DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

The Form 1 Company™

www.form1.net.au

# FORM 1 - VENDOR'S STATEMENT

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

**Contents**

Preliminary
Part A – Parties and land
Part B – Purchaser's cooling off rights and proceeding with the purchase
Part C – Statement with respect to required particulars
Part D – Certificate with respect to prescribed inquiries by registered agent ☑
Schedule

**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:** **REFER GENERAL ANNEXURE**

   Address: **REFER GENERAL ANNEXURE**

4. **Vendor's registered agent:** **KLEMICH REAL ESTATE PTY LTD ACN 101 825 147 T/A KLEMICH REAL ESTATE** ☑

   Address: **1/245 FULLARTON ROAD EASTWOOD SA 5063**

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

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

   **73A MARIAN ROAD PAYNEHAM SOUTH SA 5070 BEING ALLOTMENT 50 IN DEPOSITED PLAN 42652 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5273 FOLIO 465**

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



**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:
**7 WREN COURT MOUNT BARKER SA 5251**
(being the vendor's last known address); or

(c) transmitted by fax or email to the following fax number or email address:
**Fax: 08 8132 0244 OR Email: georgie@klemich.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:
**1/245 FULLARTON ROAD EASTWOOD SA 5063**

(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.

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



**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/We, **LEISL KRISTINA PFEIFFER, FREYA LAVENA SMITH, SONYA LOUISE WHITBREAD AND REINA KATHRYN DHILLON AS EXECUTORS OF THE ESTATE OF FRANCES ANN WHITBREAD DECEASED**

of **7 WREN COURT MOUNT BARKER SA 5251**

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: 10/05/2024 Signed: DocuSigned by: Freya Smith EB7112430983421...

Date: 8/5/2024 Signed: DocuSigned by: Leisl Pfeiffer 1352E57F6D024DB...

Date: 9/5/2024 Signed: DocuSigned by: RDhillon DFD2524E2C2C446...

Date: 10/5/2024 Signed: DocuSigned by: 99F8164E25024B4...

**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: 1/5/2024 Signed:

~~Vendor's/Purchaser's agent~~

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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



**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** |
|---|---|---|

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

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

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

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

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

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

*[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If <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.]*

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



| Column 1 | Column 2 | Column 3 |
|---|---|---|
| **1. General** | | |
| **1.1** Mortgage of land<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br><br>Number of mortgage (if registered):<br><br>Name of mortgagee: | ☐<br>**YES / NO**<br>**YES / NO** |
| **1.2** Easement (whether over the land or annexed to the land)<br><br>**Note** – "Easement" includes rights of way and party wall rights.<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>**PROPERTY INTEREST REPORT**<br><br>Description of land subject to easement:<br>**PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE**<br><br>Nature of easement:<br>**REFER PAGE 13 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS**<br><br>Are you aware of any encroachment on the easement?<br>**NO**<br>(If **YES**, give details):<br><br>If there is an encroachment, has approval for the encroachment been given?<br><br>(If **YES**, give details): | ☑<br>**NO**<br>**YES** |
| **1.3** Restrictive covenant<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br><br>Nature of restrictive covenant:<br><br>Name of person in whose favour restrictive covenant operates:<br><br>Does the restrictive covenant affect the whole of the land being acquired?<br><br>(If **NO**, give details):<br><br>Does the restrictive covenant affect land other than that being acquired? | ☐<br>**YES / NO**<br>**YES / NO** |
| **1.4** Lease, agreement for lease, tenancy agreement or licence<br><br>(The information does not include information about any sublease or subtenancy. That information may | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* | ☐<br>**YES / NO**<br>**YES / NO** |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



| Column 1 | Column 2 | Column 3 |
|---|---|---|
| be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Names of parties:<br><br>Period of lease, agreement for lease etc:<br>From<br><br>To<br><br>Amount of rent or licence fee:<br><br>$ per (period)<br>Is the lease, agreement for lease etc in writing?<br><br>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify:<br>(a) the Act under which the lease or licence was granted:<br><br>(b) the outstanding amounts due (including any interest or penalty): | |

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

| | | | |
|---|---|---|---|
| **5.1** | section 42 – Condition (that continues to apply) of a development authorisation<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>**CITY OF NORWOOD PAYNEHAM & ST PETERS SEARCH**<br><br>Condition(s) of authorisation:<br>**REFER DEVELOPMENT NUMBER 190/269/94** | ☑<br>**NO**<br>**YES** |

| | | | |
|---|---|---|---|
| **5.1** | section 42 – Condition (that continues to apply) of a development authorisation<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>**CITY OF NORWOOD PAYNEHAM & ST PETERS SEARCH**<br><br>Condition(s) of authorisation:<br>**REFER DEVELOPMENT NUMBER 190/344/94** | ☑<br>**NO**<br>**YES** |

## 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)*<br><br>**[Note** – *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br><br>Nature of condition(s): | ☐<br>**YES / NO**<br>**YES / NO** |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



| Column 1 | | Column 2 | Column 3 |
|---|---|---|---|
| **29. *Planning, Development and Infrastructure Act 2016*** | | | |
| **29.1** | Part 5 – Planning and Design Code | ***Is this item applicable?*** | ☑ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | **NO** |
| *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | | ***Are there attachments?*** | **YES** |
| | | *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CITY OF NORWOOD PAYNEHAM & ST PETERS SEARCH AND PROPERTY INTEREST REPORT** | |

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):
**73A MARIAN RD PAYNEHAM SOUTH SA 5070 LT 50**

**ZONES**
**GENERAL NEIGHBOURHOOD - GN**

**OVERLAYS**
**AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 45 METRES**
**THE AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY SEEKS TO ENSURE BUILDING HEIGHT DOES NOT POSE A HAZARD TO THE OPERATION AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**AFFORDABLE HOUSING**
**THE AFFORDABLE HOUSING OVERLAY SEEKS TO ENSURE THE INTEGRATION OF A RANGE OF AFFORDABLE DWELLING TYPES INTO RESIDENTIAL AND MIXED USE DEVELOPMENT.**

**PRESCRIBED WELLS AREA**
**THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.**

**REGULATED AND SIGNIFICANT TREE**
**THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.**

**STORMWATER MANAGEMENT**
**THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.**

**URBAN TREE CANOPY**
**THE URBAN TREE CANOPY OVERLAY SEEKS TO PRESERVE AND ENHANCE URBAN TREE CANOPY THROUGH THE PLANTING OF NEW TREES AND RETENTION OF EXISTING MATURE TREES WHERE PRACTICABLE.**

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

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

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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



| Column 1 | | Column 2 | Column 3 |
|---|---|---|---|
| | | 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?<br>**YES**<br><br>Note –<br>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<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br><br>Date of authorisation:<br><br>Name of relevant authority that granted authorisation:<br><br>Condition(s) of authorisation: | ☐<br>**YES / NO**<br>**YES / NO** |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



# GENERAL ANNEXURE

| | | |
|---|---|---|
| 3. | **Vendor:** | **LEISL KRISTINA PFEIFFER, FREYA LAVENA SMITH, SONYA LOUISE WHITBREAD AND REINA KATHRYN DHILLON AS EXECUTORS OF THE ESTATE OF FRANCES ANN WHITBREAD DECEASED** |
| | Address: | **7 WREN COURT MOUNT BARKER SA 5251** |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



# 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 9 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 5273 FOLIO 465**
**PROPERTY INTEREST REPORT**
**SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES**
**CITY OF NORWOOD PAYNEHAM & ST PETERS SEARCH**

**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).*

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# 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?

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

## 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.

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

LAND SERVICES SA

| | |
|---|---|
| **Product** | Register Search (CT 5273/465) |
| **Date/Time** | 17/04/2024 09:43AM |
| **Customer Reference** | 7389 Whitebread Est |
| **Order ID** | 20240417001857 |

REAL PROPERTY ACT, 1886
South Australia

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

# Certificate of Title - Volume 5273 Folio 465

| | | | | | |
|---|---|---|---|---|---|
| **Parent Title(s)** | CT 5231/137 | | | | |
| **Creating Dealing(s)** | RTD 7892725 | | | | |
| **Title Issued** | 19/06/1995 | **Edition** | 2 | **Edition Issued** | 29/08/1995 |

## Estate Type

FEE SIMPLE

## Registered Proprietor

FRANCES ANN WHITBREAD
OF 73A MARIAN ROAD PAYNEHAM SA 5070

## Description of Land

ALLOTMENT 50 DEPOSITED PLAN 42652
IN THE AREA NAMED PAYNEHAM SOUTH
HUNDRED OF ADELAIDE

## Easements

NIL

## Schedule of Dealings

NIL

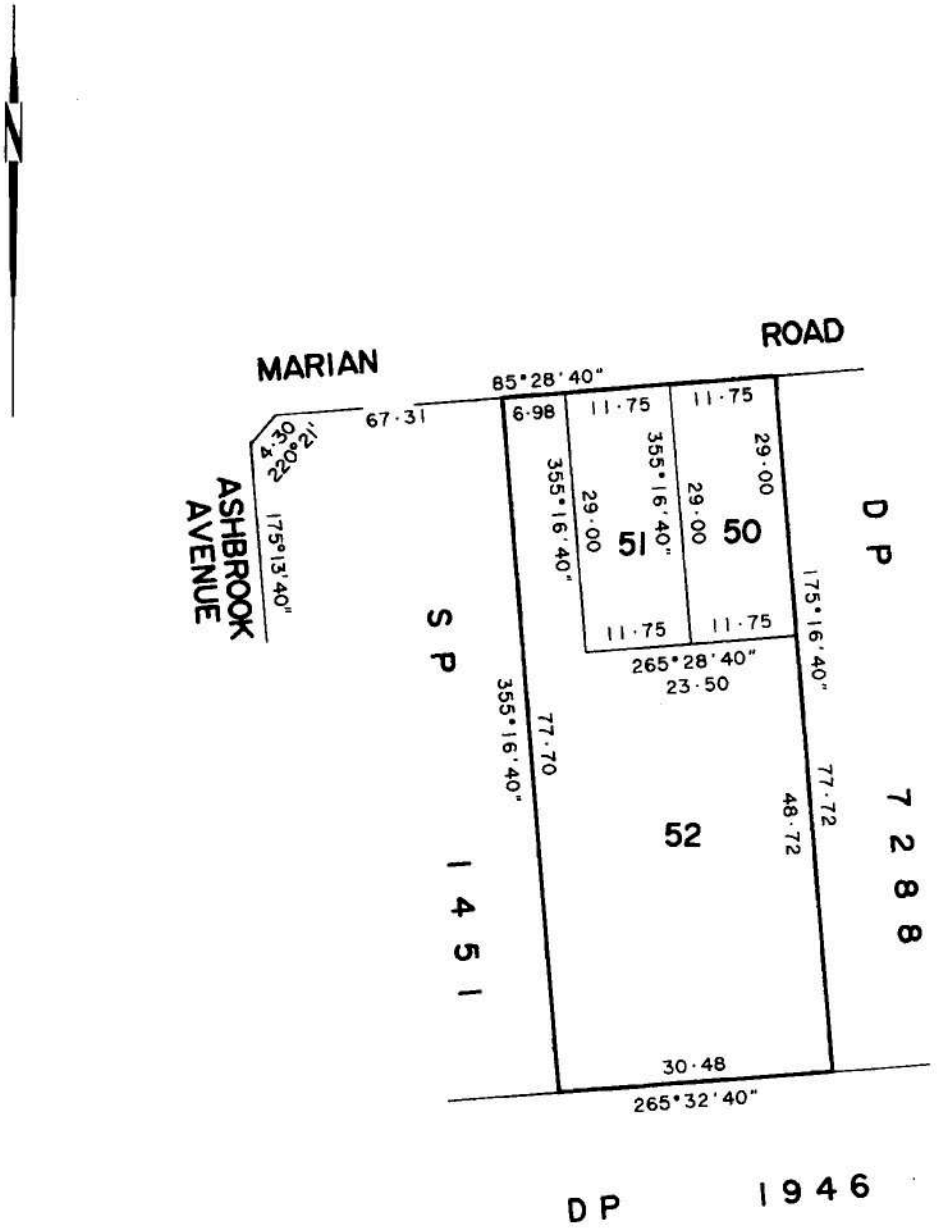
## Notations

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


Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF










Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# Property Interest Report

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

| | | | |
|---|---|---|---|
| **Title Reference** | CT 5273/465 | **Reference No.** | 2560723 |
| **Registered Proprietors** | F A*WHITBREAD | **Prepared** | 17/04/2024 09:43 |
| **Address of Property** | 73A MARIAN ROAD, PAYNEHAM SOUTH, SA 5070 | | |
| **Local Govt. Authority** | NORWOOD PAYNEHAM & ST PETERS | | |
| **Local Govt. Address** | | | |

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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

| | | |
|---|---|---|
| | 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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>*[**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 Trade and Investment has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.2 | section 50(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.3 | section 50(2) - Agreement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.4 | section 55 - Order to remove or perform work | State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.5 | section 56 - Notice to complete development | State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.6 | section 57 - Land management agreement | Refer to the Certificate of Title |
| 5.7 | section 60 - Notice of intention by building owner | Contact the vendor for these details |
| 5.8 | section 69 - Emergency order | State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.9 | section 71 - Fire safety notice | Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

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

## 6. Repealed Act conditions

| | | |
|---|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the *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)<br><br>*[**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 Trade and Investment has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |

## 7. *Emergency Services Funding Act 1998*

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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

| | | |
|---|---|---|
| 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<br>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<br>also<br>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<br>also<br>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<br>also<br>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*

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

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

## 17. *Land Acquisition Act 1969*

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

## 18. *Landscape South Australia Act 2019*

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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

| | | |
|---|---|---|
| | 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.**<br>**If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**<br><br>**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 |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

## 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<br>*[ **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.<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply to a place of local heritage value<br><br>also<br><br>For details of declared significant trees affecting this title, contact the Local Government Authority<br><br>also<br><br>**Code Amendment**<br><br>**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.**<br><br>**Code Amendment**<br><br>**Kensington and Portrush Road, Norwood Community Facilities - The owners of the Straight Smile Centre dental and orthodontics clinic, located on the corner of Kensington Road and Portrush Road, are proposing to rezone the land occupied by their business, together with the surrounding sites, to reflect the long-standing use of the majority of the land. 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.**<br><br>**Code Amendment**<br><br>**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<br>*[ **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 Trade and Investment has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 29.3 | section 139 - Notice of proposed work and | Contact the vendor for these details |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

| | | |
|---|---|---|
| | 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 Trade and Investment has no record of any order or notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 29.6 | section 142 - Notice to complete development | State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 29.7 | section 155 - Emergency order | State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 29.8 | section 157 - Fire safety notice | Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 29.9 | section 192 or 193 - Land management agreement | Refer to the Certificate of Title |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title<br>also<br>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<br>also<br>Contact the vendor for other details that might apply |
| 29.13 | section 213 - Enforcement notice | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title<br>also<br>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<br>also<br>State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title |

## 30. *Plant Health Act 2009*

| | | |
|---|---|---|
| 30.1 | section 8 or 9 - Notice or order concerning pests | Plant Health in PIRSA has no record of any notice or order affecting this title |

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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

| | | |
|---|---|---|
| 31.1 | Part 3 - Notice | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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.**<br>**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**<br>also<br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br>also<br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br>also<br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br>also<br>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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

## 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<br>also<br>Contact the Local Government Authority |
| **5.** | Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| **6.** | Particulars relating to aluminium composite panels | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details. |
| **7.** | Particulars relating to court or tribunal process | Contact the vendor for these details |
| **8.** | Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| **9.** | Particulars relating to environment protection | Contact the vendor for details of item 2<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| **10.** | Particulars relating to *Livestock Act, 1997* | 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 *(Dog Fence Act 1946)* | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| **9.** | Pastoral Board *(Pastoral Land Management and Conservation Act 1989)* | The Pastoral Board has no current interest in this title |
| **10.** | Heritage Branch DEW *(Heritage Places Act 1993)* | 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. |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# 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:

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

- 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.

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

LAND SERVICES SA

| | |
|---|---|
| **Product** | Title and Valuation Package |
| **Date/Time** | 17/04/2024 09:43AM |
| **Customer Reference** | 7389 Whitebread Est |
| **Order ID** | 20240417001857 |

# Certificate of Title

| | |
|---|---|
| **Title Reference** | CT 5273/465 |
| **Status** | CURRENT |
| **Easement** | NO |
| **Owner Number** | 08345775 |
| **Address for Notices** | 73A MARIAN RD PAYNEHAM SOUTH 5070 |
| **Area** | 341m² (CALCULATED) |

# Estate Type

Fee Simple

# Registered Proprietor

FRANCES ANN WHITBREAD
OF 73A MARIAN ROAD PAYNEHAM SA 5070

# Description of Land

ALLOTMENT 50 DEPOSITED PLAN 42652
IN THE AREA NAMED PAYNEHAM SOUTH
HUNDRED OF ADELAIDE

# Last Sale Details

| | |
|---|---|
| **Dealing Reference** | TRANSFER (T) 7954814 |
| **Dealing Date** | 30/06/1995 |
| **Sale Price** | $152,500 |
| **Sale Type** | TRANSFER FOR FULL MONETARY CONSIDERATION |

# Constraints

**Encumbrances**

NIL

**Stoppers**

NIL

# Valuation Numbers

| Valuation Number | Status | Property Location Address |
|---|---|---|
| 1901899951 | CURRENT | 73A MARIAN ROAD, PAYNEHAM SOUTH, SA 5070 |

# Notations

## Dealings Affecting Title

NIL

## Notations on Plan


Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

| | |
|---|---|
| **Valuation Number** | 1901899951 |
| **Type** | Site & Capital Value |
| **Date of Valuation** | 01/01/2023 |
| **Status** | CURRENT |
| **Operative From** | 01/07/1995 |
| **Property Location** | 73A MARIAN ROAD, PAYNEHAM SOUTH, SA 5070 |
| **Local Government** | NORWOOD PAYNEHAM & ST PETERS |
| **Owner Names** | FRANCES ANN WHITBREAD |
| **Owner Number** | 08345775 |
| **Address for Notices** | 73A MARIAN RD PAYNEHAM SOUTH 5070 |
| **Zone / Subzone** | GN - General Neighbourhood |
| **Water Available** | Yes |
| **Sewer Available** | Yes |
| **Land Use** | 1100 - House |
| **Description** | 5H GAR V |
| **Local Government Description** | Residential |

## Parcels

| Plan/Parcel | Title Reference(s) |
|---|---|
| D42652 ALLOTMENT 50 | CT 5273/465 |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Current | $510,000 | $770,000 | | | |
| Previous | $415,000 | $740,000 | | | |

## Building Details

| | |
|---|---|
| **Valuation Number** | 1901899951 |
| **Building Style** | Bay Window Villa |



Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF



| | |
|---|---|
| **Year Built** | 1995 |
| **Building Condition** | Very Good |
| **Wall Construction** | Stone; Freestone |
| **Roof Construction** | Galvanised Iron |
| **Equivalent Main Area** | 136 sqm |
| **Number of Main Rooms** | 5 |

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



Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

LAND SERVICES SA

| | |
|---|---|
| **Product** | Check Search |
| **Date/Time** | 17/04/2024 09:43AM |
| **Customer Reference** | 7389 Whitebread Est |
| **Order ID** | 20240417001857 |

# Certificate of Title

**Title Reference:** CT 5273/465

**Status:** CURRENT

**Edition:** 2

## 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



Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

SA Water

| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
|---|---|---|---|---|
| **19 01899 95 1** | CT5273465 | 18/4/2024 | 125 | 2560723 |

H B CHAPMAN
PO BOX 47
MOUNT BARKER SA 5251
conveyancing@hbchapman.com.au

Section 7/Elec

# Certificate of Water and Sewer Charges & Encumbrance Information

**Property details:**

**Customer:** FA WHITBREAD
**Location:** 73A MARIAN RD PAYNEHAM SOUTH LT 50
**Description:** 5H GAR V **Capital Value:** $ 770 000
**Rating:** Residential

**Periodic charges**

Raised in current years to 30/6/2024

| | | | $ |
|---|---|---|---|
| | | Arrears as at: 30/6/2023 : | 38.97CR |
| Water main available: | 25/5/1995 | Water rates : | 296.80 |
| Sewer main available: | 1/7/1995 | Sewer rates : | 472.80 |
| | | Water use : | 81.24 |
| | | SA Govt concession : | 269.79CR |
| | | 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 : | 319.92CR |
| | | **Balance outstanding** : | 222.16 |

Degree of concession: 100.00% Date granted: 4/7/1995 Date terminated: 1/3/2024
Recovery action taken: ACCOUNT SENT

**Next quarterly charges:** Water supply: Not declared Sewer: Not declared Bill: 10/7/2024

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

The last Water Use Year ended on 16/06/2023.

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

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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

SA Water

# South Australian Water Corporation

**Name:**
FA WHITBREAD

**Address:**
73A MARIAN RD PAYNEHAM SOUTH LT 50

**Water & Sewer Account**
Acct. No.: **19 01899 95 1**

**Amount:** _____

## Payment Options

**EFT Payment**

| | |
|---|---|
| Bank account name: | SA Water Collection Account |
| BSB number: | 065000 |
| Bank account number: | 10622859 |
| Payment reference: | 1901899951 |

**Biller code: 8888**
**Ref: 1901899951**

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: 1901899951

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
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: 2560723

**DATE OF ISSUE**
17/04/2024

CHAPMAN CONVEYANCING
POST OFFICE BOX 47
MOUNT BARKER SA 5251

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

| OWNERSHIP NUMBER | OWNERSHIP NAME |
|---|---|
| 08345775 | F A WHITBREAD |

**PROPERTY DESCRIPTION**
73A MARIAN RD / PAYNEHAM SOUTH SA 5070 / LT 50

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |
|---|---|---|---|---|
| | | | R4 | RE |
| 1901899951 | CT 5273/465 | $770,000.00 | 1.000 | 0.400 |

**LEVY DETAILS:**

**FINANCIAL YEAR**
2023-2024

| | | |
|---|---|---|
| **FIXED CHARGE** | $ | 50.00 |
| **+ VARIABLE CHARGE** | $ | 311.65 |
| **- REMISSION** | $ | 247.30 |
| **- CONCESSION** | $ | 46.00 |
| **+ ARREARS / - PAYMENTS** | $ | -68.35 |
| **= AMOUNT PAYABLE** | $ | 0.00 |

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

**EXPIRY DATE** 16/07/2024

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
Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

**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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

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: 2560723

CHAPMAN CONVEYANCING
POST OFFICE BOX 47
MOUNT BARKER SA 5251

**DATE OF ISSUE**
17/04/2024

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

**OWNERSHIP NAME**
F A WHITBREAD

**FINANCIAL YEAR**
2023-2024

**PROPERTY DESCRIPTION**
73A MARIAN RD / PAYNEHAM SOUTH SA 5070 / LT 50

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA |
|---|---|---|---|
| 1901899951 | CT 5273/465 | $510,000.00 | 0.0341 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** 16/07/2024

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**

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

**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

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# CERTIFICATE OF RATES AND CHARGES

**Issued under Section 187 of the Local Government Act 1999**

**To:** Chapman Conveyancing
PO Box 47
MOUNT BARKER SA 5251

**Date: 17/04/2024**

City of Norwood Payneham & St Peters

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

| **Particulars of the Property:** | |
|---|---|
| Assessment No | **8001** |
| Owner's Name | FA Whitbread |
| Valuation No | 1901899951 |
| Property Address | 73A Marian Road PAYNEHAM SOUTH 5070 |
| Property Description | Lot 50 DP 42652 Sec 285 CT 5273/465 |

| **Particulars of Rates and Charges Raised 2023-2024:** | |
|---|---|
| Balance b/forward 2022-2023 | -$55.79 |
| **2023-2024 Rates + Landscape Levy** | **$1,464.89** |
| Plus Legal Fees | $0.00 |
| Plus Fines & Interest | $0.00 |
| Less Concession/Rebate | $0.00 |
| Less Payments | -$1,043.10 |
| Plus Property Related Debts | |
| **Balance Now Due and Payable** | **$366.00** |
| **Settlement via BPay** | **Biller Code: 3251**<br>**Reference: 0080016** |

| | |
|---|---|
| **2023-2024 Rates including Landscape Levy** | **$1,464.89** |
| **2023-2024 Capital Value** | **$770,000** |

**Please Note: The 4th quarter of rates will be due on 7 June 2024.**

**Notes for your information:**

- The next date for Fines and Interest to be calculated is 9 May 2024.
- If Balance Due above is *Nil*, the rates have been paid to 30 June 2024.
- Upon settlement of the property, the total balance to 30 June 2024 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: flats, shops, etc.) additional certificates will only be issued upon payment of additional fees.

Mario Barone
**CHIEF EXECUTIVE OFFICER**

Member
League of Historical Cities

100% Australian Made Recycled Paper

Community Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental Sustainability

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

City of Norwood Payneham & St Peters

**City of Norwood Payneham & St Peters**
**Head Office:** 175 The Parade, Norwood
**Mailing Address:** PO Box 204, KENT TOWN SA 5071

**Telephone** (08) 8366 4555

# Property Information and Particulars

**in response to an enquiry pursuant to Section 7 of the**
**Land & Business (Sale & Conveyancing Act 1994)**

**Certificate Date:** 17/04/2024
**Certificate No:** 25239

**To:** Chapman Conveyancing
PO Box 47
MOUNT BARKER SA 5251

## Details of Property Referred To:

| | | |
|---|---|---|
| **Rates Assessment Number** | : | 8001 6 |
| **Valuer General Number** | : | 1901899951 |
| **Owner Details** | : | FA Whitbread |
| **Property Address** | : | 73A Marian Road PAYNEHAM SOUTH 5070 |
| **Property Description** | : | Lot 50 DP 42652 Sec 285 CT 5273/465 |
| **Hundred** | : | Adelaide |
| **Ward** | : | Payneham Ward - Ward 3 |

**Prescribed Encumbrances for 73A Marian Road PAYNEHAM SOUTH 5070**

| Column 1<br>Prescribed encumbrance | Column 2<br>Other particulars required |
|---|---|
| ***Development Act 1993 (repealed)*** | |
| section 42—Condition (that continues to apply) of a development authorisation | Date of authorisation: 4 January 1995<br>Name of relevant authority that granted authorisation:<br>The City of Payneham<br>Norwood Payneham & St Peters<br>Condition(s) of authorisation:<br>See attached Decision Notification Form<br>**DA 190/269/1994**<br><br>Date of authorisation: 21 December 1994<br>Name of relevant authority that granted authorisation:<br>The City of Payneham<br>Condition(s) of authorisation:<br>See attached Decision Notification Form<br>**DA 190/344/1994** |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

| Column 1<br>Prescribed encumbrance | Column 2<br>Other particulars required |
|---|---|
| **Repealed Act conditions** | |
| 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) | Nature of condition(s): **N/A** |
| ***Planning, Development and Infrastructure Act 2016*** | |
| Part 5 – Planning and Design Code | Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):<br>**(Refer to PlanSA Section 7 extract report)**<br>Is there a State heritage place on the land or is the land situated in a State heritage area? **NO**<br>Is the land designated as a local heritage place? **NO**<br>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**<br>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?<br>**YES**<br>For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website:<br>https://plan.sa.gov.au/have_your_say/code-amendments |
| Section 127 - Condition (that continues to apply) of a development authorisation | **(Refer to PlanSA Section 7 extract report)** |
| ***Development Act 1993 (repealed)*** | |
| section 50(1)—Requirement to vest land in a council or the Crown to be held as open space | **NO** |
| section 50(2)—Agreement to vest land in a council or the Crown to be held as open space | **NO** |
| section 55—Order to remove or perform work | **NO** |
| section 56—Notice to complete development | **NO** |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

| Column 1<br>Prescribed encumbrance | Column 2<br>Other particulars required |
|---|---|
| section 57—Land management agreement | **NO** |
| section 69—Emergency order | **NO** |
| section 71—Fire safety notice | **NO** |
| section 84—Enforcement notice | **NO** |
| section 85(6), 85(10) or 106—Enforcement order | **NO** |
| Part 11 Division 2—Proceedings | **NO** |
| ***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 | **NO** |
| ***Food Act 2001*** | |
| section 44—Improvement notice | **NO** |
| section 46—Prohibition order | **NO** |
| ***Housing Improvement Act 1940 (repealed)*** | |
| section 23—declaration that house is undesirable or unfit for human habitation | **NO** |
| Part 7 (rent control for substandard houses) – Notice or declaration | **N/A** |
| ***Land Acquisition Act 1969*** | |
| Section 10 – Notice of intention to acquire | **NO** |
| ***Local Government Act 1934 (repealed)*** | |
| Notice, order, declaration, charge, claim or demand given or made under the Act | **NO** |
| ***Local Government Act 1999*** | |
| Notice, order, declaration, charge, claim or demand given or made under the Act | **NO** |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

| Column 1<br>Prescribed encumbrance | Column 2<br>Other particulars required |
|---|---|
| ***Local Nuisance and Litter Control Act 2016*** | |
| Section 30 – Nuisance or litter abatement notice | **N/A** |
| ***Planning, Development and Infrastructure Act 2016*** | |
| section 141 – Order to remove or perform work | **NO** |
| section 142 – Notice to complete development | **NO** |
| section 155 – Emergency order | **NO** |
| section 157 – Fire safety notice | **NO** |
| Section 192 or 193 – Land management agreement | **(Refer to PlanSA Section 7 extract report)** |
| section 198(1) – Requirement to vest land in a council or the Crown to be held as open space | **NO** |
| section 198(2) – Agreement to vest land in a council or the Crown to be held as open space | **NO** |
| Part 16<br>Division 1 – Proceedings | **NO** |
| section 213 – Enforcement notice | **NO** |
| section 214(6), 214(10) or 222-Enforcement order | Date order made: **N/A**<br>Name of court that made order: Action number:<br>Name of parties: Terms of order:<br>Building work (if any) required to be carried out: |
| ***Public and Environmental Health Act 1987 (repealed)*** | |
| Part 3—Notice | **NO** |
| Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval | **NO** |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

| Column 1<br>**Prescribed encumbrance** | Column 2<br>**Other particulars required** |
|---|---|
| Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with) | **NO** |
| ***South Australian Public Health Act 2011*** | |
| Section 92-Notice | **NO** |
| South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval | **NO** |
| **Other charges** | |
| Charge of any kind affecting the land (not included in another item) | Person or body in whose favour charge exists: **N/A**<br>Nature of charge:<br>Amount of charge (if known): |

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# 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:.....

.....

.....

## 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?

**N/A**

If **YES**, give details:

(a) Date of the exemption:.....

(b) Name of builder granted the exemption:.....

(c) Licence number of builder granted the exemption:.....

(d) Details of building work to which the exemption applies: .....

.....

.....

(e) Details of conditions (if any) to which the exemption is subject: .....

.....

.....

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

## *Particulars relating to Environment Protection*

### Further information held by councils

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

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

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

**NO**

**Note—**

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

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

It should be noted that—

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

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

This statement is made the **24 April 2024**

MARIO BARONE
**CHIEF EXECUTIVE OFFICER**

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

PlanSA

# Data Extract for Section 7 search purposes

## Valuation ID 1901899951

**Data Extract Date:** 24/04/2024

**Parcel ID:** D42652 A50

**Certificate Title:** CT5273/465

**Property Address:** 73A MARIAN RD PAYNEHAM SOUTH SA 5070

Zones
General Neighbourhood (GN)

Subzones
No

### Zoning overlays

Overlays

**Airport Building Heights (Regulated) (All structures over 45 metres)**

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

**Affordable Housing**

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

**Prescribed Wells Area**

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

**Regulated and Significant Tree**

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

**Stormwater Management**

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

**Urban Tree Canopy**

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

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

No

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

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

## Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

## Associated Development Authorisation Information

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

No

## Land Management Agreement (LMA)

No

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

REGISTER

# CITY OF PAYNEHAM

## DECISION NOTIFICATION FORM

*South Australia - Regulations Under the Development Act, 1993 - Regulation 42*

Development Number 190/269/94

FOR DEVELOPMENT APPLICATION: DATED: 5/9/94

REGISTERED ON: 6/9/94

To: Homestead Award Winning Homes Pty Limited
928 North East Road
MODBURY SA 5092

**LOCATION OF PROPOSED DEVELOPMENT**

| House No: 71 | Lot No 6 | Street Marian Road | Suburb Payneham |
|---|---|---|---|

| | |
|---|---|
| Nature of Proposed Development | Seven single storey dwellings |

In respect of this proposed development you are informed that:

| NATURE OF DECISION | CONSENT GRANTED | NUMBER OF CONDITIONS | CONSENT REFUSED | NOT APPLICABLE |
|---|---|---|---|---|
| Provisional Development Plan Consent | 10/10/94 | 15 | | |
| Land Division | | | | X |
| Land Division (Strata) | | | | X |
| Provisional Building Rules Consent | 4/1/95 | NIL | | |
| Public Space | | | | X |
| Other | | | | X |
| DEVELOPMENT APPROVAL | 4/1/95 | NIL | | |

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

**NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.**

Date of Decision: 4 January 1995

☐ Council Chief Executive Officer or Delegate

☐ Sheets Attached

Signed: _____

Date: 4 January 1995

196 O.G. Road, Felixstow S.A. 5070
Postal Address: P.O. Box 270, Marden, S.A. 5070
Telephone: (08) 336 1288 Facsimile: (08) 365 0876

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# CORPORATION OF THE CITY OF PAYNEHAM

## CONDITIONS OF CONSENT

| | | |
|---|---|---|
| Development Number | : | 190/269/94 |
| Applicant | : | Homestead Award Winning Homes |
| Location | : | 71 Marian Road, Payneham |

Consent is granted subject to the following conditions:

(1) The driveway to the dwelling on proposed Lot 3 be realigned to avoid the removal of the existing street tree to the satisfaction of the City Planner.

(2) The cost of the relocation of the stobie pole adjacent to the western boundary be borne by the applicant.

(3) The development, unless otherwise approved by the Council, shall proceed in accordance with the plans and reports submitted with the application.

(4) Stormwater from all roofs, gutters, downpipes, paved areas and garden areas be drained to an underground sump or underground sumps situated adjacent to the boundary of the subject land, thence to the street watertable through steel or concrete pipes or steel box sections located below the level of the footpath.

(5) All stormwater collected on the surface of the subject land shall be diverted into the underground stormwater system prior to discharging into the street.

(6) Properly designed and constructed retaining walls shall be erected wherever the level of the subject land is raised above or lowered below the level of land adjoining the subject land. Unless otherwise approved by Council all such walls shall be constructed of reinforced concrete, and be no higher than 300mm above natural ground level.

(7) All paved areas are to be properly maintained and kept in good repair at all times.

(8) Unless otherwise approved by the Council, the height of all fences shall be measured from the final paved levels established on the subject land or where retaining walls are constructed, from the top level of the retaining walls. In no case shall a fence be used to retain site filling or to retain land adjoining the subject site.

(9) Except as otherwise agreed between the applicant and the respective owners of adjoining land, the new proposed fences erected upon each of the boundaries of the subject land shall be at the expense in all things of the applicant.

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# CORPORATION OF THE CITY OF PAYNEHAM

## CONDITIONS OF CONSENT *(continued)*

(10) 150mm wide concrete cutting strips be constructed wherever lawned areas adjoin buildings, boundary fences, screen walls, screen fences, bitumen paving or landscaped areas.

(11) The proposed landscaped garden areas shown on the plans here approved and otherwise to be established on the subject land, shall be provided with an automatic watering system of a design capable of supplying adequate quantities of water to maintain all trees, shrubs, plants etc. planted in the aforesaid garden areas in good heart and condition at all times.

(12) The person, for the time being making the use of the subject land now approved, shall, in all respects to the reasonable satisfaction of the Council, at all times, cultivate, tend and nurture the trees, shrubs, creepers and lawns established or to be established in accordance with the plans hereby approved, replacing whenever, and so often as the occasion requires, all trees, shrubs, creepers and lawns which shall die or become diseased.

(13) The person, for the time being making use of the subject land now approved, shall maintain the buildings and other improvements erected and to be erected thereon to the satisfaction of the Council in all respects.

(14) No dwelling hereby granted consent shall be occupied until all building work and site work including driveways, landscaping and fences, be completed to the satisfaction of the City Planner.

(15) The applicant shall, at its own expense in all things, carry out all alterations to existing inverts, kerbs, watertables, footpaths, pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, site works and the construction of the buildings or structures and other works forming parts of the development, the subject of the consent now granted, to the reasonable satisfaction of the Council, and shall, at its own expense in all things, repair and make good any damage caused to any such inverts, kerbs, watertables, footpaths, pavements or other such works to the reasonable satisfaction of the Council. The restoration of existing vehicular accessways or the construction of new accessways over the Council's footpath is required and shall in all things be at the cost of the developer.

**Reasons**

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# CORPORATION OF THE CITY OF PAYNEHAM

## CONDITIONS OF CONSENT *(continued)*

The above mentioned conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

**Notes**

(1) Planting in the vicinity of building works may alter soil conditions around the footings of the building works. The applicant is, therefore, urged to seek expert advice before undertaking any planting in the vicinity of any building work.

(2) This consent and the conditions attached thereto, do not, and shall not, be construed to signify the Council's consent or approval of any development which is, or may be subject to the provisions of the Electricity Trust of South Australia's regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines.

For further information contact the Electricity Trust of South Australia.

Date of Decision: 18th October 1994

☑ Council Chief Executive Officer or Delegate

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# CITY OF PAYNEHAM

## DECISION NOTIFICATION FORM

*South Australia - Regulations Under the Development Act, 1993 - Regulation 42*

**DAC Number** 190/D028/94 **Development Number** 190/344/94

FOR DEVELOPMENT APPLICATION: DATED: 1 NOVEMBER 1994

REGISTERED ON: 1 NOVEMBER 1994

| To: | M BOBYK<br>C/- ESTATE SERVICES<br>7 LANDSCAPE CRESCENT<br>HIGHBURY SA 5089 |
|---|---|

**LOCATION OF PROPOSED DEVELOPMENT**

| House No: 71 | Lot No: 6 | Street: MARIAN ROAD | Suburb: PAYNEHAM SOUTH |
|---|---|---|---|

| Nature of proposed development | Land Division (Torrens Title) |
|---|---|

In respect of this proposed development you are informed that:

| NATURE OF DECISION | CONSENT GRANTED | NUMBER OF CONDITIONS | CONSENT REFUSED | NOT APPLICABLE |
|---|---|---|---|---|
| Land Division | 21/12/94 | 1 | | |
| Land Division (Strata) | | | | x |
| DEVELOPMENT APPROVAL | 21/12/94 | | | |

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

**NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.**

Date of Decision: 21 DECEMBER 1994

☑ Council Chief Executive Officer or Delegate
☐ Sheets Attached

Signed: _____

Date: 21 DECEMBER 1994

Form 1

196 O.G. Road, Felixstow S.A. 5070
Postal Address: P.O. Box 270, Marden, S.A. 5070
Telephone: (08) 336 1288 Facsimile: (08) 365 0876

DocuSign Envelope ID: A06DC43A-E65D-4C9F-8FB3-CE76BEF938DF

# LAND DIVISION CONDITIONS

**DAC Number** 190/D028/94 **Development Number** 190/344/94

1. The dwellings and garages/carports on each allotment hereby granted consent conform with what is delineated and depicted on the drawings approved by Planning Decision Number 190/269/94 dated 10 October 1994.

**Reasons**

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

The above mentioned conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

The Development Assessment Commission has the following requirements under Section 33(1)(d) of the Development Act, 1993:

(1) Payment of $2350.00 into the Planning and Development Fund (2 allotments @ $1175.00 per allotment). Cheques to be made payable to the Development Assessment Commission and payment made at 5th Floor, 55 Grenfell Street, Adelaide, or sent to G.P.O. Box 1815, Adelaide, 5001.

(2) The financial requirements of the Minister of Public Infrastructure (E & W S Department) for the provision of water supply and sewerage services being met. The internal drains being altered to the satisfaction of the Minister of Public Infrastructure. (EWS 8333/94 Water and 8334/94 Sewer).

Date of Decision: 21 DECEMBER 1994 ☐ Council Chief Executive Officer or Delegate