rules as they apply to the Development Act 1993.

All runoff and storm water from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap prior to discharge to the storm water system.

An application for Building Rules Assessment must include documentation that clearly demonstrates that not less than 50m² of roof catchment area will be collected by a rainwater tank (minimum of 1000L) and must indicate whether the tank will be plumbed to a water closet or a water heater or all the laundry cold water outlets.

Construction of a Class 1 building exposed to a brush fence shall comply with Ministers Specification SA 76C Protection of buildings exposed to brush fences.

Where a building owner is planning to carry out building work which is deemed to affect the stability of adjoining land or buildings the building owner shall serve notice on the adjoining owner at least 28 days before commencing work and is responsible for carrying out any work required to stabilise the adjoining land or buildings. The building owner may apply to the Environment Resources and Development Court for a determination of costs associated with any remedial work and the liability of the owner of adjoining land meeting some of those costs.

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 the builder to the relevant authority.

AS3660.1- '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. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection the date of installation of the system. Where a chemical barrier is used the notice must indicate its life expectancy as listed on the National Registration Authority label and the need to maintain and inspect the system on a regular basis. The owner must be aware that regular inspections for termite activity will need to be carried out at intervals not exceeding 12 months to further reduce the risk of termite damage.

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

Wet area details including floor grades set-downs and water resistant surfaces shall comply with Minister's Specification SA F1.7-2004 & AS3740 Waterproofing of Wet Areas Within Residential Buildings.

This approval 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 that Act.

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

The existing damp-proof membrane must not be bridged by the new work.

The applicant owner and person performing the building work shall be made aware that the building site is located in a Bushfire Prone Area. The applicant has assessed the category of bushfire attack for this site as MEDIUM.

Telstra will give the location of underground cables on request. Damage to cables causes interruption to services and repair costs are recoverable.

An application should be submitted to and approved by SA Water Corporation as required by the Sewerage Act.

The owner of the land on which domestic building work is to be performed must ensure that a certificate of insurance in relation to that work is lodged with the Council if the value of the contract is \$12000 or more. (Refer to Reg 21) In the case of owner builders the insurance applies to each individual contract with a value of \$12000 or more including (if applicable) any contract by a person with a builder's licence engaged to supervise the building work.

All steelwork including wall ties and lintels in the masonry and metal bracing and tie downs shall be protected against corrosion in accordance with AS1684 and AS3700 if the dwelling is within 1 kilometre of the coast. Where within 100 m of a non surf coast or 1 km of a surf coast AS3700 Table 5.1 and App. F require a M4 (1:0.5:4.5) mortar stainless steel ties and lintels to durability class R4.

Regulation 83AB requires a statement of compliance for Class 1a buildings (dwellings) to be provided upon completion to the relevant authority by:

- The licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates; or
- If there is no such licensed building work contractor - a registered building work supervisor (including architects) or private certifier.

The statement must also be signed by the owner of the relevant land, or by someone acting on their behalf. Brickwork to the proposed structure shall be articulated using control joints in accordance with the Engineer's Footing Construction Report.

The roof trusses for the proposed roof shall be:

- (a) A proprietary product designed and manufactured by a licensed manufacturer based on a certified design complying with the requirements of AS1170.1 - 1988 and AS 1649 utilising a design wind speed appropriate for the particular site; and
- (b) Erected and braced in accordance with the manufacturer's specification.

The proposed smoke alarms shall be 240-volt hard-wired ceiling mounted type with 9-volt battery back-up complying with AS 3786 or be listed in the SSL Register of Accredited Products.

Tie - downs and bracing to the floor, wall and roof framing (where applicable) shall be carried out strictly in accordance with the requirements of section 8 & 9 of AS 1684 - 2006 " residential timber framed construction code" and be suitable to withstand design wind conditions appropriate for the particular site.

The owner should be aware that the proposed attachment to the existing dwelling may have an impact on the existing tie-down and bracing in the roof and wall framing.

The method of stormwater disposal must not result in the entry of water into any building or on to the land of any adjoining owner without their consent.

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS 1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanised, stainless steel or monel metal.

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

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

The roof trusses shall be erected, installed and braced in accordance with AS4440, the manufacturers specifications and good trade practice.

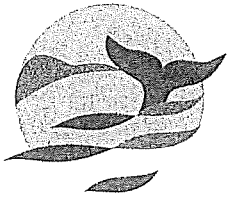
All steelwork shall be appropriately protected against corrosion.

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

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

The required rainwater tanks to be plumbed into the dwelling must be provided with mosquito proof, non-degradable screens (min 3.15mm diameter wire and 6 x 7 openings/cm²) to the inlet and overflow and an overflow device connected into the stormwater disposal system. Any supporting structures must either be a proprietary product and/or comply with relevant Australian Standards.





DECISION NOTIFICATION

Development Number
453/255/09

A8844

FOR DEVELOPMENT APPLICATION

DATE : 1.12.09

REGISTERED ON : 27.05.09

TO: JB DESIGN PO BOX 644 VICTOR HARBOR SA 5211	MR T & MRS J JACHMANN PO BOX 1251 VICTOR HARBOR SA 5211
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LOCATION OF PROPOSED DEVELOPMENT –

House No: 18 Lot No: 26 Sec. No: Street: Arabian Court
Suburb: Victor Harbor Hundred: Goolwa Plan No: D52686

Nature of Proposed Development	Dwelling Addition
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In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
Development Plan Consent	30.09.09	5	
Building Rules Consent	30.11.09	6	
DEVELOPMENT APPROVAL	30.11.09	11	

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS 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.

Signed  Council City Manager or Delegate

Date: 1.12.09 Conditions Attached

DEVELOPMENT PLAN CONSENT CONDITIONS

1. The development shall be in accordance with the plans and details submitted to and approved by Council as part of the application except as varied by any subsequent conditions imposed herein.
2. The external appearance materials and finishes of the development shall match or blend with the existing building and shall be of a low light-reflective nature.
3. The site shall be landscaped to achieve a high level of amenity to complement the locality and to the reasonable satisfaction of Council.
4. Adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible stormwater should be retained on site by the use of natural drainage methods.
5. A supply of water independent of reticulated mains supply shall be available at all times for fire-fighting purposes as follows:
 - A supply of 5000 (five thousand) litres of water shall be available at all times for fire-fighting purposes;
 - This supply shall be fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising the water for fire-fighting purposes;
 - All non metal fire-fighting water supply pipes other than flexible connections to fire-fighting pumps shall be buried at least 300mm.

BUILDING RULES CONSENT

Building Classification 1A & 10A

CONDITIONS

1. Except as otherwise determined by Council, the following notifications shall be given to Council:
 - a) One working days' notice of the commencement of building work on the site;
 - b) One working days' notice of the commencement of any of the following:
 - i. Treatment of a foundation;
 - ii. Placing of concrete in any footing or other structural member that transfers load directly to a foundation, any pile or caisson;
 - iii. After completion of steel, timber or other structural framework and before such framework is covered by linings;
 - c) One working days' notice of completion of building work.

Reg. 74
2. A Certificate of (Housing Indemnity) Insurance in the form prescribed in Division 3 of Part 5 of the Building Work Contractors Act, 1995 shall be submitted to Council prior to work commencing.

Development Regulations 2008 Reg. 21
3. The masonry walls shall be articulated strictly in accordance with that specified in the Site Investigation and Footing Construction Report by Structural Stability Consulting Pty Ltd Job No. S090030 dated 29 September 2009.

BCA - P2.1 / Part 3.3.1.8
4. All glazing associated with the proposed dwelling addition shall be designed and constructed in accordance with AS 1288 & AS 2047 using the design gust wind speed appropriate for the site.

BCA - Part 3.6
5. The site of this development is in a MEDIUM Bushfire Risk Area as identified by the City of Victor Harbor Development Plan. Accordingly the building work including upgrades to the existing dwelling must comply with the construction requirements of Table SA 3.7.4.1 of the Building Code of Australia (Vol. 2) for a Medium bushfire attack category.

BCA-Part 3.7.4 and Regulation 78(d)
6. The lintel supporting roof loads over the Sewing Room window shall be increased in size to 240 x 45mm MGP10 or similar.

BCA-P2.1

General Notes

Notwithstanding the approval of this application, all building work must be performed in accordance with the approved documents as prescribed in Section 45 of the Development Act 1993.

Changes to building materials or systems, that may affect the structural soundness or safety of a building, must be approved by the relevant authority. In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that the proposed products or systems meet the Deemed-to-Satisfy provisions of the Building Code of Australia.

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

This decision does not include approval under certain State and Commonwealth Acts, including the Environment Protection and Biodiversity Conservation Act 1999. It is the applicant's/owner's responsibility to obtain such approvals where required.

Prior to the commencement of any work on the driveway involving the area located between the property boundary and the existing kerb and water table the owner shall make an application to Council for approval to construct a crossing place. An application form and standard construction details are enclosed herewith. Failure to comply may result in Council requiring removal of any unauthorised work at the cost of the owner.

Pursuant to section 233 of the Local Government Act 1999 a person who without the Council's permission intentionally or negligently damages a road or a structure (including pipes wires cables fixtures fittings and other objects) belonging to the Council associated with a road is liable to the Council in damages. The Council may recover damages under this Section in the same way as damages for a tort. You are advised to contact Councils Technical Services Department for further information relating to this matter.

During the construction stage of the development all materials shall be appropriately secured to ensure that they are not blown from the subject land which is to be kept in a generally neat and tidy condition to the reasonable satisfaction of the Council. All paper plastic rubbish and other waste material associated with the building work shall be contained in a waste receptacle to be provided on the site to the reasonable satisfaction of the Council with such receptacle being emptied as required.

A wall that retains a difference in ground levels of more than 1 metre require consent under the Building Rules as they apply to the Development Act 1993.

All runoff and storm water from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap prior to discharge to the storm water system.

Where a building owner is planning to carry out building work which is deemed to affect the stability of adjoining land or buildings the building owner shall serve notice on the adjoining owner at least 28 days before commencing work and is responsible for carrying out any work required to stabilise the adjoining land or buildings. The building owner may apply to the Environment Resources and Development Court for a determination of costs associated with any remedial work and the liability of the owner of adjoining land meeting some of those costs.

AS3660.1- '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. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection the date of installation of the system. Where a chemical barrier is used the notice must indicate its life expectancy as listed on the National Registration Authority label and the need to maintain and inspect the system on a regular basis. The owner must be aware that regular inspections for termite activity will need to be carried out at intervals not exceeding 12 months to further reduce the risk of termite damage.

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

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

The owners attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

The owner should be aware that it is not practicable to prevent large relative movements occurring between the existing building and the proposed addition due to foundation soil movements on this site. Such movements can only be masked from view.

This approval 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 that Act.

The existing damp-proof membrane must not be bridged by the new work.

The applicant owner and person performing the building work shall be made aware that the building site is located in a Bush Fire Prone Area. The Development Act 1993 requires the person performing the building work to perform the building work in accordance with the requirements of AS 3959 - 1999 Construction of Buildings in Bushfire Prone Areas.

The applicant owner and person performing the building work shall be made aware that the building site is located in a Bushfire Prone Area. The applicant has assessed the category of bushfire attack for this site as MEDIUM.

The owner/occupier of the property needs to ensure that any landscaping that is undertaken (including the growth of existing vegetation) on this site does not adversely affect the bushfire hazard category as defined in Australian Standard AS3959.

IMPORTANT: This approval does not imply compliance with the Electricity Trust of South Australia Act 1946 as amended the Occupational Health Safety & Welfare Act the (State) Equal Opportunity Act 1984 or with the Commonwealth Disability Discrimination Act 1993 as amended or with any of the regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with the relevant legislation.

The owner of the land on which domestic building work is to be performed must ensure that a certificate of insurance in relation to that work is lodged with the Council if the value of the contract is \$12000 or more. (Refer to Reg 21) In the case of owner builders the insurance applies to each individual contract with a value of \$12000 or more including (if applicable) any contract by a person with a builder's licence engaged to supervise the building work.

Regulation 83AB requires a statement of compliance for Class 1a buildings (dwellings) to be provided upon completion to the relevant authority by:

- The licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates; or
- If there is no such licensed building work contractor – a registered building work supervisor (including architects) or private certifier.

The statement must also be signed by the owner of the relevant land, or by someone acting on their behalf.

Brickwork to the proposed structure shall be articulated using control joints in accordance with the Engineer's Footing Construction Report.

The roof trusses for the proposed roof shall be:

- (a) A proprietary product designed and manufactured by a licensed manufacturer based on a certified design complying with the requirements of AS1170.1 - 1988 and AS 1649 utilising a design wind speed appropriate for the particular site; and
- (b) Erected and braced in accordance with the manufacturer's specification.

The proposed smoke alarms shall be 240-volt hard-wired ceiling mounted type with 9-volt battery back-up complying with AS 3786 or be listed in the SSL Register of Accredited Products.

The owner should be aware that the proposed attachment to the existing dwelling may have an impact on the existing tie-down and bracing in the roof and wall framing.

The method of stormwater disposal must not result in the entry of water into any building or on to the land of any adjoining owner without their consent.

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS 1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanised, stainless steel or monel metal.

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

Building work adjacent to a property boundary and / or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided by the builder or installer to the building owner.

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

The roof trusses shall be erected, installed and braced in accordance with AS4440, the manufacturers specifications and good trade practice.

All steelwork shall be appropriately protected against corrosion.

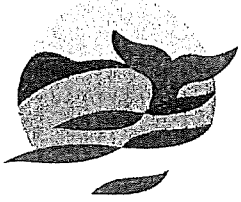
The design software used in the design of the trusses should be certified by an independent technical expert in accordance with Regulations 85 & 88 as complying with the provisions of Part 2.1 of the BCA.

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

The required rainwater tanks to be plumbed into the dwelling must be provided with mosquito proof, non-degradable screens (min 3.15mm diam wire and 6 x 7 openings/cm²) to the inlet and overflow and an overflow device connected into the stormwater disposal system. Any supporting structures must either be a proprietary product and/or comply with relevant Australian Standards.

If a new or replacement Heated Water Service (HWS) is to be installed as part of the dwelling additions, the HWS shall comply with the energy efficiency provisions of Part SA 7 of the Building Code of Australia (Vol. 2).





Schedule 11 DECISION NOTIFICATION

Development Number
453/199/08

A8844

FOR DEVELOPMENT APPLICATION

DATE : 31.07.08

REGISTERED ON : 09.04.08

TO: TREVOR JOHN JACHMANN
PO BOX 1251
VICTOR HARBOR SA 5211

LOCATION OF PROPOSED DEVELOPMENT –

House No: 18 Lot No: 26 Sec. No: Street: Arabian Court
Suburb: Victor Harbor Hundred: Goolwa 14 Plan No: D52686

Nature of
Proposed Shed
Development

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
Development Plan Consent	29.07.08	7	
Building Rules Consent	31.07.08	4	
Land Division			
DEVELOPMENT APPROVAL	31.07.08	11	

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS 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.

Signed 

Council City Manager or Delegate

Date: 31.07.08

Conditions Attached

DEVELOPMENT PLAN CONSENT CONDITIONS

1. The development shall be in accordance with the plans and details submitted to Council as part of the application except as varied by any of the following conditions.
2. Adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible stormwater should be retained on site by the use of natural drainage methods.
3. All material used in the construction of the approved shed shall be non-reflective in nature.
4. The premises shall be kept tidy and in good repair and condition to the reasonable satisfaction of Council at all times.
5. The applicant shall provide Council with an appropriate and detailed landscaping scheme for the subject site that will include the species and location of all trees and shrubs to be planted on-site. The landscaping shall be undertaken within three (3) months of Council formally accepting/approving the landscaping scheme.
6. The existing landscaping shall remain and additional trees and shrubs shall be planted so as to screen the shed and be replaced if they shall die or become seriously diseased with other landscaping plant species of the same expected mature height and foliage cover.
7. The building shall not be used or allowed to be used as a residence for human habitation.

BUILDING RULES CONSENT CONDITIONS

1. Except as otherwise determined by Council, the following notifications shall be given to Council
 - a) One working days' notice of the commencement of building work on the site;
 - b) One working days' notice of the commencement of any of the following:
 - i. Treatment of a foundation;
 - ii. Placing of concrete in any footing or other structural member that transfers load directly to a foundation, any pile or caisson;
 - iii. After completion of steel, timber or other structural framework and before such framework is covered by linings;
 - c) One working days' notice of completion of building work.
Reg. 74
2. A Certificate of (Housing Indemnity) Insurance in the form prescribed in Division 3 of Part 5 of the Building Work Contractors Act, 1995 shall be submitted to Council prior to work commencing.
Development Regulations 1993 Reg. 21
3. All work associated with the proposed structure shall be carried out strictly in accordance with the manufacturer's recommendations for wind speeds appropriate for the site.
BCA - P2.1
4. If the floor and the footings are poured on the same day, or the floor is poured before the roof cladding is fixed, the footing size nominated for " with 100mm slab " can be used however if this is not done the footing size nominated for " without slab " is to be used.
BCA - P2.1

General Notes

Notwithstanding the approval of this application, all building work must be performed in accordance with the approved documents as prescribed in Section 45 of the Development Act 1993.

Changes to building materials or systems, that may affect the structural soundness or safety of a building, must be approved by the relevant authority. In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that the proposed products or systems meet the Deemed-to-Satisfy provisions of the Building Code of Australia.

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

This decision does not include approval under certain State and Commonwealth Acts, including the Environment Protection and Biodiversity Conservation Act 1999. It is the applicant's/owner's responsibility to obtain such approvals where required.

This approval 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 that Act.

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

Telstra will give the location of underground cables on request. Damage to cables causes interruption to services and repair costs are recoverable.

The method of stormwater disposal must not result in the entry of water into any building or on to the land of any adjoining owner without their consent.

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

All steelwork shall be appropriately protected against corrosion.





Schedule 11 DECISION NOTIFICATION

Development Number
453/304/02

A8844

FOR DEVELOPMENT APPLICATION

DATE : 3.07.02
REGISTERED ON : 15.05.02

TO: FAIRMONT HOMES PO BOX 179 HINDMARSH SA 5007	D & M BELL 33 HINDMARSH ROAD VICTOR HARBOR SA 5211
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LOCATION OF PROPOSED DEVELOPMENT –

House No: 18 Lot No:26 Sec. No: Street: Arabian Court
Suburb: VICTOR HARBOR Hundred: Goolwa Plan No: D52686

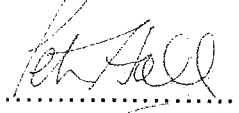
Nature of Proposed Development	Dwelling
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In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
Provisional Development Plan Consent	26.06.02	9	Approved
Provisional Building Rules Consent	26.06.02	2	Approved
Land Division			Not Applicable
DEVELOPMENT APPROVAL	26.06.02	11	

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS **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.

Signed  Council City Manager or Delegate
Date: 3.07.02 Conditions Attached

PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS

1 ACCORDANCE WITH PLANS AND DETAILS

The development shall be in accordance with the plans, amended site plan dated 25th June 2002 and details submitted to Council and forming part of Development Application 453/304/02 except where varied by subsequent conditions imposed herein.

2 LANDSCAPING GENERAL

The site shall be landscaped to achieve a high level of amenity commensurate with the locality and to screen the structure to the satisfaction of Council.

3 DISPOSAL OF STORMWATER

Adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible, stormwater should be retained on site by the use of natural drainage methods.

4 DRIVEWAY REQUIREMENTS

Prior to the commencement of any work on the driveway involving the area located between the property boundary and the existing kerb and water table, the owner shall make an application to Council for approval to construct a crossing place. An application form and standard construction details are enclosed herewith.

Failure to comply may result in Council requiring removal of any unauthorised work at the cost of the owner.

5 INDEPENDENT WATER SUPPLY

An independent storage of at least 5000 litres of water shall be provided on site for fire fighting purposes, such water supply being:

- Easily identifiable and accessible to fire fighting appliances at all times; and
- Fitted with a fuel driven pump or an equivalent system that operates independent of mains electricity and is capable of pressurising water for fire fighting purposes.

6 FIRE HOSE

A hose and nozzle capable of withstanding the pressures of the water supplied and of sufficient length to reach all parts of the building should be readily available at all times.

7 FIRE ACCESS TRACKS

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

- Access to the building shall be of all weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire fighting vehicles.
- All dead end roads or tracks shall be constructed to allow large fire fighting vehicles to turn around with safety by use of either:
 - a) a turnaround area with a minimum formed road surface diameter of 25 metres; or
 - b) a "T" or "Y" shaped turnaround area with a minimum formed road surface leg length of 11metres and minimum inside road radii of 8.5 metres.

8 OWNER OR BUILDER WARNING

Pursuant to Section 233 of the Local Government Act 1999 a person who without the Council's permission, intentionally or negligently damages a road or a structure (including pipes, wires, cables, fixtures, fittings and other objects) belonging to the Council associated with a road is liable to the Council in damages.

The Council may recover damages under this Section in the same way as damages for a tort.

You are advised to contact Council's Technical Services Department for further information relating to this matter.

9 MATERIAL CONTAINMENT

During the period that the development is being undertaken, all materials shall be appropriately secured to ensure that they are not blown from the subjectland which is to be kept in a generally neat and tidy condition to the reasonable satisfaction of the Council and all paper, plastic, rubbish and other waste material associated with the building work shall be contained in a waste receptacle to be provided on the site to the reasonable satisfaction of the Council with such receptacle being emptied as required.

PROVISIONAL BUILDING RULES CONSENT CONDITIONS

1 NOTIFICATIONS TO BE PROVIDED

Except as otherwise determined by Council, the following notifications shall be given to Council -

- a) One working days' notice of the commencement of building work on the site;
- b) One working days' notice of the commencement of any of the following:

- (i) Treatment of a foundation;
- (ii) Placing of concrete in any footing or other structural member that transfers load directly to a foundation, any pile or caisson.

2 ENGINEER'S CERTIFICATE

The footing system shall be inspected by a qualified engineer prior to the placement of the concrete. The engineer shall provide Council with a Certificate of Inspection confirming that the footing system is in accordance with the approved plans and documentation.

453/304/02

A8844

Owner:

Bell

Date:

02.07.02

NOTES

Notwithstanding the approval of this application, all building work must be performed in accordance with the approved documents as prescribed in Section 45 of the Development Act 1993.

Changes to building materials or systems, that may affect the structural soundness or safety of a building, must be approved by the relevant authority. In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that the proposed products or systems meet the Deemed-to-Satisfy provisions of the Building Code of Australia.

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

The following notes are applicable to this development and should be noted.

WRITTEN STATEMENTS FOR DWELLINGS AND DWELLING ADDITIONS

- 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 the builder to the relevant authority.

TERMITE PROTECTION

- AS3660.1- '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. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection, the date of installation of the system. Where a chemical barrier is used the notice must indicate its life expectancy, as listed on the National Registration Authority label, and the need to maintain and inspect the system on a regular basis. The owner must be aware that regular inspections for termite activity will need to be carried out, at intervals not exceeding 12 months, to further reduce the risk of termite damage.

MAINTENANCE OF FOOTING SYSTEM

- The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.
- The owners attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'
- Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

WET AREAS

- Wet area details including floor grades, set-downs and impervious surfaces shall comply with Minister's Specification SA F1.7; including the provision of drainage flanges.

IMPORTANT NOTE TO THE APPLICANT

- This approval 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 that Act.

MISCELLANEOUS

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

COMPLIANCE WITH OTHER LEGISLATION

- Telstra will give the location of underground cables on request. Damage to cables causes interruption to services and repair costs are recoverable.
- An application should be submitted to and approved by SA Water Corporation as required by the Sewerage Act.

NOTICE OF COMPLETION

- Regulation 83AB requires a written statement of completion for Class 1a buildings (dwellings) to be provided to the relevant authority by: -
 - ↳ The licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates;
 - or
 - ↳ If there is no such licensed building work contractor – registered building work supervisor (including architects) or private certifier.

STORMWATER DISPOSAL

- The construction of a drainage system and the position and manner of discharge a stormwater drain must not:
 - (i) result in the entry of water into the building;
 - (ii) affect the stability of a building; or
 - (iii) any unhealthy or dangerous condition on the site or within the building.
- A suitable system of drainage must be provided if the paving, excavation or any other work on an allotment will cause undue interference with the existing drainage of rainwater falling on the allotment whether the existing drainage is natural or otherwise.

TIMBER EXPOSURE CLASS

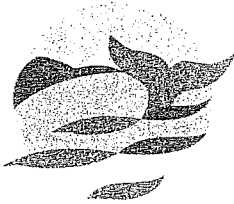
- All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS 1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanised, stainless steel or monel metal.

JOINT STRENGTH

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

BUSHFIRE PRONE AREA

- The applicant, owner and person performing the building work shall be made aware that the building site is located in a Bushfire Prone Area. The applicant has assessed the category of bushfire attack for this site as LOW.



Schedule 11 DECISION NOTIFICATION

Development Number
453/495/02

A8844

FOR DEVELOPMENT APPLICATION

DATE : 4.09.02
REGISTERED ON : 07.08.02

Applicant:	G B CONSTRUCTION 16 GOULBURN STREET GOOLWA SA 5214	Agent:	DJ BELL 33 HINDMARSH ROAD VICTOR HARBOR SA 5211
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LOCATION OF PROPOSED DEVELOPMENT –

House No: 18 Lot No:26 Sec. No: Street: Arabian Court
Suburb: VICTOR HARBOR Hundred: Goolwa Plan No: D52686

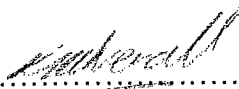
Nature of Proposed Development	Domestic Garage
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In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
Provisional Development Plan Consent	29.08.02	2	Approved
Provisional Building Rules Consent	30.08.02	2	Approved
Land Division			Not Applicable
DEVELOPMENT APPROVAL	30.08.02	4	

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS **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.

Signed  Council City Manager or Delegate
Date: 4.09.02 Conditions Attached

PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS

1 ACCORDANCE WITH PLANS AND DETAILS

The development shall be in accordance with the plans and details submitted to and approved by Council as part of the application, except as varied by any subsequent conditions imposed herein.

2 DISPOSAL OF STORMWATER

Adequate provision be made for the disposal of stormwater to the reasonable satisfaction of Council. Where possible, stormwater should be retained on site by the use of natural drainage methods.

PROVISIONAL BUILDING RULES CONSENT CONDITIONS

1 NOTIFICATIONS TO BE PROVIDED

Except as otherwise determined by Council, the following notifications shall be given to Council -

- a) One working days' notice of the commencement of building work on the site;
- b) One working days' notice of the commencement of any of the following:
 - (i) Treatment of a foundation;
 - (ii) Placing of concrete in any footing or other structural member that transfers load directly to a foundation, any pile or caisson.

2 MANUFACTURER'S RECOMMENDATIONS

All work associated with the proposed garage shall be carried out strictly in accordance with the manufacturer's recommendations for wind speeds appropriate for the site.

453/495/02

A8844

Owner:

Bell

Date:

04.09.02

NOTES

Notwithstanding the approval of this application, all building work must be performed in accordance with the approved documents as prescribed in Section 45 of the Development Act 1993.

Changes to building materials or systems, that may affect the structural soundness or safety of a building, must be approved by the relevant authority. In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that proposed products or systems meet the Deemed-to-Satisfy provisions of the Building Code of Australia.

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

The following notes are applicable to this development and should be noted.

IMPORTANT NOTE TO THE APPLICANT

- This approval 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 that Act.

18844

DATED _____ 1995

BETWEEN:

DISTRICT COUNCIL OF VICTOR HARBOR

of the one part

- AND -

JOHN CHARLES WALTERS and PAMELA KAY WALTERS

of the other part

Morgan Park.

**LAND MANAGEMENT AGREEMENT
BY DEED**

NORMAN WATERHOUSE
Solicitors
Level 15
45 Pirie Street
ADELAIDE SA 5000

Tele: 210 1200

THIS DEED is made the 24TH day of JANUARY 1995

BETWEEN: DISTRICT COUNCIL OF VICTOR HARBOR of PO Box 11 Victor Harbor 5211 (hereinafter with its successors and assigns called "the Council") of the one part

AND: JOHN CHARLES WALTERS and PAMELA KAY WALTERS both formerly of 60 Bonython Avenue Novar Gardens 5040 but now of 8 Nicholas Baudin Drive Victor Harbor 5211 (hereinafter with their executors administrators successors and assigns as the case may be called "the Owner") of the other part

WHEREAS:

S.A. STAMP DUTY PAID \$10.00
ORIGINAL STAMPED (Copy 1 of 2)
27/01/95 11:39:56 CD7283.1
DEED

- A. The Owner is the proprietor of an estate in fee simple in the whole of the land comprised in Certificate of Title Register Book VOLUME 4263 FOLIO 835 (hereinafter called "the Land");
- B. By a Development Application numbered 453/D017/92 (hereinafter called "the Application") the Owner sought planning authorisation pursuant to the provisions of the Development Act, 1993 (hereinafter called "the Act"), from the Council, to develop the Land by dividing the land into 62 allotments (hereinafter called "the proposed Development");
- C. Pursuant to the provisions of Section 57(2) of the Act the Owner has agreed with the Council to enter into this Deed relating to the management preservation and conservation of the Land subject to the terms and conditions hereinafter mentioned.

NOW THIS DEED WITNESSETH as follows:

1. Interpretation

- 1.1 The parties acknowledge that the matters hereinbefore recited are true and accurate and agree that they shall form part of the terms of this Deed.
- 1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:
- 1.2.1 Words and phrases used in this Deed which are defined in the Development Act 1993 shall have the meanings ascribed to them by that Act;
- 1.2.2 References to any statute or subordinate legislation shall include all statutes and subordinate legislation

amending consolidating or replacing the statute or subordinate legislation referred to;

- 1.2.3 The term "the Owner" where the Owner is a company includes its successors, assigns and transferees and where the Owner is a person, includes his heirs, executors, administrators and transferees and where the Owner consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of an estate in fee simple to the Land or to each and every one of all separate allotments into which the Land may be divided after the date of this Deed subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Title thereof;
- 1.2.4 The term "person" shall include a corporate body;
- 1.2.5 The term "the Land" shall include any part or parts of the Land;
- 1.2.6 Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively;
- 1.2.7 Words importing any gender shall include every gender;
- 1.2.8 Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally;
- 1.2.9 Any clause headings or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Deed.

- 1.3 If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law

THEN and in such case the parties hereby request and direct such court to sever such provision from this Deed.

- 1.4 The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.

2. The Owner's Obligations

- 2.1 The Owner shall provide a satisfactory disposal of animal wastes.
- 2.2 The Owner shall undertake appropriate measures to ensure effective groundcover is maintained at no less than 70% in accordance with soil conservation practices.
- 2.3 The Owner shall ensure that on allotments of less than 1.0 hectare in area horses are stabled.
- 2.4 The Owner shall ensure that on allotments greater than 1.0 hectare in area, the number of horses on the allotment and the manner in which they are kept shall:
 - 2.4.1 not cause undue soil erosion,
 - 2.4.2 not require the clearance of, or cause, damage to, significant stands of native vegetation;
 - 2.4.3 be relative to the site and assimilative capacity of the property with respect to the disposal of waste.
- 2.5 The Owner shall ensure that dwellings are either single storey or where two levels are proposed they are benched into the slope to establish a low profile in the landscape and to minimise the extent of cut and fill.
- 2.6 The Owner shall ensure that fences are constructed of open mesh, post and wire, or other materials which are compatible with a rural living environment.
- 2.7 The Owner shall ensure that excluding residential dwellings, all other buildings, sheds, garages, stables, shelters and water tanks etc, will be of masonry or prepainted material ie "colourbond". No galvanised material shall be used, which is to be painted at a later date.

2.8 The Owner shall ensure that stables and shelters, tack rooms and feed sheds, manure pits and any other building associated with the stabling and keeping of animals shall be sited having regards to the following minimum requirements:

2.8.1 8 metres from any dwelling;

2.8.2 8 metres from every boundary of an allotment, with the exception of the boundary to the river for which the minimum distance shall be 3 metres;

2.8.3 100 metres from any well;

2.8.4 50 metres from any watercourse.

3. Miscellaneous Provisions

3.1 The Owner shall not grant any lease or licence easement or other right of any nature whatsoever which may give any person the right to possession or control or entry upon the Land upon any terms whatsoever unless such grant shall be expressed in writing and shall contain as an essential term thereof a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do any act matter or thing upon the Land which would constitute a breach of the provisions of this Deed if such act matter or thing were done or omitted to be done by the Owner.

3.2 The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the Land for the purpose of:

3.2.1 inspecting the Land and any building or structure thereupon;

3.2.2 exercising any other powers of the Council under this Deed or pursuant to law.

3.3 If the Owner is in breach of any provision of this Deed, the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owner fails so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may

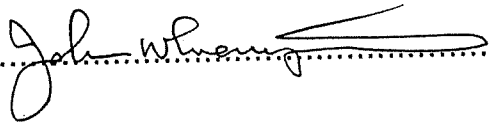
enter and perform any necessary works upon the Land and recover any costs thereby incurred from the Owner.

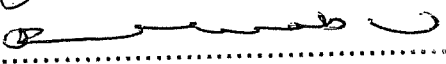
- 3.4 If in a notice referred to in Clause 3.3 hereof the Council requires the removal of the building or structure from the Land the Council and its servants or agents are hereby authorised and empowered by the Owner to enter and remove the building or structure from the Land and to dispose of it in any manner determined by the Council provided that if the building or structure shall have any monetary value then the Council shall use its best endeavours to realise that monetary value and shall after the disposal account to the Owner and pay to him the realised value less all expenses incurred.
- 3.5 This Deed may not be varied except by a Supplementary Deed signed by the Council and the Owner.
- 3.6 The Council may waive compliance by the Owner with the whole or any part of the obligations on the Owner's part herein contained provided that no such waiver shall be effective unless expressed in writing and signed by the Council.
- 3.7 This Deed contains the whole agreement between the parties in respect of the matters referred to herein.
- 3.8 Notice shall for the purposes of this Deed be properly served on the Owner if it is:
- 3.8.1 posted to the Owner's last address known to the Council; or
- 3.8.2 affixed in a prominent position on the Land.
- 3.9 The Council may delegate any of its powers under this Deed to any person.
- 3.10 The Owner hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses of and incidental to the negotiation preparation stamping and registration of this Deed and the implementation including the enforcement of its terms.
- 3.11 The requirements of this Deed are at all times to be construed as additional to the requirements of the Development Act, 1993 and any other legislation affecting the Land.

3.12 Each party shall do and execute all such acts documents and things as shall be necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties this Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of Section 57(5) of the Development Act 1993 in priority to any other registrable interest in the Land save and except for the estate and interest of the Owner therein.

IN WITNESS WHEREOF the parties hereto have executed this Deed.

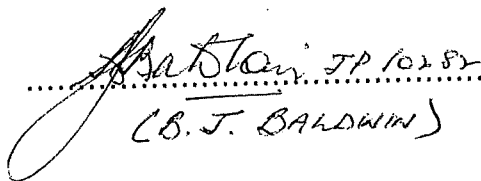
THE COMMON SEAL of)
DISTRICT COUNCIL OF VICTOR)
HARBOR was hereunto affixed)
in the presence of:)

 Mayor/Chairman

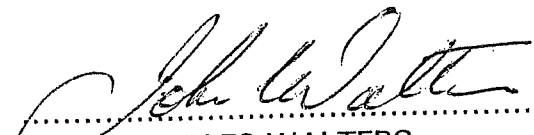
 District Manager

SIGNED by the said)
JOHN CHARLES WALTERS)
and PAMELA KAY WALTERS)
in the presence of:)





(C.B.J. BALDWIN)

The Owner HEREBY CERTIFIES pursuant to Section 57(4) of the Development Act 1993 that no other person has a legal interest in the Land.


JOHN CHARLES WALTERS


PAMELA KAY WALTERS

Data Extract for Section 7 search purposes

Valuation ID 4501701129

Data Extract Date: 30/03/2026

Important Information

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

Parcel ID: D52686 AL26

Certificate Title: CT5682/524

Property Address: 18 ARABIAN CT HINDMARSH VALLEY SA 5211

Zones

Rural Living (RuL)

Subzones

No

Zoning overlays

Overlays

Hazards (Bushfire - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Water Resources Area

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

(Council input required)

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

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

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

Associated Development Authorisation Information

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

Application ID: 22010363

Development Description: Land Division (1 into 2)

Site Address: 18 ARABIAN CT HINDMARSH VALLEY SA 5211

Development Authorisation: Planning and Land Division Consent

Date of authorisation: 8 July 2022

Name of relevant authority that granted authorisation: Assessment Manager at City of Victor Harbor

Condition 1

The land division shall be undertaken in accordance with the plans prepared by Andrew & Associates (Reference 222105-1A) that were submitted to, and approved by, Council as part of the subject application, except as varied by any subsequent conditions imposed herein.

Condition 2

The development shall be in accordance with the plans and details submitted to and approved by Council as part of the application, except as varied by any subsequent conditions imposed herein.

Condition 3

if a connection/s off an existing main is required, an investigation will need to be carried out to determine if the connection/s to your development will be standard or non-standard costs.

Condition 4

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

Condition 5

Please note for Torrens Title developments that it is the developers responsibility to ensure that all internal pipework, water and wastewater, is contained within the new allotment boundaries.

Condition 6

Payment of \$7908.00 into the Planning and Development Fund (1 allotment/s @ \$7908.00 /allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently \$1048.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

Condition 7

SA Water's water network is available for connection in this area. An investigation will need to be undertaken to determine infrastructure needs, appropriate fees and charges. The financial requirements of SA Water shall be met for the provision of water supply services.

Development Authorisation: Development Approval: Planning and Land Division Consent

Date of authorisation: 8 July 2022

Name of relevant authority that granted authorisation: City of Victor Harbor

Land Management Agreement (LMA)

- 7865884

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
45 01701 12 9	CT5682524	24/3/2026	7627	2766154

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: P G & K BLAIN
 Location: 18 ARABIAN CT HINDMARSH VALLEY
 Description: 11HV SHS Capital Value: \$1 175 000
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2026

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available: 1/7/2002	Water rates	:	246.90
Sewer main available:	Sewer rates	:	0.00
	Water use	:	13.96
	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	:	260.86CR
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 0.00 Bill: 13/5/2026

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

The last Water Use Year ended on 06/08/2025.

A sewer main is not available to this property.

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

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

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

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

South Australian Water Corporation

Name: Water & Sewer Account
P G & K BLAIN Acct. No.: 45 01701 12 9 Amount: _____

Address:
18 ARABIAN CT HINDMARSH VALLEY

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 4501701129



Bill code: 8888
Ref: 4501701129

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 4501701129



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: 2766154

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

DATE OF ISSUE
23/03/2026

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
19184399	P G & K BLAIN			
PROPERTY DESCRIPTION				
18 ARABIAN CT / HINDMARSH VALLEY SA 5211 / LT 26 DP 52686				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
4501701129	CT 5682/524	\$1,175,000.00	R1 0.800	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	318.05
FINANCIAL YEAR		- REMISSION	\$	191.35
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-176.70
		= <u>AMOUNT PAYABLE</u>	\$	0.00

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

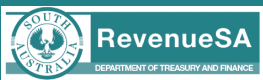
EXPIRY DATE 21/06/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7016021318</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2766154

DATE OF ISSUE

23/03/2026

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

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

P G & K BLAIN

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

18 ARABIAN CT / HINDMARSH VALLEY SA 5211 / LT 26 DP 52686

ASSESSMENT NUMBER

4501701129

TITLE REF.

(A "+" indicates multiple titles)

CT 5682/524

TAXABLE SITE VALUE

\$485,000.00

AREA

1.0110 HA

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

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

Please Note:

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

ON OR BEFORE

21/06/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7016021227</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Contact	Planning Services
Email	Dhud.planningservices@sa.gov.au
Phone:	7133 3030

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

30 March 2026

Form 1 on Frome
L1, 147 Frome Street
ADELAIDE SA 5000

Dear Sir/Madam

**Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at 18 Arabian Court, Hindmarsh Valley
Registered Proprietor(s): P and K Blain**

I refer to your enquiry to the Department for Housing and Urban Development (DHUD) concerning the parcel of land comprised in Certificate of Title Volume 5682 Folio 524 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2766154 dated 23/3/26).

Items 29.10 and 29.11 of the PIR indicate that the State Planning Commission (SPC) will respond with details of a possible requirement under Section 198 (1) or agreement under Section 198 (2) of the *Planning, Development and Infrastructure Act 2016* respectively to vest land in a council or the Crown to be held as open space.

There is no requirement or agreement to provide land as open space for application 453/D412/22 (ID 22010363) however a contribution into the Planning and Development Fund (\$7,908.00) is required as a condition of development approval.

In addition, there are no relevant details under Sections 50 (1) and 50 (2) of the *Development Act 1993 (repealed)* applicable to this Certificate of Title (refer items 5.2 and 5.3 of the PIR).

Yours faithfully

Planning Service Unit
on behalf of
STATE PLANNING COMMISSION

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

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

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

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

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