

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:** _____

Address: _____

3. **Vendor:** **SHARRON MARIE KEMP** _____

Address: **66 MERCHANTS ROAD BASKET RANGE SA 5138** _____

4. **Vendor's registered agent:** **BRENTON JF WARD T/A BRENTON WARD REAL ESTATE** _____

Address: **76 HEWITT AVENUE ROSE PARK SA 5067** _____

5. **Date of Contract** (if made before this statement is served): _____

6. **Description of Land** [Identify the land including any certificate of title reference]

66 MERCHANTS ROAD BASKET RANGE SA 5138 BEING SECTION 288 IN THE HUNDRED OF ONKAPARINGA IN THE AREA NAMED BASKET RANGE BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5604 FOLIO 641

PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE 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 – Forms 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:
66 MERCHANTS ROAD BASKET RANGE SA 5138
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
brenton@brentonward.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:
76 HEWITT AVENUE ROSE PARK SA 5067

(being ~~*the agent's address for service under the Land Agents Act 1994~~ an address nominated by the agent to you for the purpose of service of the notice).

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; or
- (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; and
- (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; and
- (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:

I, **SHARRON MARIE KEMP**

of **66 MERCHANTS ROAD BASKET RANGE SA 5138**

being the *vendor(s)/person authorised to act on behalf of the vendor(s) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: _____ Signed: _____

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT




(section 9)

To the purchaser:

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY PTY LTD**

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

Exceptions:
Nil

Date: 30/9/2024 Signed: 

Vendor's/Purchaser's agent

*Person authorised to act on behalf of Vendor's/Purchaser's agent

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 1 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
<i>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</i>		
<i>[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, <u>but not</u> in the case of –</i>		
<i>(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</i>		
<i>(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and</i>		
<i>(c) the heading "6. Repealed Act Conditions" and item 6.1; and</i>		
<i>(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,</i>		
<i>which must be retained as part of this statement whether applicable or not.]</i>		
<i>[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.]</i>		
<i>[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 <u>each</u> such mortgage, charge or prescribed encumbrance.]</i>		
<i>[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 <u>all</u> 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.]</i>		

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
	<i>Are there attachments?</i>	YES
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	CERTIFICATE OF TITLE	
	Number of mortgage (if registered):	
	13004792	
	Name of mortgagee:	
	WESTPAC BANKING CORPORATION	
1.2 Easement (whether over the land or annexed to the land)	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
<i>[Note – "Easement" includes rights of way and party wall rights.</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Are there attachments?</i>	YES
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	PROPERTY INTEREST REPORT	
	Description of land subject to easement:	
	PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE	
	Nature of easement:	
	REFER PAGE 13 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS	
	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?	
	(If YES, give details):	
1.3 Restrictive covenant	<i>Is this item applicable?</i>	<input type="checkbox"/>
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES / NO
	<i>Are there attachments?</i>	YES / NO
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Nature of restrictive covenant:	
	Name of person in whose favour restrictive covenant operates:	
	Does the restrictive covenant affect the whole of the land being acquired?	
	(If NO, give details):	
	Does the restrictive covenant affect land other than that being acquired?	
1.4 Lease, agreement for lease, tenancy agreement or licence	<i>Is this item applicable?</i>	<input type="checkbox"/>
	<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES / NO
	<i>Are there attachments?</i>	YES / NO

Column 1	Column 2	Column 3
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	<p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc: From</p> <p>To</p> <p>Amount of rent or licence fee:</p> <p>\$ per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify: (a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
1.5 Caveat	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>CERTIFICATE OF TITLE AND CAVEAT 13728831</p> <p>Name and address of caveator: REFER CAVEAT 13728831</p> <p>Particulars of interest claimed: REFER CAVEAT 13728831</p>	<input checked="" type="checkbox"/> YES YES
5. Development Act 1993 (repealed)		
5.1 section 42 – 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></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>ADELAIDE HILLS COUNCIL SEARCH</p> <p>Condition(s) of authorisation: REFER DEVELOPMENT NUMBER 19/782/473</p>	<input checked="" type="checkbox"/> NO YES
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
5.1 section 42 – 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></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>ADELAIDE HILLS COUNCIL SEARCH</p> <p>Condition(s) of authorisation: REFER DEVELOPMENT NUMBER 473/591/2005</p>	<input checked="" type="checkbox"/> NO YES
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
5.1 section 42 – Condition (that continues to apply)	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<input checked="" type="checkbox"/> NO

Column 1	Column 2	Column 3
of a development authorisation [<i>Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.</i>]	Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> ADELAIDE HILLS COUNCIL SEARCH Condition(s) of authorisation: REFER DEVELOPMENT NUMBER 473/1202/2004	YES

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> ADELAIDE HILLS COUNCIL SEARCH Nature of condition(s): REFER DEVELOPMENT NUMBER 030/0197/89	<input checked="" type="checkbox"/> NO YES
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[*Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.*]

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> ADELAIDE HILLS COUNCIL SEARCH Nature of condition(s): REFER DEVELOPMENT NUMBER 090/170/88	<input checked="" type="checkbox"/> NO YES
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[*Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.*]

7. Emergency Services Funding Act 1998

7.1	section 16 – Notice to pay levy	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE ('ESL CERTIFICATE') Date of notice: REFER REVENUESA Amount of levy payable: REFER ESL CERTIFICATE	<input checked="" type="checkbox"/> YES YES
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Column 1	Column 2	Column 3
18. Landscape South Australia Act 2019		
18.2 section 78 – Notice to pay levy in respect of right to take water or taking of water	<p><i>Is this item applicable?</i></p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>DEPARTMENT FOR ENVIRONMENT AND WATER LETTER</p> <p>Date of notice: NOT YET LEVIED</p> <p>Amount of levy payable: \$83.75</p>	<input checked="" type="checkbox"/> YES YES
21. Local Government Act 1999		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<p><i>Is this item applicable?</i></p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>ADELAIDE HILLS COUNCIL RATES CERTIFICATE ('RATES CERTIFICATE')</p> <p>Date of notice, order etc: REFER ADELAIDE HILLS COUNCIL</p> <p>Name of council by which, or person by whom, notice, order etc is given or made: ADELAIDE HILLS COUNCIL</p> <p>Land subject thereto: 66 MERCHANTS ROAD BASKET RANGE SA 5138</p> <p>Nature of requirements contained in notice, order etc: PAYMENT OF RATES AND ASSOCIATED COSTS</p> <p>Time for carrying out requirements: REFER ADELAIDE HILLS COUNCIL</p> <p>Amount payable (if any): REFER RATES CERTIFICATE</p>	<input checked="" type="checkbox"/> YES YES
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 – Planning and Design Code	<p><i>Is this item applicable?</i></p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>ADELAIDE HILLS COUNCIL SEARCH AND PROPERTY INTEREST REPORT</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): 66 MERCHANTS RD BASKET RANGE SA 5138 SEC 288</p> <p>ZONES PRODUCTIVE RURAL LANDSCAPE - PRUL</p> <p>OVERLAYS ENVIRONMENT AND FOOD PRODUCTION AREA</p>	<input checked="" type="checkbox"/> NO YES
<p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		

Column 1	Column 2	Column 3
	<p>THE ENVIRONMENT AND FOOD PRODUCTION AREA OVERLAY IS AN AREA OF RURAL, LANDSCAPE, ENVIRONMENTAL OR FOOD PRODUCTION SIGNIFICANCE WITHIN GREATER ADELAIDE THAT IS PROTECTED FROM URBAN ENCROACHMENT</p>	
	<p>HAZARDS (BUSHFIRE - HIGH RISK) THE HAZARDS (BUSHFIRE - HIGH RISK) OVERLAY SEEKS TO ENSURE DEVELOPMENT RESPONDS TO THE HIGH LEVEL OF BUSHFIRE RISK BY SITING AND DESIGNING BUILDINGS TO MITIGATE THREAT AND IMPACT OF BUSHFIRES ON LIFE AND PROPERTY, FACILITATING ACCESS FOR EMERGENCY SERVICE VEHICLES AND SITUATING ACTIVITIES THAT INCREASE THE NUMBER OF PEOPLE LIVING AND WORKING IN THE AREA AWAY FROM AREAS OF UNACCEPTABLE BUSHFIRE RISK.</p>	
	<p>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.</p>	
	<p>LIMITED LAND DIVISION THE LIMITED LAND DIVISION OVERLAY SEEKS TO LIMIT FRAGMENTATION OF LAND TO AVOID UNDERMINING PRIMARY PRODUCTION.</p>	
	<p>MOUNT LOFTY RANGES WATER SUPPLY CATCHMENT (AREA 1) THE MOUNT LOFTY RANGES WATER SUPPLY CATCHMENT (AREA 1) OVERLAY IS TO PROTECT ADELAIDE'S DRINKING WATER SUPPLY BY LIMITING DEVELOPMENT TO THAT WHICH HAS A BENEFICIAL IMPACT ON THE QUALITY OF WATER HARVESTED FROM THE MOUNT LOFTY RANGES WATERSHED</p>	
	<p>NATIVE VEGETATION THE NATIVE VEGETATION OVERLAY SEEKS TO PROTECT, RETAIN AND RESTORE AREAS OF NATIVE VEGETATION.</p>	
	<p>PRESCRIBED WATER RESOURCES AREA THE PRESCRIBED WATER RESOURCES AREA OVERLAY SEEKS TO ENSURE THE SUSTAINABLE USE OF WATER IN PRESCRIBED WATER RESOURCE AREAS.</p>	
	<p>WATER RESOURCES THE WATER RESOURCES OVERLAY SEEKS TO PROTECT THE QUALITY OF SURFACE WATERS IN SOUTH AUSTRALIA.</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>	

Column 1	Column 2	Column 3
	Note – For further information about the Planning and Design Code visit www.code.plan.sa.gov.au .	
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></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES / NO</p> <p>YES / NO</p>
<p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		

SCHEDULE – DIVISION 2 – OTHER PARTICULARS**(section 7(1)(b))****Particulars relating to environment protection****1 – Interpretation**

- (1) In this and the following items (items 1 to 7 inclusive) –
- domestic activity** has the same meaning as in the *Environment Protection Act 1993*;
- environmental assessment**, in relation to land, means an assessment of the existence or nature or extent of –
- site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
 - any other contamination of the land by chemical substances,
- and includes such an assessment in relation to water on or below the surface of the land;
- EPA** means the Environment Protection Authority established under the *Environment Protection Act 1993*;
- pre-1 July 2009 site audit**, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining:
- the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
 - the suitability of the land for a particular use; and
 - what remediation is or remains necessary for a particular use,
- but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;
- pre-1 July 2009 site audit report** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;
- prescribed commercial or industrial activity** – see item 1(2);
- prescribed fee** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;
- public register** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;
- site contamination audit** has the same meaning as in the *Environment Protection Act 1993*;
- site contamination audit report** has the same meaning as in the *Environment Protection Act 1993*.
- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2009*) is a prescribed commercial or industrial activity:

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

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

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

YES

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

WALNUT FARM AND OTHER AGRICULTURAL ACTIVITIES HAVE TAKEN PLACE BEFORE THE VENDOR ACQUIRED AN INTEREST IN THE LAND. REFER TO THE VENDOR FOR FURTHER DETAILS.

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

YES

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

WALNUT FARM AND OTHER AGRICULTURAL ACTIVITIES HAVE TAKEN PLACE BEFORE THE VENDOR ACQUIRED AN INTEREST IN THE LAND.

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

NO

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

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

NO

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

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

NO

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

Note –

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

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

3 – Licences and exemptions recorded by EPA in public register

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

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

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

NO

Note –

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register.

If the EPA answers "YES" to any of the questions –

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

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

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

The EPA will not provide details about exemptions relating to –

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

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

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

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

NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

NO

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

NO

- (d) a copy of a site contamination audit report?

NO

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

NO

- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

NO

- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

NO

Note –

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

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

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

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

NO

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

NO

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

NO

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

NO

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

NO

Note –

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

6 – Further information held by councils

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

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

YES

Note –

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

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

It should be noted that –

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

7 – Further information for purchasers**Note –**

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

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

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

If –

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

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

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

the above being identified by page numbered 1 to 16 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 5604 FOLIO 641
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
ADELAIDE HILLS COUNCIL SEARCH
CAVEAT 13728831
DEPARTMENT FOR ENVIRONMENT AND WATER LETTER**

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

(Signature)

(Signature)

(Signature)

(Signature)

The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

January 2014

Enjoyment

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

Value

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

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

REAL PROPERTY ACT, 1986



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 5604 Folio 641

Parent Title(s) CT 5278/667
Creating Dealing(s) SC 8550025
Title Issued 08/12/1998 Edition 5 Edition Issued 05/11/2018

Estate Type

FEE SIMPLE

Registered Proprietor

SHARRON MARIE KEMP
OF 30 PRIDMORE ROAD GLEN OSMOND SA 5064

Description of Land

SECTION 288
HUNDRED OF ONKAPARINGA
IN THE AREA NAMED BASKET RANGE

Easements

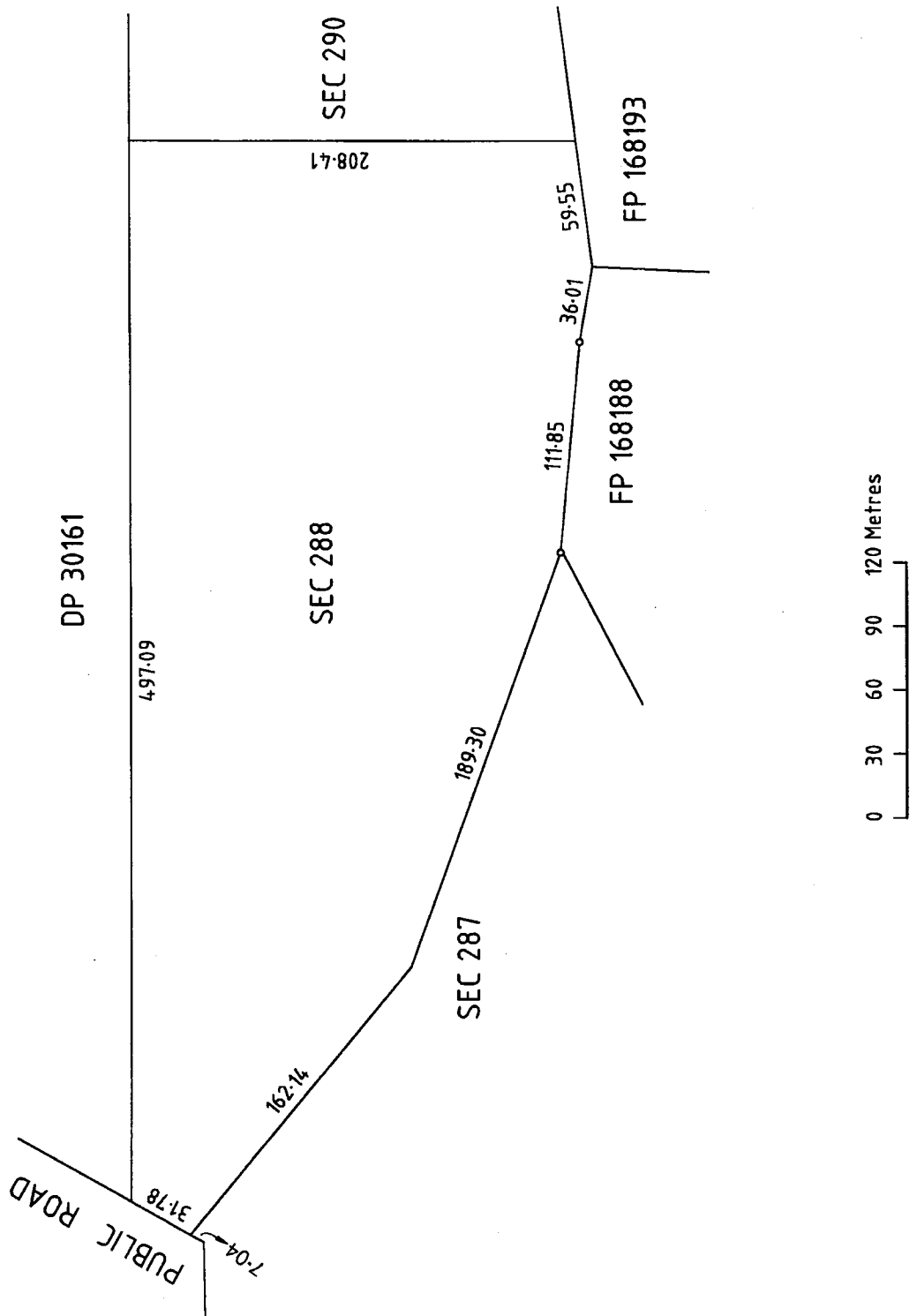
NIL

Schedule of Dealings

Dealing Number	Description
13004792	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)
13728831	CAVEAT BY CHRISTIAN BENEDICT ANDERSON

Notations

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



Property Interest Report

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

Title Reference	CT 5604/641	Reference No. 2603836
Registered Proprietors	S M*KEMP	Prepared 09/09/2024 09:30
Address of Property	66 MERCHANTS ROAD, BASKET RANGE, SA 5138	
Local Govt. Authority	ADELAIDE HILLS COUNCIL	
Local Govt. Address	PO BOX 44 WOODSIDE SA 5244	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

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

19. **Land Tax Act 1936**

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

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[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
- Contact the vendor for these details

	notice may require access	
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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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>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 9. Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 5604/641
Status CURRENT
Easement NO
Owner Number 17908779
Address for Notices 30 PRIDMORE RD GLEN OSMOND, SA 5064
Area 8.090ha (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

SHARRON MARIE KEMP
OF 30 PRIDMORE ROAD GLEN OSMOND SA 5064

Description of Land

SECTION 288
HUNDRED OF ONKAPARINGA
IN THE AREA NAMED BASKET RANGE

Last Sale Details

Dealing Reference TRANSFER (T) 13004791
Dealing Date 16/10/2018
Sale Price \$1,040,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13004792	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

Dealing Type	Dealing Number	Beneficiary
CAVEAT	13728831	CHRISTIAN BENEDICT ANDERSON

Valuation Numbers

Valuation Number	Status	Property Location Address
0312042007	CURRENT	66 MERCHANTS ROAD, BASKET RANGE, SA 5138

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0312042007
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1975
Property Location	66 MERCHANTS ROAD, BASKET RANGE, SA 5138
Local Government	ADELAIDE HILLS
Owner Names	SHARRON MARIE KEMP
Owner Number	17908779
Address for Notices	30 PRIDMORE RD GLEN OSMOND, SA 5064
Zone / Subzone	PRuL - Productive Rural Landscape
Water Available	No
Sewer Available	No
Land Use	1992 - House And Livestock (Non-Viable)
Description	8H3BGDIGSHTK
Local Government Description	Primary Production

Parcels

Plan/Parcel	Title Reference(s)
H105600 SECTION 288	CT 5604/641

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$550,000	\$1,200,000			
Previous	\$580,000	\$1,150,000			

Building Details

Valuation Number	0312042007
Building Style	High Quality Conventional
Year Built	1981
Building Condition	Very Good
Wall Construction	Stone; Freestone
Roof Construction	Galvanised Iron
Equivalent Main Area	371 sqm
Number of Main Rooms	8

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

Certificate of Title

Title Reference: CT 5604/641
Status: CURRENT
Edition: 5

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
03 12042 00 7	CT5604641	10/9/2024	7734	2603836

THE FORM 1 COMPANY
 LEVEL 8 / 420 KING WILLIAM ST
 ADELAIDE SA 5000
 form1@form1.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: S M KEMP
Location: 66 MERCHANTS RD BASKET RANGE
Description: 8H 3BG DIG TK **Capital Value:** \$1 200 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2024

		\$
	Arrears as at: 30/6/2024	0.00
Water main available:	Water rates	0.00
Sewer main available:	Sewer rates	0.00
	Water use	0.00
	SA Govt concession	0.00
	Recycled Water Use	0.00
	Service Rent	0.00
	Recycled Service Rent	0.00
	Other charges	0.00
	Goods and Services Tax	0.00
	Amount paid	0.00
	Balance outstanding	0.00

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

Next quarterly charges: Water supply: 0.00 Sewer: 0.00 Bill: 27/11/2024

This account is not rateable for water or sewer.

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



South Australian Water Corporation

Name:
S M KEMP

Water & Sewer Account
Acct. No.: **03 12042 00 7**

Amount: _____

Address:
66 MERCHANTS RD BASKET RANGE

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0312042007



Biller code: 8888
Ref: 0312042007

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: 0312042007





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: 2603836

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE

09/09/2024

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
17908779	S M KEMP			
PROPERTY DESCRIPTION				
66 MERCHANTS RD / BASKET RANGE SA 5138 / SEC 288				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
0312042007	CT 5604/641	\$1,200,000.00	R4 1.000	RU 0.300
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	339.10	
FINANCIAL YEAR	- REMISSION	\$	85.30	
2024-2025	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	1,012.07	
	= AMOUNT PAYABLE	\$	1,315.87	

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 08/12/2024



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
17908779
OWNERSHIP NAME
S M KEMP
ASSESSMENT NUMBER
0312042007
AMOUNT PAYABLE
\$1,315.87

AGENT NUMBER
100019452
AGENT NAME
THE FORM 1 COMPANY
EXPIRY DATE
08/12/2024

+80013365980022> +001571+ <0550835085> <0000131587> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2603836

DATE OF ISSUE

09/09/2024

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

S M KEMP

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

66 MERCHANTS RD / BASKET RANGE SA 5138 / SEC 288

ASSESSMENT NUMBER

0312042007

TITLE REF.

(A "+" indicates multiple titles)

CT 5604/641

TAXABLE SITE VALUE

\$550,000.00

AREA

8.0900 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 08/12/2024



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: revsupport@sa.gov.au

Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



63 Mount Barker Road
Stirling SA 5152

Telephone (08) 8408 0400
Fax: (08) 8389 7440
Email: mail@ahc.sa.gov.au

To The Form 1 Company
GPO Box 1651
Adelaide SA 5001

Certificate No: 29247
Certificate Date: 10/09/2024

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

Land:

Assessment No: 2538
Valuer-General's No: 0312042007
Owner/s: S M Kemp
Property Details: 66 Merchants Road Basket Range 5138
Legal Description: Sec: 288 HDP:105600 CT:5604/641

Rates and other monies due as known by Adelaide Hills Council as at 10/09/2024

Due Dates for Payment: 1st Qtr due 01/09/2024 2nd Qtr due 01/12/2024
3rd Qtr due 01/03/2025 4th Qtr due 01/06/2025

Arrears/Credits as at 01/07/2024	\$19,063.34
Rates for the 2024/2025 rating year (Declared 1/07/2024)	\$3,292.04
Rates - Primary Production	\$2,340.00
Fixed Charge	\$830.00
State Govt. Hills & Fleurieu Landscape Levy	\$122.04
Rates Postponed (arrears and current)	\$0.00
Postponed Interest	\$0.00
PLUS Other property Related Debts	
PLUS Fines and/or Interest to date	\$402.57
PLUS other adjustments, including Legal Fees	\$425.00
LESS Rebate (if applicable)	\$0.00
LESS Payments/Rounding	\$0.00
TOTAL OWING AS AT 10/09/2024	\$23,182.95

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/24 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 9.15% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 12th of each month following until the total balance owing is paid.

Fines on Payments by Instalments: Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 9.15% p.a. added on the 12th of each month following, until the total amount overdue is paid.

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

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.



Biller Code: 45369

BPay Reference Number 25387

Certified - Adelaide Hills Council

Date -10-September-2024



Adelaide Hills
COUNCIL

PO Box 44
Woodside SA 5244

Telephone (08) 8408 0400
Fax: (08) 8389 7440
Email: mail@ahc.sa.gov.au

To: The Form 1 Company
GPO Box 1651
Adelaide SA 5001

Certificate No: 22611
Certificate Date: 10/09/2024

REQUEST FOR INFORMATION

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

Land:

Assessment No:	2538
Valuer-General's No:	0312042007
Owner/s:	S M Kemp
Property Details:	66 Merchants Road Basket Range 5138
Legal Description:	Sec: 288 HDP:105600 CT:5604/641

PRESCRIBED INFORMATION***Important Information to Note*****General Advice**

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at <https://code.plan.sa.gov.au>. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at www.ahc.sa.gov.au.

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

Developments prior to 1998

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

Building Indemnity Insurance

This is insurance taken out by a building work contractor when performing domestic building work costing \$12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:

<https://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-after-bushfire-or-other-catastrophic-event>

Further information can be found from the housing, property and land section of the State Government website directory www.sa.gov.au or from the Office of Consumer and Business Affairs website www.ocba.sa.gov.au.

Greg Georgopoulos
Chief Executive Officer

Part 1 - Items that must be included in statement

PRESCRIBED INFORMATION

Development Act 1993 (Repealed)

Section 42 - Condition (that continues to apply) of a development authorisation.

Yes

If yes see attached approvals

Part 2 - Items to be Included if land affected

Development Act 1993 (repealed)

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

N/A

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

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

N/A

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work

N/A

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

Section 56 - Notice to complete development

N/A

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

PRESCRIBED INFORMATION

Section 57 - Land management agreement

No

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached

Section 69 - Emergency order

N/A

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):

Section 71 - Fire safety notice

N/A

Date of notice:

Names of authority giving notice

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

Section 84 - Enforcement notice

N/A

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable (if any):

PRESCRIBED INFORMATION

Section 85(6), 85(10) or 106 - Enforcement order

N/A

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

Part 11 Division 2 - Proceedings

N/A

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

Confirmed-Planning/Development Section Anneke Potter

Housing Improvement Act 1940

Section 23 - Declaration that house is undesirable or unfit for human habitation

N/A

Date of declaration:

Those particulars required to be provided by a council under Section 23:

Confirmed-Building/Development Section Anneke Potter

PRESCRIBED INFORMATION

Food Act 2001

Section 44 - Improvement Notice

N/A

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46 - Prohibition order

N/A

Date of order:

Name of authority or person who served order:

Requirements of order:

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice

N/A

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

N/A

Date of approval:

Name of relevant authority that granted approval:

Conditions of approval:

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

N/A

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed-Environmental Health Section Stewart West

PRESCRIBED INFORMATION

South Australian Public Health Act 2011

Section 92 Notice

N/A

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice:

South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval

N/A

Date of approval:

Name of person or body that granted the approval:

Condition(s) of approval:

Confirmed-Health Section Stewart West
--

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)

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

N/A

Date of Notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Local Government Act 1999

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

N/A

Date of Notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed-General Section Mignon DuRieu

PRESCRIBED INFORMATION

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire

N/A

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

Confirmed-Enforcement/Compliance Section Mignon DuRieu

PRESCRIBED INFORMATION

Particulars relating to Environment Protection

Further information held by Councils

Does the Council hold details of any development relating to -

(a) commercial or Industrial activity at the land; or

Yes

(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)

1992 - House/Livestock; 7 - Primary Production

.....

Development Consents Attached

No

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

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

It should be noted that-

(a) The approval of development by Council does not necessarily mean that the development has taken place;

(b) The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

.....

Data Extract for Section 7 search purposes

Valuation ID 0312042007

Data Extract Date: 16/09/2024

Parcel ID: H105600 S288

Certificate Title: CT5604/641

Property Address: 66 MERCHANTS RD BASKET RANGE SA 5138

Zones

Productive Rural Landscape (PRuL)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

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

Hazards (Bushfire - High Risk) (High)

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

Hazards (Flooding - Evidence Required)

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

Limited Land Division

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

Mount Lofty Ranges Water Supply Catchment (Area 1)

The Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

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.

Water Resources

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No, refer note below:

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

PRESCRIBED INFORMATION

APPENDIX 1

<i>Planning, Development and Infrastructure Act 2016</i>		
<p>Repealed Act Conditions</p> <p>Conditions (that continue to apply of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), <i>The City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</p>	Nature of conditions:	Yes, refer attached
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):	For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA
Part 5 – Planning and Design Code	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	Unknown
Part 5 – Planning and Design Code	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.	Link to Planning and Design Code: Code Amendments PlanSA
Part 5 – Planning and Design Code	Is there a State Heritage place on the land or is the land situated in a State Heritage Area?	No
Part 5 – Planning and Design Code	Is the land designated as a Local Heritage place?	No
Section 127 – Condition (that continues to apply) of a development authorisation	<p>Date of Authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	No

PRESCRIBED INFORMATION

APPENDIX 1

Section 141 – Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 142 – Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 155 – Emergency order	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):	Nil
Section 157 – Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 192 or 193 – Land management agreement	Date of agreement: Names of parties: Terms of agreement:	Nil
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):	Nil

PRESCRIBED INFORMATION

APPENDIX 1

Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):	Nil
Part 16 Division 1 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):	Nil
Section 213 – Enforcement notice	Date notice given: Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:	Nil
<i>Development Act 1993 (repealed)</i>		
Section 57 – Land Management Agreement	Date of agreement: Names of parties: Terms of agreement:	Nil

PRESCRIBED INFORMATION

APPENDIX 1

Housing Improvement Act 1940		
Part 7 (rent control for substandard houses)	Notice or Declaration: Date of Notice or Declaration: Those particulars required to be proved by the housing authority under section 60	Nil
Other Charges		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):	Nil

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

Building Indemnity Insurance is required.... **No** (refer above note):

1. Name(s) of person(s) insured:
2. Name of insurer:
3. Limitations on the liability of the insurer:
4. Name of builder:
5. Builder's licence number:
6. Date of issue of insurance:
7. Description of insured building work:

PRESCRIBED INFORMATION

APPENDIX 1

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act? * **NO**

If **YES**, give details:

Date of the exemption	
Name of builder granted the exemption	
Licence number of builder granted the exemption	
Details of building work to which the exemption applies:	
Details of conditions (if any) to which the exemption is subject	

Certified Development Section..... **Date: 16/09/2024**

Confirmed Accurate: Anneke Potter

PRESCRIBED INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section:	Alexis Black	Date: 10/09/24
--	--------------	----------------

PRESCRIBED INFORMATION

Local Nuisance and Litter Control Act 2016

Section 30 – Nuisance or
litter abatement notice

Date of notice:

Notice issued by:

Nature of requirements contained in
notice:

Time for carrying out requirements:

N/A

Certified by Regulatory Services Section:

Mignon DuRieu

Date: 10/09/24

PRESCRIBED INFORMATION

<i>Land Acquisition Act 1969</i>		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Civil Section.....Jo DriscollDate....10/9/2024

PRESCRIBED INFORMATION

<i>Land Acquisition Act 1969</i>		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Property Section.....Jo DriscollDate...10/9/2024

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION

LODGED 27 September 2019

19/782/473

To:- Sharron Kemp C/- Christian Anderson PO BOX 25 KENT TOWN DC SA 5071	ASSESSMENT NO 2538 VALUER GENERAL NUMBER 0312042007
---	--

LOCATION OF PROPOSED DEVELOPMENT

Address: 66 Merchants Road, Basket Range SA 5138
Sec: 288 HDP:105600 CT:5604/641

Nature of Proposed Development: **Demolition of existing building and construction of new farm building and associated earthworks**

Building Classification: **7b**

From: **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	14 October 2019	4	
Building Rules Consent	18 October 2019	2	
DEVELOPMENT APPROVAL	18 October 2019	6	

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

Date of Decision:- 18 October 2019



Tom Warneke
Building Officer

Date:- 18 October 2019

Expiry date:- 18 October 2020

Sheets Attached:

NOTES FOR APPLICANT

Right of Appeal

An Applicant may have a right of appeal if this notification is:

- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

Development Approval

If this is a Development Approval it is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to and approval by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

Mandatory Notifications – How to Notify

Notification of the commencement / completion of a stage of building work may be given in one of the following ways:

- click this link <http://www.ahc.sa.gov.au/ahc-resident/Documents/Planning-Building-docs-NEW/RESIDENT-PLANNING-Notification-Form.pdf> to complete the notification/s - then download or print to pdf and email the completed notification form to mail@ahc.sa.gov.au
- email the Council at mail@ahc.sa.gov.au attention building admin including the development application reference 19/782
- written notification to PO Box 44 Woodside SA 5244

Please note that if you are posting the notification to the Council you must take into account the anticipated delivery times of post by Australia Post (currently 1-4 business days).

Allotment Boundaries

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

Protection of Council Infrastructure

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA Water and SA Power Networks

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

Warnings

- This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.
- Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 19/782/473

1. Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- amended pare site plan by owner date stamped by Council 14 October 2019
- floor plan by owner date stamped by Council 10 October 2019
- site plan by owner date stamped by Council 27 September 2019
- shed elevations by owner date stamped by Council 27 September 2019
- shed details from Olympic date stamped by Council 27 September 2019

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. External Finishes

The external finishes to the building herein approved shall be as follows.

WALLS: Colourbond Monument or similar

ROOF: Colourbond Monument or similar

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

3. Stormwater Roof Runoff To Be Dealt With On-Site

All roof runoff generated by the development hereby approved shall be managed on-site to the satisfaction of Council using design techniques such as:

- Rainwater tanks
- Grassed swales
- Stone filled trenches
- Small infiltration basins

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

4. Restriction On Use Of farm building

The building shall not be used for human habitation, commercial or industrial purposes. Any such activity may constitute a change in use and will require separate development approval.

REASON: To ensure the proposed development is undertaken in accordance with the approved plans

2. DEVELOPMENT PLAN NOTES RELATING TO DEVELOPMENT APPLICATION No. 19/782/473

1. Water Storage Tanks

A water storage tank (and any supporting structure) which:

- a) is not part of a roof drainage system; or
- b) has a total floor area exceeding ten (10) square metres; or
- c) is not wholly above ground; or

d) has a part higher than four (4) metres above the natural surface of the ground, will require Council approval.

2. Development Approval Expiry

This development approval is valid for a period of twelve months commencing from the date of the decision notification. However if the development hereby approved is substantially commenced within the twelve (12) month period then it shall be completed within three (3) years of the date of such notification. This time period may be further extended beyond the 3 year period by written request to, and approval by, Council prior to the approval lapsing. Application for an extension is subject to payment of the relevant fee. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

3. Erosion Control During Construction

Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

4. Use of Building

If the building is intended to be used for retail sales, staff facilities, cold room facilities, washing, grading, processing and packing or storage of product then a separate application will need to be lodged with Council for a change of use.

3. BUILDING RULES CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 19/782/473

1. Manufacturers Recommendations

All construction must be in accordance with the manufacturer's standard approved specifications and all relevant Australia Standards.

REASON: To ensure the building work is completed in accordance with the manufacturer's standards.

2. Development in Accordance with Plans and Details

All building work must be undertaken in accordance with the technical details, particulars, plans, drawings and specifications as approved by Council (Development Act Section 45).

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

4. BUILDING RULES NOTES RELATING TO DEVELOPMENT APPLICATION No. 19/782/473

1. Statement of Compliance Submission Required

In accordance with Development Regulation 83AB of the Development Regulations 2008, a duly completed 'Statement of Compliance' under Schedule 19A of the Development Regulations 2008 must be provided to the Council (or private certifier, if a private certifier granted Building Rules consent to the development application):

- within 10 business days after a notice of completion with respect to the building work has been given, or

- if the building is a Class 1a building under the Building Code (or part of such a building) and it has not been previously occupied and the building (or part) is occupied before a notice of completion with respect to the building work has been given, within 10 business days after the building (or part) is occupied.

'Part A' of the Statement must be signed by the licensed building work contractor responsible for carrying out the work or if there is no such person, by a registered building work supervisor or a private certifier and 'Part B' must be signed by the owner of the relevant land or someone acting on his or her behalf.

If this requirement is not complied with, the owner of the land is guilty of an offence unless he or she establishes that the failure to comply with the requirement is due to the act or omission of another person.

Maximum penalty: \$4,000

2. Certificate of Occupancy Required

No person can occupy a building on which building work is carried out unless an appropriate 'Certificate of Occupancy' for that building has been issued in accordance with Regulation 83 of the Development Regulations 2008 (unless the building is a class 1a or 10 building under the Building Code).

Maximum penalty: \$10,000

An application for a certificate must be accompanied by the following:

- any information required by the Council;
- such certificates, reports or other documentation required including but not limited to the following:
- a copy of a Statement of Compliance, duly completed in accordance with the requirements of Schedule 19A of the Development Regulations 2008, that relates to any relevant building work, together with any documentation required under regulation 42(7)(a)(ii) of the Development Regulations 2008;
- a copy of any certificate of compliance under regulation 76(5) of the Development Regulations 2008 (if relevant);
- if the development has been approved subject to conditions, such evidence as the council may reasonably require to show that the conditions have been satisfied;
- if the application relates to the construction or alteration of part of a building and further building work is envisaged in respect of the remainder of the building, such evidence as the council may reasonably require to show—
 - (i) in the case of a building more than 1 storey—that the requirements of Minister's Specification SA 83 have been complied with; or
 - (ii) in any other case—that the building is suitable for occupation.
- if a building is to be equipped with a booster assembly for use by a fire authority; or to have installed a fire alarm that transmits a signal to a fire station or to a monitoring service approved by the relevant authority and facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act, the council must not grant a certificate of occupancy unless or until it has sought a report from the fire authority as to whether those facilities have been installed and operate satisfactorily.
- the appropriate fee

3. Essential Safety Provisions

The Essential Safety Provisions attached to this Development Approval must be complied with in all respects before occupation of the building at 66 Merchants Road, Basket Range SA 5138. The Essential Safety Form 2 must be completed and returned to Council.

4. Fire Extinguishers

It is the property owner or occupiers responsibility to ensure that portable fire extinguishers containing an extinguishing agent suitable for the risk being protected at 66 Merchants Road, Basket Range SA 5138 are installed in accordance with Australian Standard AS2444 as per Building Code of Australia, Clause E1.6 and are maintained as prescribed in Australian Standard AS1251.1.

5. Footing Stability

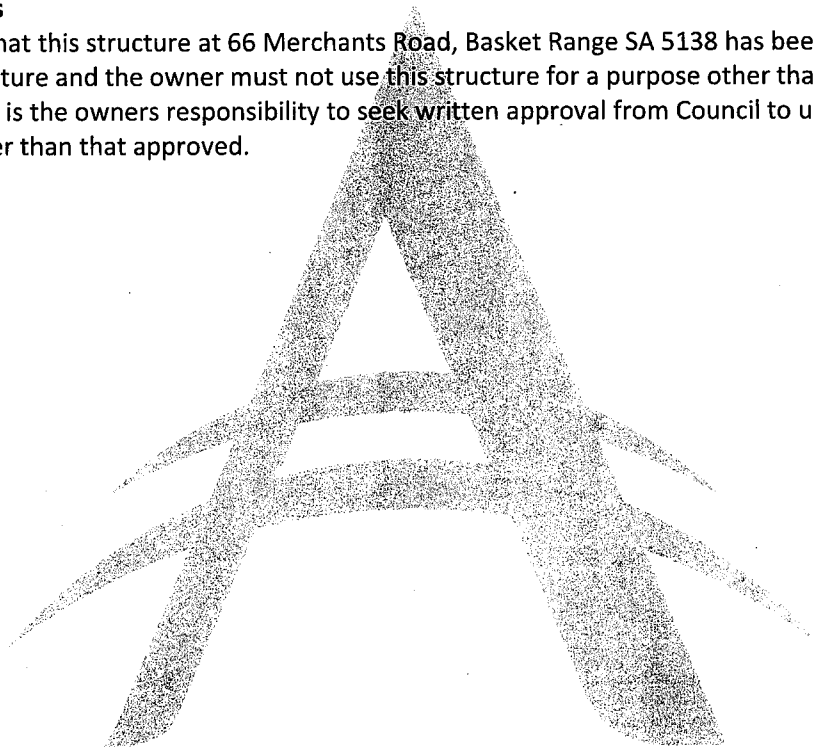
It is the owners responsibility to ensure the footings for the proposed structure at 66 Merchants Road, Basket Range SA 5138 are founded on a stable natural foundation layer. Such a layer must be identified by the site classifier and details reported to Council prior to placing concrete in the footings.

6. Stormwater

It is the owners responsibility to ensure that stormwater from all roof and paving areas of the site at 66 Merchants Road, Basket Range SA 5138 is disposed of in such a manner that it does not result in the entry of water into any buildings, affect the stability of any building, or affect adjoining landowners.

7. Building Class

Please note that this structure at 66 Merchants Road, Basket Range SA 5138 has been allocated as a Class 7b structure and the owner must not use this structure for a purpose other than that approved by Council. It is the owners responsibility to seek written approval from Council to use this structure for a use other than that approved.



Adelaide Hills
COUNCIL

STATEMENT OF COMPLIANCE

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

1. This statement relates to the building located at the following address or location:
66 Merchants Road, Basket Range SA 5138
2. Description of building work to which this statement relates: **Demolition of existing building and construction of new farm building and associated earthworks**
3. Date of approval of building work to which the statement relates: **18 October 2019**
4. Development Number: **19/782/473**

THIS STATEMENT MUST BE ACCOMPANIED BY ANY CERTIFICATES, REPORTS OR OTHER DOCUMENTS SPECIFIED BY THE RELEVANT AUTHORITY FOR THE PURPOSES OF REGULATION 83AB OF THE DEVELOPMENT REGULATIONS 2008

PART A – BUILDER’S STATEMENT

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

I certify the following:

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

Strike out any item that is not relevant

Signed: Date:/...../.....
Name: Licence Number:
Status:
Address and contact telephone number:
Email Address:

PART B – OWNER’S STATEMENT

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

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on **18 October 2019**
2. Any conditions of approval relating to the building work have been satisfied.

Signed:.....Date:/...../.....
Name:.....
Address and contact telephone number:.....
Email Address:.....

P/7251

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 23/06/2005

Development Number
473/591/2005

REGISTERED ON 23/06/2005

To:- W D Ford PO Box 47 NORTON SUMMIT SA 5136	ASSESSMENT NO 2538 VALUER GENERAL NUMBER 0312042007
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LOCATION OF PROPOSED DEVELOPMENT
Address Merchants Road BASKET RANGE
SEC: 288 HDP: 105600 CT: 5604/641

Nature of Proposed Development Carport attached to dwelling and deck
--

Building Classification 10a,10b
--

From ADELAIDE HILLS COUNCIL

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	28/06/2005	6		
Land Division				X
Land Division (Strata)				X
Privately certified building consent	29/08/2005	7		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	02/09/2005	13		

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

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

ate of Decision:- 28/06/2005

Development Assessment Commission or delegate

Signed:  ✓

Council Chief Executive Officer or delegate

Date:- 02/09/2005

Private Certifier

Expiry date:- 28/06/2006 ✓

Sheets Attached. (5)

COPY

NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consent

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environment, Resources and Development Court to find out if there has been an appeal lodged.
3. If this is a consent or consent with conditions:
 - the development must be substantially commenced or
 - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

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

ADDITIONAL INFORMATION

ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

S A WATER:

Townships - where an allotment is served by S A Water Sewer, the owner is required to give notice to that department of the intended building work.

ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

WARNINGS:

- a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- b) This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.

Adelaide Hills Council

1. PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/591/2005

- (1) The development herein approved shall be undertaken in accordance with the plans and written submissions accompanying the application unless altered by the following conditions:
- (2) The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.

ROOF: To match existing (bronze olive)

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

- (3) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

REASON: To maintain and enhance the natural environment.

- (4) All external lighting shall be directed away from residential development and if necessary, shielding to prevent light spill causing nuisance to the occupiers of those residential properties.

REASON: To maintain the residential amenity of the locality.

- (5) Roof drainage water shall be disposed to a water tank, street water table or stormwater sump within ONE (1) month of the roof cladding being installed so as to avoid nuisance to neighbours or destabilisation of building foundations.

- (6) Provisional Development Plan Consent

This provisional development plan (PDP) consent is valid for a period of twelve (12) months commencing from the date of the decision notification. Provisional Building Rules Consent **must** be applied for prior to the expiry of the PDP consent, or a fresh development application will be required. The twelve (12) month time period may be further extended by written request to, and approval by Council prior to the PDP consent lapsing.

2. BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/591/2005

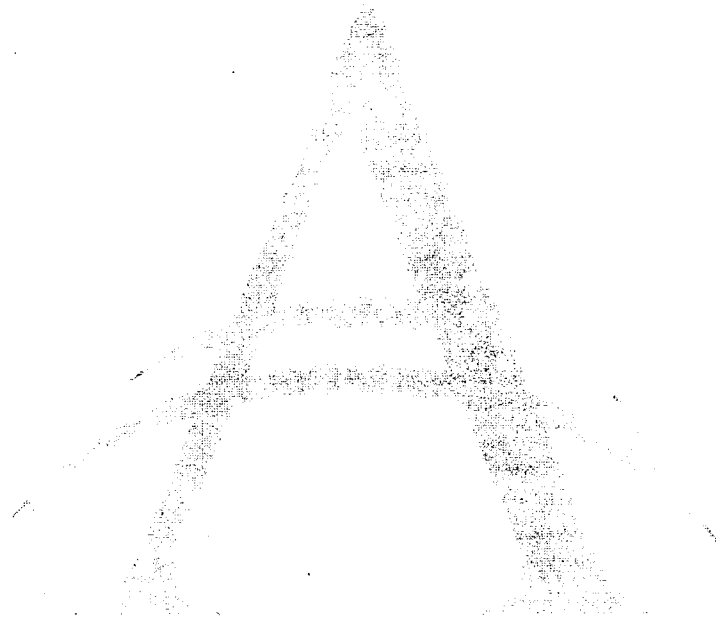
- (1) **NOTES**

Private Certified Building Rules Consent

Provisional Building Rules Consent has been granted by a Private Certifier. Please refer to the attached Private Certifier's seven Conditions of Approval.

Stability of Adjoining Land

Where a building owner proposes to carry out building work that affects the stability of adjoining land, the owner must advise the adjoining owner of that work at least 28 days before the work is intended to be started. A written statement must be obtained from the adjoining owner specifying the type of work to be undertaken to protect the land or structures upon that land. Section 60 Development Act.



ARABIAN
COUNCIL

Rocco Ciancio

Private Certifier &

Building Surveyor



PO Box 16
ASHTON SA 5137
Ph: (08) 8390 1809
Fax: (08) 8390 3915

Ref: B6497

DECISION NOTIFICATION FORM

For Development Application No: 473/591/2005

To: A & S Ford
PO Box 47
NORTON SUMMIT SA 5136

For: A & S Ford
PO Box 47
NORTON SUMMIT SA 5316

LOCATION OF PROPOSED DEVELOPMENT:
Sec 288 Merchants Road Basket Range SA 5138

NATURE OF PROPOSED DEVELOPMENT
Carport & deck

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL BUILDING RULES CONSENT	29/08/2005	7	---

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

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

No work can commence unless the development is an approved development under the Act. An approved development is one where a relevant authority has assessed the development against and granted consent in respect of each of the matters prescribed in Section 33(1) of the Act.

Signed:

29/08/2005

(♦) Private Certifier
(3) Sheets Attached



**CONDITIONS OF
PROVISIONAL BUILDING RULES CONSENT
S42 DEVELOPMENT ACT, 1993**

Ref No: B6497
Sheet 1 of 3

NATURE OF BUILDING WORK: Carport & deck
SITE ADDRESS: Sec 288 Merchants Road Basket Range SA 5138
APPLICANT: A & S Ford
OWNER: A & S Ford
CLASSIFICATION: 10a
DEVELOPMENT NUMBER: 473/591/2005
BUSHFIRE CATEGORY: Extreme

CONDITIONS OF CONSENT:

1. A "Certificate of Insurance" in relation to domestic building work is to be lodged with the council by the owner where a builder is engaged to do the work. Where the work is to be carried out by the owner, then a registered private certifier or building supervisor must be engaged to supervise the work. Details must be submitted on or before the giving of notice of commencement of the building work under Regulation 74. (Reg 21(2) & 83AB).
2. Water storage tanks overflow must be discharged at least 5 metres away from buildings and site boundaries or piped to the street waterable or site drainage easement in accordance with the requirements of AS/NZS3500.3.2 or AS/NZS3500.5. (BCA P2.2.1).
3. External timbers must be *fire-retardant treated* as detailed within AS 3959 or must be hardwood as defined in AS1720.2 with a minimum density at 12% moisture content of 650 kg/m³. (BCA P2.3.4).
4. The gaps in the balustrade must not permit the passage of a sphere of 125mm to pass in accordance with the requirements of this part of the BCA. Note that the tension in the balustrade wires must be maintained at all times to comply with this requirement. (BCA P2.1).
5. The timber durability and weather exposure requirements for exposed structural timbers, including supporting timber members must be in accordance with Clause 1.10 of AS 1684 National Timber Framing Code. (BCA P2.1).
6. The building works proposed must conform to the provisional development plan consent requirements. (Section 93).
7. The building works proposed must conform to the conditions of the provisional development plan consent, including external materials/finishes/colours; property management; external lighting; storm water disposal; and provisional development plan consent validity. (Section 93).

NOTES

This consent does not include the external materials/finishes/colours; property management; external lighting; storm water disposal; and provisional development plan consent validity as specified and required by provisional development plan consent authority, for which their approval must be sought and obtained.

Consent is for work carried out within the site boundaries and does not cover work carried out in an adjoining public space. Approval for any work within the road reserve needs to be obtained from Council, including landscaping, paving, crossovers, the location, design and capacity of the stormwater discharge at the property alignment.

The owner's attention should be drawn to the landscaping and tree planting restrictions required by the engineer's construction report and AS2870.

The design certificate from Trussworks (job number CR120, dated 3/06/2005), certifying that the timber trusses have been designed to sustain the loadings and requirements determined with AS1170, AS1684, AS1720 and the truss manufacturer's certified design has been accepted in accordance with the requirements of Section 101 and Regulations 85 & 88.

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.



**CONDITIONS OF
PROVISIONAL BUILDING RULES CONSENT
S42 DEVELOPMENT ACT, 1993**

Ref No: B6497
Sheet 2 of 3

The owner is aware that the proposed development is located within a potential bushfire zone, which may be subject to wild fires (bushfire) that may cause extensive or total loss. The owner must accept responsibility, including any consequences resulting from the siting of the building within this zone.

A person proposing to undertake building work must give the Council 24 hours notice of intention to commence on site. There is an obligation to give Council notice at stages as prescribed in Regulation 74.

Stormwater should be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions. The storm water system must be completed by the completion of construction in accordance with clause 5.5.3 of AS2870 or the design engineer's requirements.

It is advisable to contact authorities responsible for the supply of services such as water, electricity, telephone, gas; the Department of Transport, Australia Post, Environment Protection Authority (EPA) and easement owners/holders, where applicable, seeking their requirements prior to building work commencing on site.

The owner and the person erecting the building are required to ensure that the building complies with the requirements of the Electricity Act, 1996. This consent does not imply compliance with the Electricity Act, 1996.

Materials used in flexible ducting (including insulation) used for the transfer of products initiating from a heat source that contains a flame must have a smoke developed index not greater than 3 and a spread of flame index not greater than 0 when tested with AS1530.3.

Where heating or refrigerated cooling ductwork is used in a roof space or enclosed suspended floor, the ductwork is to be encapsulated in R1.0 insulation and any metal heating fittings with R0.1 insulation.

The building contains materials that are susceptible to termite attack. The details provided indicate that physical barriers, in accordance with AS3660.1 requirements are to be used to protect the building. The building owner/tenant is advised that an important part of this protection involves regular inspections for termite activity and appropriate action as and when required.

Propriety materials and products specified in the approved documents must be selected and installed in accordance with the manufacturers written recommendations, specifications and in accordance with the relevant standards.

For cut or fill sites, retaining walls are required to be installed on the boundary to retain any cut or fill within the property boundaries.

The building work proposed has been checked for compliance with the minimum allowable requirements contained within the legislation and standards framework. The owner/applicant/builder are advised to seek advice from the designers involved to determine the implications of the design criteria chosen for this project.

The building work proposed includes elements of design and construction that require on-going maintenance and regular inspection regimes. The owner/applicant/builder are advised to seek advice from the designers, suppliers and manufacturers involved to determine the implications of the maintenance/inspection regimes required for this project.

The performance of the designs chosen for the proposed building work have obligations on the owner/applicant/builder/tenant to ensure that the design parameters are not comprised by a lack of attention, maintenance or misuse. The owner/applicant/builder/tenant of the building works are advised to refer to the designers/manufacturers/standards associated with this building to ensure that their obligations to ensuring the design parameters are not comprised or exceeded are met.

The owner/applicant/builder are advised to ensure that ancillary works are completed in a timely manner to ensure that the health of persons and damage to structures do not occur. This includes any air conditioning works, paving, plumbing (both sewer/septic and water), landscaping, fences, soil retention or other activity that may affect the health or damage structures.

The legislation provides that certain defined activities are complying. It is the owner/applicant/builder/tenants responsibilities to ensure that any such activity is carried out in a manner that is not detrimental to persons or structures.



**CONDITIONS OF
PROVISIONAL BUILDING RULES CONSENT
S42 DEVELOPMENT ACT, 1993**

Ref No: B6497
Sheet 3 of 3

Where articulation of the walls of the building are required, these must be installed in accordance with the manufacturer requirements or as specified within the engineers Footing Construction Report.

The installation of glazing must be in accordance with AS1288 and is to include safety glass for glazed doors, side panels, full height windows and glass located over or adjacent bath/showers.

All building work must be performed in accordance with the approved documents and any variations to building materials or systems that affects, the structural soundness or the safety of the building must be approved by the *private certifier* prior to such alteration occurring.

R. CIANCIO
29/08/2005

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 23/11/2004 Development Number **473/1202/2004**

REGISTERED ON 23/11/2004

To:- W D Ford PO Box 47 NORTON SUMMIT SA 5136	ASSESSMENT NO 2538 VALUER GENERAL NUMBER 0312042007
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LOCATION OF PROPOSED DEVELOPMENT

Address
Merchants Road BASKET RANGE

SEC: 288 HDP: 105600 CT: 5604/641

Nature of Proposed Development
Domestic outbuilding - garage and additions to detached dwelling

Building Classification **1A,10A**

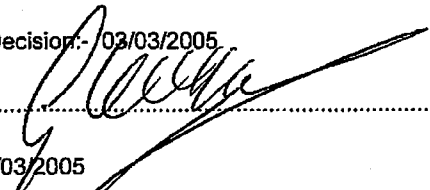
From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	10/12/2004	6		
Land Division				X
Land Division (Strata)				X
Privately Certified Building Rules Consent	02/03/2005	6		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	03/03/2005	12		

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

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

Date of Decision:- 03/03/2005
Signed: 
Date:- 03/03/2005
Expiry date:- 03/03/2006

- Development Assessment Commission or delegate
- ✓ Council Chief Executive Officer or delegate
- Private Certifier
- ✓ Sheets Attached. (6)

FILE COPY

NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consent

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environment, Resources and Development Court to find out if there has been an appeal lodged.

3. If this is a consent or consent with conditions:
 - the development must be substantially commenced or
 - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

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

ADDITIONAL INFORMATION

ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

S A WATER:

Townships - where an allotment is served by S A Water Sewer, the owner is required to give notice to that department of the intended building work.

ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

WARNINGS:

- a) The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- b) This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.

1900 3111

Adelaide Hills Council

1. PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/1202/ 2004

- (1) The development herein approved shall be undertaken in accordance with the plans and written submissions accompanying the application unless altered by the following conditions:
- (2) External finishes shall be of materials and colours to match those of the existing principal buildings or at least to blend with the existing finishes to the satisfaction of Council.

REASON: To maintain and enhance the visual amenity of the locality

- (3) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

REASON: To maintain and enhance the natural environment.

- (4) All external lighting shall be directed away from residential development and if necessary, shielding to prevent light spill causing nuisance to the occupiers of those residential properties.

REASON: To maintain the residential amenity of the locality.

- (5) Roof drainage water shall be disposed to a water tank, street water table or stormwater sump within ONE (1) month of the roof cladding being installed so as to avoid nuisance to neighbours or destabilisation of building foundations.
- (6) To prevent erosion, overflow from rainwater tanks is to be treated on site to the satisfaction of Council, using design techniques such as:
 - grassed swales
 - stone-filled trenches
 - small infiltration basins
 - a constructed water feature.

ADELAIDE HILLS

NOTES

COUNCIL

- (1) **NOTE:** A water storage tank (and any supporting structure) which:
 - a) is not part of a roof drainage system; or
 - b) has a total floor area exceeding ten (10) square metres; or
 - c) has a part higher than four (4) metres above the natural surface of the ground, will require Council approval.

2. BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/1202/2004

(1)

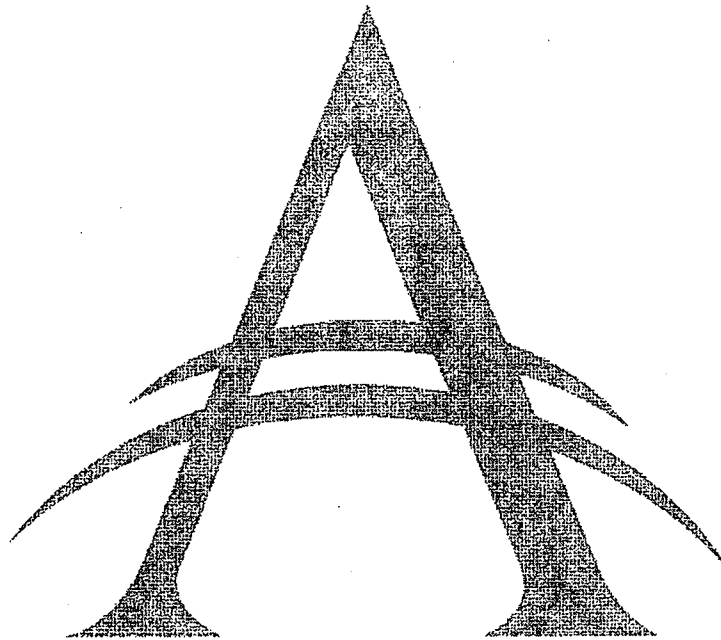
NOTES

Private Certified Building Rules Consent

Provisional Building Rules Consent has been granted by a Private Certifier. Please refer to the attached Private Certifier's six Conditions of Approval.

Stability of Adjoining Land

Where a building owner proposes to carry out building work that affects the stability of adjoining land, the owner must advise the adjoining owner of that work at least 28 days before the work is intended to be started. A written statement must be obtained from the adjoining owner specifying the type of work to be undertaken to protect the land or structures upon that land. Section 60 Development Act.



ADELAIDE HILLS
— COUNCIL —

Rocco Ciancio

Building Approvals

Consulting Engineer

Private Certification



PO Box 16

ASHTON SA 5137

Ph: (08) 8390 1809

Fax: (08) 8390 3915

Ref: B6047

DECISION NOTIFICATION FORM

For Development Application No: 473/1202/2004

To: A & S Ford
PO Box 47
NORTON SUMMIT SA 5136

LOCATION OF PROPOSED DEVELOPMENT:
Sec 288 Merchants Road Basket Range SA 5138

NATURE OF PROPOSED DEVELOPMENT

Dwelling addition, garage & verandah

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL BUILDING RULES CONSENT	2/03/2005	6	—

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

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

No work can commence unless the development is an approved development under the Act. An approved development is one where a relevant authority has assessed the development against and granted consent in respect of each of the matters prescribed in Section 33(1) of the Act.

Signed:

2/03/2005

(♦) Private Certifier

(3) Sheets Attached



**CONDITIONS OF
PROVISIONAL BUILDING RULES CONSENT
S42 DEVELOPMENT ACT, 1993**

Ref No: B6047
Sheet 1 of 3

NATURE OF BUILDING WORK: Dwelling addition, garage & verandah
SITE ADDRESS: Sec 288 Merchants Road Basket Range SA 5138
APPLICANT: A & S Ford
OWNER: A & S Ford
CLASSIFICATION: 1a, 10a
DEVELOPMENT NUMBER: 473/1202/2004
BUSHFIRE CATEGORY: Extreme

CONDITIONS OF CONSENT:

1. A "Certificate of Insurance" in relation to domestic building work is to be lodged with the council by the owner where a builder is engaged to do the work. Where the work is to be carried out by the owner, then a registered private certifier or building supervisor must be engaged to supervise the work. Details must be submitted on or before the giving of notice of commencement of the building work under Regulation 74. (Reg 21(2) & 83AB).
2. Public and Environmental Health Act, 1987, approval of the method of disposal of sewage and sullage from the building shall be obtained from council prior to work being commenced. (Regulation 77).
3. Water storage tanks overflow must be discharged at least 5 metres away from buildings and site boundaries or piped to the street waterable or site drainage easement in accordance with the requirements of AS/NZS3500.3.2 or AS/NZS3500.5. (BCA P2.2.1).
4. The door to the WC must have demountable hinges and be removable from outside the WC in the event that an emergency removal of the occupant is required. (BCA P2.1 & P2.4.3).
5. The building works proposed must conform to the provisional development plan consent requirements. (Section 93).
6. The building must be provided with external lighting locations, external materials/finishes and colours in accordance with the conditions of the provisional development plan consent requirements. (Section 93).

NOTES

This consent does not include the external lighting.

Consent is for work carried out within the site boundaries and does not cover work carried out in an adjoining public space. Approval for any work within the road reserve needs to be obtained from Council, including landscaping, paving, crossovers, the location, design and capacity of the stormwater discharge at the property alignment.

The owner's attention should be drawn to the landscaping and tree planting restrictions required by the engineer's construction report and AS2870.

The design certificate from Trussworks (job number CR37, dated 8/12/2004), certifying that the timber trusses have been designed to sustain the loadings and requirements determined with AS1170, AS1684, AS1720 and the truss manufacturer's certified design has been accepted in accordance with the requirements of Section 101 and Regulations 85 & 88.

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.

The owner is aware that the proposed development is located within a potential bushfire zone, which may be subject to wild fires (bushfire) that may cause extensive or total loss. The owner must accept responsibility, including any consequences resulting from the siting of the building within this zone.

A person proposing to undertake building work must give the Council 24 hours notice of intention to commence on site. There is an obligation to give Council notice at stages as prescribed in Regulation 74.



**CONDITIONS OF
PROVISIONAL BUILDING RULES CONSENT
S42 DEVELOPMENT ACT, 1993**

RefNo: B6047
Sheet 2 of 3

Stormwater should be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions. The storm water system must be completed by the completion of construction in accordance with clause 5.5.3 of AS2870 or the design engineer's requirements.

It is advisable to contact authorities responsible for the supply of services such as water, electricity, telephone, gas; the Department of Transport, Australia Post, Environment Protection Authority (EPA) and easement owners/holders, where applicable, seeking their requirements prior to building work commencing on site.

The owner and the person erecting the building are required to ensure that the building complies with the requirements of the Electricity Act, 1996.

Materials used in flexible ducting (including insulation) used for the transfer of products initiating from a heat source that contains a flame must have a smoke developed index not greater than 3 and a spread of flame index not greater than 0 when tested with AS1530.3.

Where heating or refrigerated cooling ductwork is used in a roof space or enclosed suspended floor, the ductwork is to be encapsulated in R1.0 insulation and any metal heating fittings with R0.1 insulation.

Any sarking materials used in the building must have a flammability index not greater than 5 when tested in accordance with AS 1530.3.

Regulation 83AB requires a written statement of compliance to be provided to the *private certifier*. The statement must declare, inter alia, that the completed building work was carried out in accordance with the Development Approval (disregarding any approved variations or variations of a minor nature). The builder or other suitably qualified person must sign Part A of the form and the owner or their representative must sign Part B of the form. Persons signing this form must ensure that construction is in accordance with the Development Approval and that all conditions are satisfied prior to submitting the form.

A person must not occupy any part of a class 1a building unless the written statement of compliance has been returned to the *private certifier* within ten days of the notice of completion of building (vide Regulation 74 (1) (d)).

The building contains materials that are susceptible to termite attack. The details provided indicate that physical barriers, in accordance with AS3660.1 requirements are to be used to protect the building. The building owner/tenant is advised that an important part of this protection involves regular inspections for termite activity and appropriate action as and when required.

Propriety materials and products specified in the approved documents must be selected and installed in accordance with the manufacturers written recommendations, specifications and in accordance with the relevant standards.

For cut or fill sites, retaining walls are required to be installed on the boundary to retain any cut or fill within the property boundaries.

The building work proposed has been checked for compliance with the minimum allowable requirements contained within the legislation and standards framework. The owner/applicant/builder are advised to seek advice from the designers involved to determine the implications of the design criteria chosen for this project.

The building work proposed includes elements of design and construction that require on-going maintenance and regular inspection regimes. The owner/applicant/builder are advised to seek advice from the designers, suppliers and manufacturers involved to determine the implications of the maintenance/inspection regimes required for this project.

The performance of the designs chosen for the proposed building work have obligations on the owner/applicant/builder/tenant to ensure that the design parameters are not comprised by a lack of attention, maintenance or misuse. The owner/applicant/builder/tenant of the building works are advised to refer to the designers/manufacturers/standards associated with this building to ensure that their obligations to ensuring the design parameters are not comprised or exceeded are met.

The owner/applicant/builder are advised to ensure that ancillary works are completed in a timely manner to ensure that the health of persons and damage to structures do not occur. This includes any air conditioning works, paving, plumbing (both sewer/septic and water), landscaping, fences, soil retention or other activity that may affect the health or damage structures.



**CONDITIONS OF
PROVISIONAL BUILDING RULES CONSENT
S42 DEVELOPMENT ACT, 1993**

RefNo: B6047
Sheet 3 of 3

The legislation provides that certain defined activities are complying. It is the owner/applicant/builder/tenants responsibilities to ensure that any such activity is carried out in a manner that is not detrimental to persons or structures.

Where articulation of the walls of the building are required, these must be installed in accordance with the manufacturer requirements or as specified within the engineers Footing Construction Report.

The installation of glazing must be in accordance with AS1288 and is to include safety glass for glazed doors, side panels, full height windows and glass located over or adjacent bath/showers.

All building work must be performed in accordance with the approved documents and any variations to building materials or systems that affects, the structural soundness or the safety of the building must be approved by the *private certifier* prior to such alteration occurring.

R. CIANCIO
2/03/2005

DISTRICT COUNCIL OF EAST TORRENS
1 Crescent Drive, Norton Summit, S.A. 5136

Development Number 030/ 0197/89
Assessment Number 0200454000

BUILDING DECISION NOTIFICATION

TO

W D A & S M FORD
P O BOX 47
NORTON SUMMIT 5136

Location of Proposed Building work	LOT 288 MERCHANTS ROAD BASKET RANGE 5138
------------------------------------	---

Nature of Proposed Building work	CONCRETE TANK
----------------------------------	---------------

Your plans & specifications for proposed building work are hereby
01/09/89

REFUSED

Date of Decision

APPROVED

Conditions:—

APPROVED SUBJECT TO
THE FOLLOWING CONDITIONS

- (1) Construction of tank to comply with engineering calculations previously submitted and approved.
- (2) 24 Hours notice to be given of concrete pour so that an inspection of the reinforcement may be carried out.

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.


.....
Building Inspector

.....
District Clerk

Date 01/09/89

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DISTRICT COUNCIL OF EAST TORRENS
1 Crescent Drive, Norton Summit, S.A. 5136

BUILDING DECISION NOTIFICATION

Development Number
030/ 0170/88
Assessment Number
2454

A 2538.

TO
┌

W D A & S M FORD
P O BOX 47
NORTON SUMMIT 5137

└

Location of Proposed Building work	P/S 288 HD ONK MERCHANTS RD BASKET RANGE
------------------------------------	--

Nature of Proposed Building work	ADDN (altered floor design)
----------------------------------	-----------------------------

Your plans & specifications for proposed building work are hereby

Date of Decision 05/09/88

REFUSED

Conditions:—

APPROVED

APPROVED SUBJECT TO
THE FOLLOWING CONDITIONS

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.


.....
Building Inspector

.....
District Clerk

Date 29-3-89

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DISTRICT COUNCIL OF EAST TORRENS
1 Crescent Drive, Norton Summit, S.A. 5136

PLANNING DECISION NOTIFICATION

South Australia Planning Act, 1982
Regulation 41
Development Control Regulations
Sixth Schedule

Development Number 030/ 170/88
Assessment Number 2454

To
**W.D.A. & S.M. FORD.
P.O. Box 47, NORTON SUMMIT.**

Location of Proposed Development
**Section 288, Hd, Onka.
Merchants Road, Basket Range.**

Nature of Proposed Development
Dwelling Addition

In respect of this proposed development you are informed that:

Date of Decision**5/9/88**.....
 consent is refused
 consent is granted
 consent is granted subject to (L) condition(s)

Conditions:—

1. Painting and maintaining of the external surface of the structure an appropriate shade to blend with the natural features of the landscape.

.....representation(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out above. Please also refer to the information on the back of this form about appeal rights and operation of consent.

.....
Planning Officer

.....
8/9/88

.....
District Clerk

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DISTRICT COUNCIL OF EAST TORRENS
1 Crescent Drive, Norton Summit, S.A. 5136

BUILDING DECISION NOTIFICATION

Development Number 030/ 170/88
Assessment Number 2454

To
**W.D.A. & S.M. FORD.
P.O. Box 47, NORTON SUMMIT.**

Location of Proposed Building work
**Section 288, Hd, Onka.
Merchants Road, Basket Range.**

Nature of Proposed Building work
Dwelling Addition

Your plans & specifications for proposed building work are hereby

Date of Decision**5/9/88**.....
 refused
 approved
 approved subject to (L) condition(s)

Conditions:—

1. Conditions imposed by Building Surveyor (copy of report attached).

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.

.....
Building Inspector

.....
8/9/88

.....
District Clerk

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DISTRICT COUNCIL OF EAST TORRENS

BUILDING ACT, 1971

BUILDING SURVEYOR'S REPORT TO COUNCIL

PURSUANT TO SECTION 9

DWELLING ADDITION: SECTION 288, HUNDRED OF ONKAPARINGA
OWNER: W.D.A & S.M. FORD
CLASSIFICATION: CLASS I

It is recommended that under Section 8 and Regulation 8.5, the Council withhold its consideration of the Application for Approval of the above Building Work until the following information is submitted:

- ✓ 1. Certificate of insurance prescribed in Regulation 8.3(2a).
Reg. 8.3(2a)
- ✓ 2. Proposed method of designing and constructing the balcony floor and underfloor area so as to avoid ignition of the floor or floor supports by the impingement of flame, or the entry or lodgement of sparks and embers.
Reg. 16.1a(3)(a) & Specification
16.1a(3)(a)
- 3. Design wind terrain category for the windows.
Reg. 16.1a & Specification
16.1a(3)(c)(i)
- 4. Minimum thickness of the proposed window frames.
Reg. 16.1a & Specification
16.1a(3)(c)(i)
- 5. Details of screens for window opening sashes.
Reg. 16.1a & Specification
16.1a(3)(c)(i)
- 6. Details of the draught seals for the external doors (other than screen doors).
Reg. 16.1a & Specification
16.1a(3)(c)(ii)
- 7. Proposed method of protecting any aperture, wall vent, weephole, or eaves or roof vent.
Reg. 16.1a & Specification
16.1a(3)(c)(iii)
- ✓ 8. Proposed method of closing the metal deck roof gaps.
Reg. 16.1a(3)(d) & Specification
16.1a(3)(d)(iii)
- ✓ 9. Proposed method of sealing the penetrations of the roof space for the installation of vent pipes or light shafts or the like.
Reg. 16.1a(3)(d) & Specification
16.1a(3)(d)(iv)
- ✓ 10. Proposed method of constructing the roof light, skylight or the like to protect the roof space from ignition and the entry of sparks and embers.
Reg. 16.1a(3)(d) & Specification
16.1a(3)(d)(v)
- 11. Proposed method of protecting the posts or columns against ignition by ember buildup against the post or column.
Reg. 16.1a(3)(e) & Specification
16.1a(3)(e)

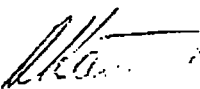
- ✓ 12. Proposed method of protecting the external pipework for mains water and gas services against damage by fire.
Reg. 16.1a(3)(f) & Specification 16.1a(3)(f)
- ✓ 13. point of discharge for the rain water tank overflow.
Part 44
- ✗ 14. Rain water tank construction details and calculations.
Reg. 40.1
- ✓ 15. Roof truss details and member sizes.
Reg. 41.1
- ✗ ✓ 16. Details of the floor grades in the shower facility, the room containing the shower facility and other wet area rooms (except the single water closet).
Reg. 47.8a(1)
- ✓ 17. Details of the set down (or integral kerb) in the shower compartment.
Reg. 47.8a(1)
- ✓ 18. Construction details for the enclosure of the built-in (or in-situ) bath.
Reg. 47.8a(4) & (5)
- ✓ 19. Construction details for the bench tops and sanitary fixtures abutting walls.
Reg. 47.8a(8)
- ✓ 20. Construction details of the impervious joint between the floor and wall surfaces in the shower base, the room containing the shower facility and other wet areas.
Reg. 47.8a(1)(c)
- ✓ 21. Structural calculations for the handrails and for their attachment to the building.
Reg. 40.1 & 54.2
- ✓ 22. Structural calculations for the balcony and for its attachment to the building.
Reg. 40.1 & 54.2

NOTE

WARNING: The owner shall be aware that the building site is located in a Bush Fire Prone Area. Section 10 of the Building Act, 1971 requires the owner and the builder to perform the building work in accordance with the requirements of Regulation 16.1a

Building fee payable to Council ...\$356.82

Plans, specifications and calculations returned herewith.



R. KATNICH
BUILDING SURVEYOR
3 August, 1988

Caveat 13728831

X 13728831

Lodged: 22 February 2022 03:37:05 PM
1 OF 1

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Entered 25 February 2022 03:37:26 PM and Notices sent to Caveatee.



Form C1
Version 40.3

CAVEAT

Responsible Subscriber: JOHNSTON WITHERS (EL - PEXA) (E100062)
Customer Reference: CAG:220463

ELN Lodgement Case ID: 408364953
ELN Workspace ID: 7518575

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

CERTIFICATE(S) OF TITLE BEING CAVEATED

THE WHOLE OF THE LAND IN CT VOLUME 5604 FOLIO 641

CAVEATOR- PERSON LODGING CAVEAT (Full name and address)

CHRISTIAN BENEDICT ANDERSON OF C/- JOHNSTON WITHERS 17 STURT ST ADELAIDE SA 5000

CAVEATEE- REGISTERED PROPRIETOR (Full name and address)

SHARRON MARIE KEMP OF 66 MERCHANTS RD BASKET RANGE SA 5138 FORMERLY 30 PRIDMORE RD GLEN OSMOND SA 5064

THE CAVEATOR CLAIMING

To be beneficially entitled to an estate or interest in fee simple (in some indefinable share or shares) in the land described having contributed to the acquisition, maintenance and improvement of the land described

PERMITS THE REGISTRATION OR RECORDING OF ANY INSTRUMENT AFFECTING THE ESTATE OR INTEREST OF THE CAVEATEE IN THE LAND DESCRIBED SUBJECT TO THE CLAIM OF THE CAVEATOR, AND PROVIDED THAT THE CAVEATOR HAS GIVEN ITS WRITTEN CONSENT TO THE DEALING

Address for Service of Notices and Proceedings: Vanessa Balnaves c/- Johnston Withers 17 Sturt ST Adelaide SA 5000

DATED 22 FEBRUARY 2022

CERTIFICATION

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

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Carolyn Graves

Practitioner Certifier

For: JOHNSTON WITHERS

On behalf of: CHRISTIAN BENEDICT ANDERSON

This is a representation of an instrument that was electronically lodged



10 September 2024

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

Water and River Murray Group
Water Licensing Branch
11 Helen Street
Mount Gambier SA 5290
PO Box 1046
Mount Gambier SA 5290
Australia
Tel (08) 8735 1134

Dear Sir/Madam

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

I refer to your enquiry concerning the following property:

Reference No: 2603836
Title Reference: CT5604/641 H105600 SE288
Property Address: 66 MERCHANTS ROAD, BASKET RANGE SA 5138
Owners Name: SM KEMP

I advise as follows:

Notice to pay levy under section 78 of the <i>Landscape South Australia Act 2019</i> (or under a corresponding previous enactment).	Yes*
--	-------------

*Please refer to the below **ADVICE OF LICENCE(S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019** report detailing levies payable under Section 78, any Water Resource Works Approval under Section 135, any Site Use Approval under Section 142 & any Forest Water Licence under Section 166 of The Landscape South Australia Act 2019.

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

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

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

All care and diligence has been taken to access the above information from available records. Should you have any queries regarding this Property Interest Report please contact this office.

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

Yours Sincerely

Dimity Fisher
Water Licensing Support Officer

Department for Environment and Water Letter



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

Take Note

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

Licence Details

Licence Number: WL-117318
Licence Status: Current
Prescribed Region: Western Mount Lofty Ranges PWRA
Licensee(s): Sharron Marie Kemp
Water Allocation: Watercourse Taking 11,880 kL

Fees charged to this licence:	Charged	Outstanding
Right to take water - 1/7/2024 to 30/06/2025	Not Yet Levied	\$83.75

Property Details:

CT5604/641 H105600 S288

Additional Information

Information provided current as at 10 September 2024.

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

Comments

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

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

Water and River Murray Group
Water Licensing Branch
81-95 Waymouth Street
ADELAIDE SA 5000

**Postal enquires should be
forwarded to:**

Water and River Murray Group
Water Licensing Branch
GPO Box 1047
ADELAIDE SA 5001

Telephone: (08) 8463 6876