Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

2 ~~Purchaser's registered agent:~~

Address:

3 Vendor:

Jenny Isobel Botten

Address:

C/- 125 Stanley Street North Adelaide SA 5006

4 Vendor's registered agent:

Klemich Real Estate Pty Ltd (A.C.N. 101 825 147)
T/A Klemich Real Estate RLA 174424

Address:

1/245 Fullarton Road Eastwood SA 5063

5 Date of contract (if made before this statement is served):

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

64 Gover Street North Adelaide SA 5006

Allotment 16 Deposited Plan 29115 in the area named North Adelaide Hundred of Yatala being improved land and whole of the land in Certificate of Title Volume 5212 Folio 782

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 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address:

C/- 125 Stanley Street North Adelaide SA 5006

(being the vendor's last known address); or

(c) transmitted by fax or email to the following fax number or email address:

matt@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;

(b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5 - Effect of service

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

(a) the amount of any deposit paid if the deposit did not exceed $100; or

(b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase -

(a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and

(b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and

(c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*I/~~We~~ Jenny Isobel Botten

of C/- 125 Stanley Street North Adelaide SA 5006

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:		Date:	
Signed		Signed	
Date:		Date:	
Signed		Signed	

Part D - Certificate with respect to prescribed inquiries by registered agent ✓

(section 9)

To the purchaser:

I, Christine Bertram of Bertram Form 1 Shop Pty. Ltd. (A.C.N. 147 186 132)

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:

Date: 09/09/2024

Signed:

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

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

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

(section 7(1)(b))

Note -

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

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

(a) there is an attachment to this statement and -

(i) all the required particulars are contained in that attachment; and

(ii) the attachment is identified in column 2; and

(iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance -

(i) is 1 of the following items in the table:

(A) under the heading 1. General -

1.1 Mortgage of land

1.4 Lease, agreement for lease, tenancy agreement or licence

1.5 Caveat

1.6 Lien or notice of a lien

(B) under the heading 36. Other charges -

36.1 Charge of any kind affecting the land (not included in another item); and

(ii) is registered on the certificate of title to the land; and

(iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]
[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.
Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-
(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
(c) the heading "6. Repealed Act conditions" and item 6.1; and
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]
*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*
[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]
[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Number of mortgage (if registered):

Name of mortgagee:

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Property Interest Report - Page 13 & Title Register Search

Description of land subject to easement:

CT Volume 5212 Folio 782

Nature of easement:

(1) Statutory Easements
(2) Subject to party wall right(s) over the land marked J and H (TG 7739011 and TG 7739016 respectively)
(3) Together with party wall right(s) over the land marked G and K (TG 7739012 and TG 7739015 respectively)

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

1.4 Lease, agreement for lease, tenancy agreement or licence

(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.)

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

$ per (period)

Is the lease, agreement for lease etc in writing?

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due (including any interest or penalty):

5. *Development Act 1993* (repealed)

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

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

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Condition(s) of authorisation:

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)

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

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

City of Adelaide Council Search - Repealed Act & Land Management Agreement (6934241)

Nature of condition(s):

Refer to City of Adelaide Council Search - Repealed Act & Land Management Agreement attached

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? YES

Are there attachments? YES

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Certificate of Emergency Services Levy

Date of notice:

09/09/2024

Amount of levy payable:

$205.65

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

City of Adelaide Council Search - 34 pages

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

Zone: City Living (CL)
Subzone: North Adelaide Low Intensity (NALI)
Overlays as per Plan SA Data Extract for Section 7 search purposes included in City of Adelaide Council search

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

Is the land designated as a local heritage place? NO

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

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

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

29.3 section 139 - Notice of proposed work and notice may require access

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of agreement:

Names of parties:

Terms of agreement:

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

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement? ☐

Are there attachments? ☐

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

ANNEXURES

~~There are no documents annexed hereto~~ / The following documents are annexed hereto -

Form R3 – Buyers Information Notice
Copy of certificate(s) of title to the land

Property Interest Report

Local Government Authority prescribed inquiry

SA Water Certificate

Emergency Services Levy Certificate

Land Tax Certificate

Land Management Agreement (6934241)

Smoke Alarm Notice

*(*Strike out whichever is not applicable)*

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT

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

*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated this _____ Day of _____ 20

Signed: _____

_____

_____

_____

Purchaser(s)

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

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 5212 Folio 782

Parent Title(s) CT 5108/284, CT 5120/4, CT 5139/295

Creating Dealing(s) TG 7739011, TG 7739012, TG 7739015, TG 7739016

Title Issued 06/09/1994 **Edition** 6 **Edition Issued** 02/06/2023

Estate Type

FEE SIMPLE

Registered Proprietor

JENNY ISOBEL BOTTEN
OF 64 GOVER STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 16 DEPOSITED PLAN 29115
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED J AND H (TG 7739011 AND TG 7739016 RESPECTIVELY)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED G AND K (TG 7739012 AND TG 7739015 RESPECTIVELY)

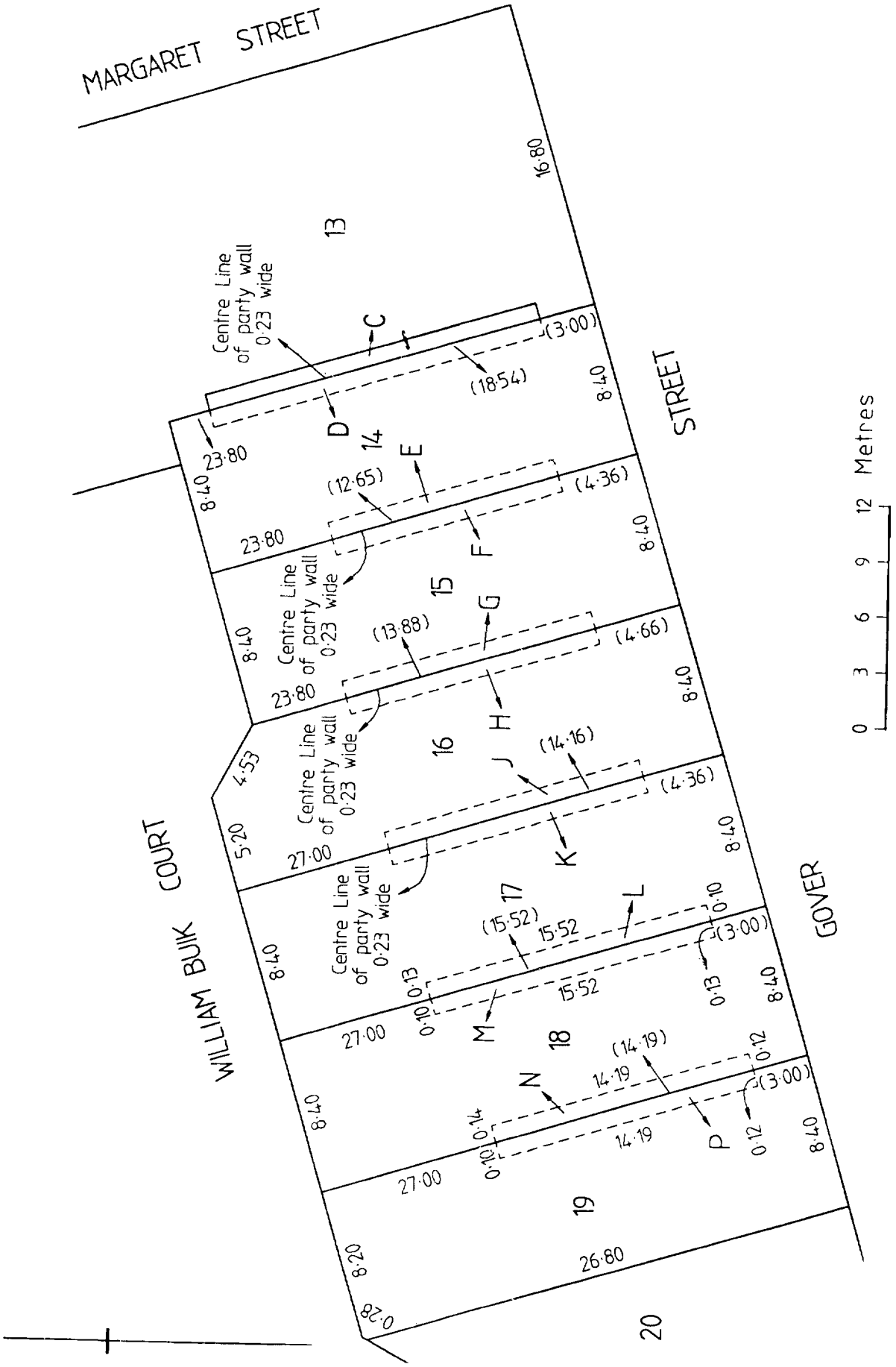
Schedule of Dealings

Dealing Number	Description
6934241	APPLICATION AGREEMENT PURSUANT TO SECTION 39(D) OF THE CITY OF ADELAIDE DEVELOPMENT CONTROL ACT, 1976 FOR CONSERVATION

Notations

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

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

Property Interest Report

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

Title Reference	CT 5212/782	**Reference No.**	2594729
Registered Proprietors	J I*BOTTEN	**Prepared**	07/08/2024 15:20
Address of Property	64 GOVER STREET, NORTH ADELAIDE, SA 5006		
Local Govt. Authority	THE CORPORATION OF THE CITY OF ADELAIDE		
Local Govt. Address	GPO BOX 2252 ADELAIDE SA 5001		

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 *[**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 (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights *[**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 *[**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 (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.) *[**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 also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	***Aboriginal Heritage Act 1988***	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title

3. *Burial and Cremation Act 2013*

3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details

4. *Crown Rates and Taxes Recovery Act 1945*

4.1	section 5 - Notice requiring payment	Crown Lands Program in DEW has no record of any notice affecting this title

5. *Development Act 1993* (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

6. Repealed Act conditions

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title

9. *Fences Act 1975*

9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details

10. *Fire and Emergency Services Act 2005*

10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor

11. *Food Act 2001*

11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply

12. *Ground Water (Qualco-Sunlands) Control Act 2000*

12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title

13. *Heritage Places Act 1993*

13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title

14. *Highways Act 1926*

14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title

15. *Housing Improvement Act 1940* (repealed)

15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also Code Amendment Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664. Code Amendment 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. Code Amendment Adult Entertainment Premises - will investigate locations where "Adult Entertainment Premises" and "Adult Products and Services Premises", as defined in the Planning and Design Code, are either suitable or unsuitable. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.
29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details

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

30. *Plant Health Act 2009*

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

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

	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title

31.1		also Contact the Local Government Authority for other details that might apply
31.2	*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	*Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

36.1	Charge of any kind affecting the land (not	Refer to the Certificate of Title

included in another item)

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Notices

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

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

Building restrictions

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

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:
a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5212/782

Status: CURRENT

Edition: 6

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Certificate of Title

Title Reference	CT 5212/782
Status	CURRENT
Easement	YES
Owner Number	19569205
Address for Notices	64 GOVER ST NORTH ADELAIDE, SA 5006
Area	221m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JENNY ISOBEL BOTTEN
OF 64 GOVER STREET NORTH ADELAIDE SA 5006

Description of Land

ALLOTMENT 16 DEPOSITED PLAN 29115
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
022255720*	CURRENT	64 GOVER STREET, NORTH ADELAIDE, SA 5006

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

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Administrative Interests

NIL

Valuation Record

Valuation Number	022255720*
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1991
Property Location	64 GOVER STREET, NORTH ADELAIDE, SA 5006
Local Government	ADELAIDE
Owner Names	JENNY ISOBEL BOTTEN
Owner Number	19569205
Address for Notices	64 GOVER ST NORTH ADELAIDE, SA 5006
Zone / Subzone	CL - City Living \ NALI - North Adelaide Low Intensity
Water Available	Yes
Sewer Available	Yes
Land Use	1230 - Row House
Description	H DCP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D29115 ALLOTMENT 16	CT 5212/782

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$870,000	$1,075,000			
Previous	$790,000	$980,000			

Building Details

Valuation Number	022255720*
Building Style	Villa
Year Built	1993
Building Condition	Very Good
Wall Construction	Bluestone; Slate Tile

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Roof Construction	Galvanised Iron
Equivalent Main Area	169 sqm
Number of Main Rooms	5

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

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Date: 12 August 2024

Email: city@cityofadelaide.com.au

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Dear Sir/Madam,

Land and Business (Sale and Conveyancing) Act – Section 7 enquiries.

I have received your letter requesting information on encumbrances for the property as detailed below:

Title Reference	CT-5212/782
Owner Name	Ms J I Botten
Address of Property	64 Gover Street, NORTH ADELAIDE SA 5006

You are advised:

- If there are any encumbrances on this property, they are attached hereto.

In addition:

Please be advised that any rebates which apply to this property may not still be applicable with a change in ownership.

Yours faithfully,

pp
Michael Sedgman
Chief Executive Officer

THE CORPORATION OF THE CITY OF ADELAIDE
LOCAL GOVERNMENT RATES SEARCH

Rates & Property Enquiries: 8203 7203

Email: city@cityofadelaide.com.au

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

BERTRAM FORM 1 SHOP P/L
GPO Box 448, ADELAIDE SA 5001

Dear Sir/Madam

Certificate in accordance with Section 187 of the Local Government Act.

I have received your request for information on the Premises below.

Date Received	7 August 2024
Receipt Number	6751230
Document Issue Date	12 August 2024
Property Address	64 Gover Street, NORTH ADELAIDE SA 5006
Property Description	Allot 16 DP 29115
Property Titles	CT-5212/782
Owner of Property	Ms J I Botten

Local Government Act 1999 [Act]

Liability for rates if land is not rateable for the whole of the financial year

Section 179

(1) If land is rateable for portion, but not for the whole, of a financial year, the land will be subject to rates imposed for the financial year but there will be a proportionate reduction in the amount of rates.
(2) A council may, for the purposes of the operation of subsection (1) in respect of land that becomes rateable after the adoption of valuations by the council for the relevant year, specifically adopt a valuation of the land

Fines for Late Payment:

If an instalment is not received on, or before, the due date (2nd September; 2nd December; 3rd March; 2nd June), a fine of 2% will be applied to the instalment amount in arrears at that time. A further interest levy of 0.76% will also be added to the amount in arrears (including the amount of any previous unpaid fine but excluding interest from any previous month) outstanding at the end of each month thereafter.

Yours faithfully,

pp
Michael Sedgman
Chief Executive Officer

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Assessment No: 6279 4

Property Location	**64 Gover Street, NORTH ADELAIDE**
Rateable Valuation	$25,000
Arrears	$0.00
Arrears Legal Fees	$0.00
Gross Rates (includes Regional Landscape Levy)	**$2,834.30**
Interest, Current	$0.00
Interest, Arrears	$0.00
Rebates	$0.00
Legal Charges, Current	$0.00
Deferred Debts	$0.00
	$0.00
Paid	$-708.65
Overpayments	$0.00
Refunds	$0.00
Outstanding Balance	**$2,125.65**

Change of Ownership – New Owner Information

Rates & Property Enquiries: 8203 7203

Please fill in the below information or provide to the purchaser to fill in and return to r.mail@cityofadelaide.com.au or to GPO Box 2252 ADELAIDE SA 5001

CITY OF ADELAIDE

25 Pirie Street, Adelaide
GPO Box 2252 Adelaide
South Australia 5001

T (08) 8203 7203
F (08) 8203 7575
W cityofadelaide.com.au

ABN 20 903 762 572

Name: BERTRAM FORM 1 SHOP P/L

Address: GPO Box 448, ADELAIDE SA 5001

File reference:

Phone number:

Certificate of Title:	CT-5212/782
Property Description:	Allot 16 DP 29115
Property Address:	64 Gover Street, NORTH ADELAIDE SA 5006
Previous Owner: **(Full names)**	Ms J I Botten
New Owner: **(Titles and full names)**	
New Owner's Postal address for future notices: **(or managing agent)**	
New Owner's Postal address for general mail: (if different to above)	
New Owner's contact phone number(s):	
New Owner's email address:	
Settlement Date:	

This information is provided to the City of Adelaide for local government related purposes and is held in accordance with our privacy policy, available at https://www.cityofadelaide.com.au

PRESCRIBED INFORMATION

Address: ***64 Gover Street, NORTH ADELAIDE SA 5006*** ***Reference:*** **2024/01485**
Alternate:
Certificate of Title: ***CT-5212/782*** ***Dated:*** ***12 August 2024***

Prescribed encumbrance	Other particulars required
Part 1—Items that must be included in statement	
{If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}	
Development Act 1993 (repealed)	
~~Section 42 – Condition (that continues to apply) of a development authorisation~~	~~Date of Authorisation:~~ ~~Name of relevant authority that granted authorisation:~~ ~~Condition(s) of authorisation:~~
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): ***Land Management Agreement - See Attachment***

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **Refer to attached PlanSA Section 7 Report** Is there a State heritage place on the land or is the land situated in a State heritage area? *~~YES~~/NO Is the land designated as a local heritage place? *~~YES~~/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? *~~YES~~/NO Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? *YES/~~NO~~
Section 127 - Condition (that continues to apply) of a development authorisation	~~Date of authorisation:~~ ~~Name of relevant authority that granted authorisation:~~ ~~Condition(s) of authorisation:~~ **Refer to attached PlanSA Section 7 Report**

Part 2—Items to be included if land affected	
[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]	
Development Act 1993	
~~section 50(1)—Requirement to vest land in a council or the Crown to be held as open space~~	~~Date requirement given:~~ ~~Name of body giving requirement:~~ ~~Nature of requirement:~~ ~~Contribution payable (if any):~~
~~section 50(2)—Agreement to vest land in a council or the Crown to be held as open space~~	~~Date of agreement:~~ ~~Names of parties:~~ ~~Terms of agreement:~~ ~~Contribution payable (if any):~~
~~section 55—Order to remove or perform work~~	~~Date of order:~~ ~~Terms of order:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~section 56—Notice to complete development~~	~~Date of notice:~~ ~~Requirements of notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~Section 57 – Land management agreement~~	~~Date of agreement:~~ ~~Names of parties:~~ ~~Terms of agreement:~~
~~Section 69 – Emergency Order~~	~~Date of order:~~ ~~Name of authorised officer who made order:~~ ~~Name of authority that appointed authorised officer:~~ ~~Nature of order:~~ ~~Amount payable (if any):~~
~~Section 71 – Fire safety notice~~	~~Date of notice:~~ ~~Name of authorised officer giving notice:~~

PRESCRIBED INFORMATION

	~~Requirements of notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~

~~Section 84 – Enforcement notice~~	~~Date notice given:~~ ~~Name of relevant authority giving notice:~~ ~~Nature of directions contained in notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~section 85(6), 85(10) or 106—Enforcement order~~	~~Date order made:~~ ~~Name of court that made order:~~ ~~Action number:~~ ~~Names of parties:~~ ~~Terms of order:~~ ~~Building work (if any) required to be carried out:~~
~~Part 11 Division 2—Proceedings~~	~~Date of commencement of proceedings:~~ ~~Date of determination or order (if any):~~ ~~Terms of determination or order (if any):~~
Confirmed – Planning/Development Section	
Fire and Emergency Services Act 2005	
~~section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land~~	~~Date of notice:~~ ~~Person or body who issued notice:~~ ~~Requirements of notice (as stated therein):~~ ~~Amount payable (if any):~~
Confirmed – Enforcement/Compliance section:	
Food Act 2001	
~~section 44—Improvement notice~~	~~Date of notice:~~ ~~Name of authorised officer who served notice:~~ ~~Name of authority that appointed officer:~~ ~~Requirements of notice:~~
~~section 46—Prohibition order~~	~~Date of order:~~

	~~Name of authority or person who served order:~~ ~~Requirements of order:~~
Confirmed – Environmental Health section:	
Housing Improvement Act 1940	
~~section 23—declaration that house is undesirable or unfit for human habitation~~	~~Date of declaration:~~ ~~Those particulars required to be provided by a council under section 23:~~
~~Part 7 (rent control for substandard houses) – Notice or declaration~~	~~Date of notice or declaration~~ ~~Those particulars required to be provided by the housing authority under section 60:~~
Confirmed – Building/Development section:	
Land Acquisition Act 1969	
~~Section 10 – Notice of intention to acquire~~	~~Date of notice:~~ ~~Name of Authority who served notice:~~ ~~Description of land intended to be acquired (as described in the notice):~~

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)	
~~Notice, order, declaration, charge, claim or demand given or made under the Act~~	~~Date of notice, order etc:~~ ~~Name of council by which, or person by whom, notice, order etc is given or made:~~ ~~Land subject thereto:~~ ~~Nature of requirements contained in notice, order etc:~~ ~~Time for carrying out requirements:~~ ~~Amount payable (if any):~~
Local Government Act 1999	
~~Notice, order, declaration, charge, claim or demand given or made under the Act~~	~~Date of notice, order etc:~~ ~~Name of council by which, or person by whom, notice, order etc is given or made:~~ ~~Land subject thereto:~~ ~~Nature of requirements contained in notice, order etc:~~ ~~Time for carrying out requirements:~~ ~~Amount payable (if any):~~
Confirmed – General section:	
Local Nuisance and Litter Control Act 2016	
~~Section 30 – Nuisance or litter abatement notice~~	~~Date of notice:~~ ~~Notice issued by:~~ ~~Nature of requirements contained in notice:~~ ~~Time for carrying out requirements:~~
Planning, Development and Infrastructure Act 2016	
~~section 141 – Order to remove or perform work~~	~~Date of order:~~ ~~Terms of order:~~ ~~Building work (if any) required to be carried out:~~

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
	~~Amount payable (if any):~~
~~section 142 – Notice to complete development~~	~~Date of notice:~~ ~~Requirements of notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~section 155 – Emergency order~~	~~Date of order:~~ ~~Name of authorised officer who made order:~~ ~~Name of authority that appointed the authorised officer:~~ ~~Nature of order:~~ ~~Amount payable (if any):~~
~~section 157 – Fire safety notice~~	~~Date of notice:~~ ~~Name of authority giving notice:~~ ~~Requirements of notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~section 192 or 193 – Land management agreement~~	~~Date of agreement:~~ ~~Names of parties:~~ ~~Terms of agreement:~~
~~section 198(1) – Requirement to vest land in a council or the Crown to be held as open space~~	~~Date requirement given:~~ ~~Name of body giving requirement:~~ ~~Nature of requirement:~~ ~~Contribution payable (if any):~~
~~section 198(2) – Agreement to vest land in a council or the Crown to be held as open space~~	~~Date of agreement:~~ ~~Names of parties:~~ ~~Terms of agreement:~~ ~~Contribution payable (if any):~~

PRESCRIBED INFORMATION

Planning, Development and Infrastructure Act 2016	
~~Part 16~~ ~~Division 1 – Proceedings~~	~~Date of commencement of proceedings:~~ ~~Date of determination or order (if any):~~ ~~Terms of determination or order (if any):~~
~~section 213 – Enforcement notice~~	~~Date notice given:~~ ~~Name of designated authority giving notice:~~ ~~Nature of directions contained in notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~
~~Section 214(6), 214(10) or 222- Enforcement order~~	~~Date order made:~~ ~~Name of court that made order:~~ ~~Action number:~~ ~~Name of parties:~~ ~~Terms of order:~~ ~~Building work (if any) required to be carried out:~~
Confirmed – Building/development section: ……..	

PRESCRIBED INFORMATION

Public and Environmental Health Act 1987 (repealed)	
~~Part 3—Notice~~	~~Date of notice:~~ ~~Name of council or other authority giving notice:~~ ~~Requirements of notice:~~
~~Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval~~	~~Date of approval:~~ ~~Name of relevant authority that granted the approval:~~ ~~Condition(s) of approval:~~
~~Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)~~	~~Date of order:~~ ~~Name of authority giving order:~~ ~~Requirements of order:~~
Confirmed – Environmental Health section:	
South Australian Public Health Act 2011	
~~section 92 Notice~~	~~Date of notice:~~ ~~Name of Council or other relevant authority giving notice:~~ ~~Requirements of notice~~
~~South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval~~	~~Date of approval:~~ ~~Name of person or body that granted the approval:~~ ~~Condition (s) of approval:~~
Confirmed – Health section:	

PRESCRIBED INFORMATION

Other charges	
~~Charge of any kind affecting the land (not included in another item)~~	~~Person or body in whose favour charge exists:~~ ~~Nature of charge:~~ ~~Amount of charge (if known):~~

PRESCRIBED INFORMATION

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....**~~Yes / No~~ / Council holds no record** (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?

*** ~~Yes / No~~ / Council holds no record**

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:.....

.....

.....

Certified – Development Section..... Date.....

PRESCRIBED INFORMATION

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*?

*~~YES~~/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.

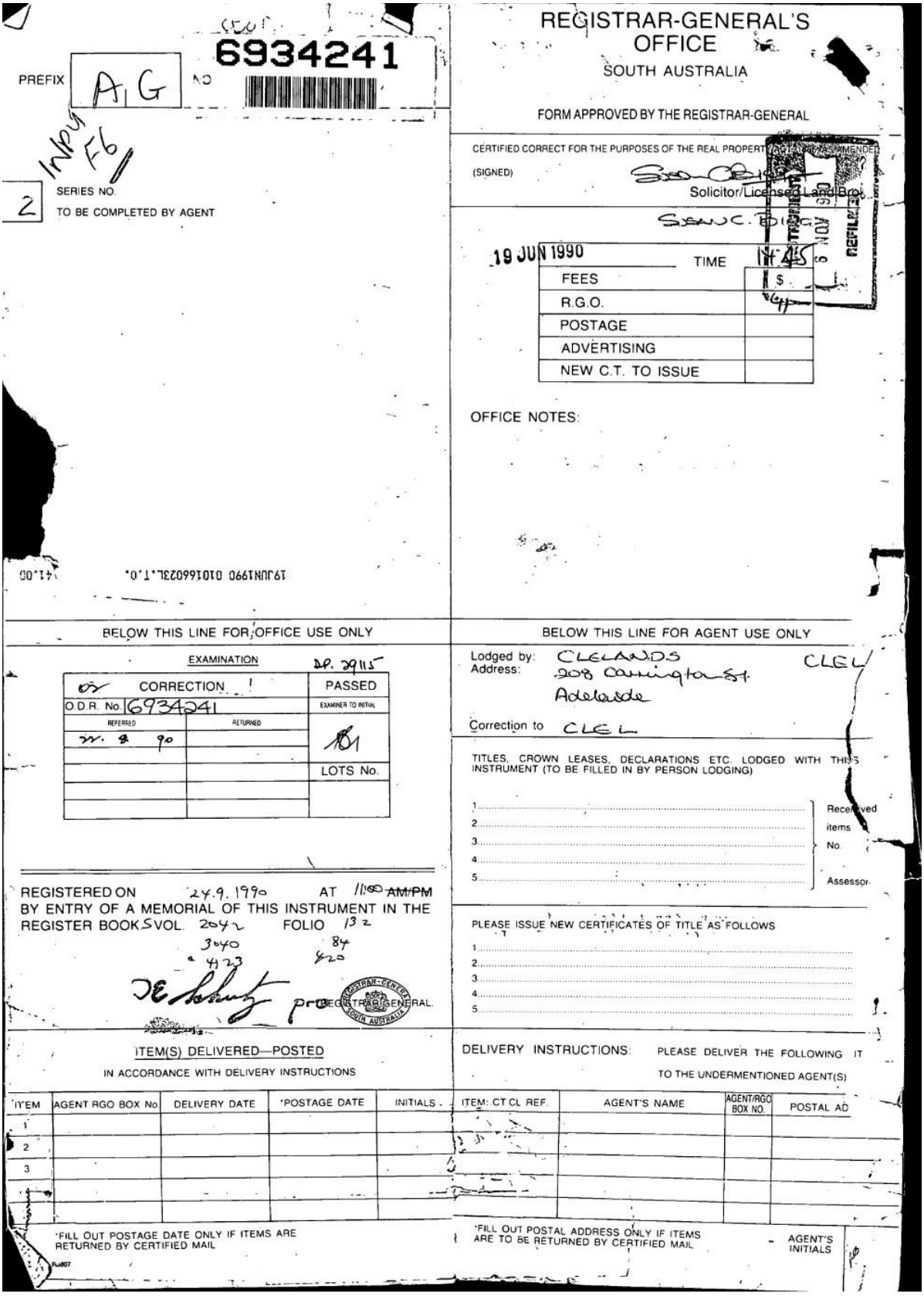
A "YES" answer to paragraph (a) of the question may indicate that a ***potentially contaminating activity*** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

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.

Attachment – Land Management Agreement



REGISTRAR-GENERAL'S OFFICE
SOUTH AUSTRALIA

6934241

PREFIX A G NO

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886 AS AMENDED

(SIGNED) Solicitor/Licensed Land Broker

SERIES NO. 2

TO BE COMPLETED BY AGENT

19 JUN 1990 TIME

FEES	$
R.G.O.	
POSTAGE	
ADVERTISING	
NEW C.T. TO ISSUE	

OFFICE NOTES:

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

CORRECTION	PASSED
O.D.R. No. 6934241	EXAMINER TO INITIAL
REFERRED / RETURNED	
LOTS No.	

REGISTERED ON 24.9.1990 AT 11.00 AM/PM
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK VOL. 2042 FOLIO 132

pro REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: CLELAND.S
Address: 208 Carrington St. Adelaide

Correction to CLEL

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

1. Received
2. items
3. No.
4.
5. Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.
2.
3.
4.
5.

ITEM(S) DELIVERED—POSTED
IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

ITEM	AGENT RGO BOX No.	DELIVERY DATE	*POSTAGE DATE	INITIALS
1				
2				
3				

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING IT TO THE UNDERMENTIONED AGENT(S)

ITEM: CT CL REF.	AGENT'S NAME	AGENT/RGO BOX NO.	POSTAL AD

*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENT'S INITIALS

RL807

Insert type of document here: Application to [illegible]ster Agreement relating to Development [illegible]servation or Conservation of Land

FORM B2

BLANK INSTRUMENT FORM (see footnote)

THE CORPORATION OF THE CITY OF ADELAIDE of Town Hall, Adelaide 5000 (hereinafter referred to as the "Corporation") HEREBY APPLIES pursuant to Section 39d(4) of the City of Adelaide Development Control Act, 1976 to register the fact that the Deed attached hereto dated the 18th day of June 1990 made between ENDOORA PTY LTD of Level 9, 30 Flinders Street, Adelaide 5000 of the one part and the Corporation of the other part being an agreement within the meaning of Section 39d(1) of the said Act for the development, preservation or conservation of the whole of the land comprised in Certificates of Title Register Book Volume 2042 Folio 132, Volume 3040 Folio 84 and Volume 4123 Folio 420 has come into force in respect of the said land.

DATED this 18th day of June 1990.

THE COMMON SEAL of THE CORPORATION OF THE CITY OF ADELAIDE was hereunto affixed the 14th day of June 1990

Lord Mayor

Chief Executive Officer

THE COMMON SEAL of THE ENDOORA PTY LTD is affixed in accordance with its Articles of Association in the presence of:

COMMON SEAL ENDOORA PTY. LTD.

Director

Secretary

TD:JNS:1317d:101

NOTE: This form may be used only when the [illegible]x Type form is not suitable. It may be completed in narrative style.

DATE 18th June. 1990

THE CORPORATION OF THE CITY OF ADELAIDE

and

ENDOORA PTY. LTD.

DEED

CORRS

AUSTRALIAN SOLICITORS
Level 17
State Bank Centre
91 King William Street
Adelaide South Australia 5000
AUSTRALIA
Telephone (08) 233 2600
Facsimile (08) 233 2666
Telex AA88241
DX 361 ADELAIDE
Ref: WLR:GMQ

94

THIS DEED is made on 18th June 1990.

BETWEEN

THE CORPORATION OF THE CITY OF ADELAIDE
of Town Hall, Adelaide
in the State of South Australia ("The Corporation")

COMMISSIONER OF STAMPS
S.A. STAMP DUTY
18/06/90 172495 11:31
$4.00
P

AND

ENDOORA PTY. LTD.
of Level 9,
30 Flinders Street, Adelaide ("The Owner")

RECITALS

A. By a certain Deed made the 20th day of April 1990 (hereinafter called "the Original Deed") between the Corporation and HSL Investments Pty. Ltd. (hereinafter called "HSL") as Owner it was covenanted and agreed by HSL, being the party who had contracted to purchase the whole of the land comprised in Certificate of Title Register Book Volume 2042 Folio 132, Volume 3040 Folio 84 and Volume 4123 Folio 420 (hereinafter called "the Site"), that HSL would only deal with the Site subject to and in accordance with the terms and conditions set out in the Original Deed.

B. HSL acted as agent for and on behalf of the Owner in contracting to purchase the Site and in agreeing to and executing the Original Deed with the Corporation.

C. The Owner has now accepted a Memorandum of Transfer of the Site and is about to or has completed settlement of the purchase of the Site in its own name.

D. The Original Deed contained four Schedules annexed thereto namely:-

(1) Schedule A comprising a set of plans (including a

proposed Plan of Land Division) lodged with the Corporation and designated P3032 by its Department of Planning and Development (hereinafter called "the Original Schedule A").

(2) Schedule B comprising a document headed "Gover Street Development Urban Design and Planning Guidelines" (hereinafter called "the Original Schedule B").

(3) Schedule C comprising an Engineer's Report.

(4) Schedule D comprising consent of parties with a legal interest.

E. The Plan of Land Division comprised in the Original Schedule A has now been finalised and is about to be or has been lodged in the Lands Titles Office for deposit under Part XIXAB of the Real Property Act 1886.

F. The Guidelines contained in the Original Schedule B was incomplete in that details for certain allotments were omitted therefrom.

G. The Site includes a conservation site which together with certain improvements thereon comprises item no. 224 on the register of City of Adelaide Heritage Items being the schedule to the City of Adelaide Development Control Regulations, 1987 and is defined and described therein as "Former Horse Tram Administration Offices; near 62-80 Gover Street; C.T.4123/420" (hereinafter called "the item").

H. HSL as agent for The Owner and pursuant to the Original Deed has obtained all necessary consents or approvals to demolish the improvements on the Site (except for the item) and

demolition (except for the item) is being carried out by The Owner.

I. The Owner wishes to further deal with the Site in the following manner:

(a) to retain, preserve and conserve the item;

(b) to demolish the improvements on the Site (except the item) if such demolition has not yet been completed;

(c) to divide the Site into 35 separate allotments in the manner depicted in the Plan of Land Division annexed hereto and marked "Schedule A", and to sell such allotments; and

(d) to ensure that the Site and each allotment comprising the Site is not developed by any successors in title to The Owner otherwise than generally in accordance with the scheme of development depicted in the set of plans lodged with The Corporation and designated P3032 by its Department of Planning and Development and annexed hereto and marked "Schedule B" (being one and the same as the set of plans in the Original Schedule A) and with the matters specified in the document headed "Gover Street Development Urban Design and Planning Guidelines" annexed hereto and marked "Schedule C".

J. The Corporation wishes to ensure that the Site is dealt with in the manner set out in recital I.

THIS DEED WITNESSES

1. INTERPRETATION

1.1 Construction

In this document unless the context otherwise requires:

(a) words importing the singular include the plural and vice versa;

(b) words importing any gender include the other genders;

(c) references to persons include corporations and bodies politic;

(d) references to a person include the legal personal representatives, successors and assigns of that person;

(e) a reference to a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments or replacements of any of them (whether of the same or any other legislative authority having jurisdiction);

(f) references to this or any other document include the document as varied or replaced, and notwithstanding any change in the identity of the parties;

(g) an obligation of two or more parties shall bind them jointly and severally;

(h) if a word or phrase is defined cognate words and phrases have corresponding definitions;

(i) references to a person which has ceased to exist or has been reconstituted, amalgamated, reconstructed or merged, or the functions of which have become exercisable by any other person or body in its place, shall be taken to refer to the person or body established or constituted in its place or by which its functions have become exercisable;

(j) an obligation incurred in favour of two or more parties shall be enforceable by them jointly and severally;

(k) references to this document include its schedules and annexures.

1.3 Headings

Headings shall be ignored in construing this document.

1.4 Time

Where time is to be reckoned from a day or event, such day or the day of such event shall be excluded.

2. OBLIGATIONS OF THE OWNER

The Owner hereby covenants as follows:-

2.1 To give written notice to The Corporation of:

(a) any damage to or destruction of the item; and

(b) any activity whether on the Site or otherwise that is likely, in The Owner's opinion, to result in damage to or destruction of the item or any part thereof;

as soon as practicable after first becoming aware of the matter to which the notice relates;

2.2 Not to destroy demolish damage deface or in any way interfere in a destructive manner with the item at any time hereafter;

2.3 To do such acts and things and undertake such works as may from time to time be reasonably necessary to preserve or conserve the item including but without limiting the generality of the foregoing repairs painting maintenance and like works for the purpose of keeping the item water tight and saving it from decay or desuetude and the ravages of the elements;

2.4 To take all necessary steps under Part XIXAB of the Real Property Act, 1886 (and by no other method) to divide the Site in the manner depicted in Schedule A;

2.5 To form level and pave the roads depicted on the Plan of Division in Schedule A to the reasonable satisfaction of The Corporation and at the expense in all things of The Owner;

2.6 That it will not thereafter develop or redevelop or seek to develop or redevelop the Site or any portion of it in any manner whatsoever otherwise than in the manner referred to in recital I(d) or in such manner but with such variations (if any) as may be necessary from time to time in order to comply with all consents and approvals that may be given in relation thereto;

2.7 With respect to that part of the Site adjacent to the item and marked allotment no. 30 on the Plan of Division in Schedule A, and in addition to the covenant contained in sub-paragraph 2.6, that it will not develop or redevelop or seek to develop or redevelop allotment no. 30:

(a) unless or until a Conservation Plan has been prepared in respect of the item;

(b) otherwise than substantially in accordance with such Conservation Plan and to the reasonable satisfaction of the Corporation;

2.8 To substantially retain the stone wall located on or near to the north and west boundaries of the Site, and to support such wall in accordance with the recommendations contained in the Engineer's Report annexed hereto and marked "Schedule D" at the expense in all things of The Owner;

2.9 That it hereby consents to the registration of this Deed by the Registrar-General pursuant to Section 39d of the City of Adelaide Development Control Act 1976 on the application of The Corporation (which The Corporation agrees to do forthwith upon the request of the Owner) and consents to entry of memorials of this Deed on the Certificates of Title to the Site.

3. DISCHARGE OF HSL & THE OWNER'S OBLIGATIONS

3.1 Upon the execution of this Deed, HSL shall be discharged and released from further performance under the Original Deed.

3.2 Upon the registration of a transfer of any part of the Site, The Owner shall thereupon be immediately discharged and released from its obligations hereunder in respect of such part.

3.3 Upon the registration of a transfer of the whole of the Site, The Owner shall thereupon be immediately discharged and released from its obligations hereunder in respect of the whole of the Site.

4. OTHER PARTIES

The Owner warrants that no party has a legal interest in the Site or any part thereof save and except the parties whose consents to this deed are annexed hereto and marked "Schedule E".

5. RIGHT OF ENTRY

In the event that The Owner does not comply with the obligations provided for in sub-paragraphs 2.2, 2.3, 2.5 and 2.8 hereof, The Corporation may, without prejudice to any other rights or remedies which it may have, give to The

Owner reasonable notice in writing specifying the works to be carried out by The Owner and requiring it within the time referred to in such notice to carry out and complete, within the time stipulated, such works as are necessary in order for such obligations to be complied with. In the event that The Owner does not comply with such notice within the time therein stipulated, The Corporation shall be at liberty to cause to be carried out on the Site or part thereof as the case may be the works referred to in the said notice and to recover the costs of so doing as a debt from The Owner. The Owner shall permit The Corporation or its servants agents or contractors to enter into possession of the Site or part thereof for the purposes of doing such work and shall pay to The Corporation the whole of the said costs thereby incurred forthwith upon demand being made therefor.

6. COSTS

All costs and fees (including legal fees) of and incidental to the preparation stamping and registration of this deed and memorials thereof and all stamp duty thereon shall be paid by The Owner.

7. NOTICES

Any notice which any party hereto is required or may desire to give to the other party hereto shall without prejudice to any other means of giving such notice be deemed to have been fully given or served if it is in writing and signed for or on behalf of the party giving notice and either delivered by hand or sent by certified post to such other party to the address set forth in this deed or to the last known address

of such party. Such notice shall be deemed to have been given at the time of such delivery, or upon the date five (5) days after such posting.

EXECUTED by the parties as a deed

THE COMMON SEAL of THE CORPORATION OF THE CITY OF ADELAIDE was hereunto affixed on the 14th day of June 1990)

..... Lord Mayor

..... Chief Executive Officer

THE COMMON SEAL of ENDOORA PTY. LTD. is affixed in accordance with its articles of association in the presence of:)

COMMON SEAL
ENDOORA PTY. LTD.

..... Director

MICHAEL JEFFREY HARRISON (print) Name of Director

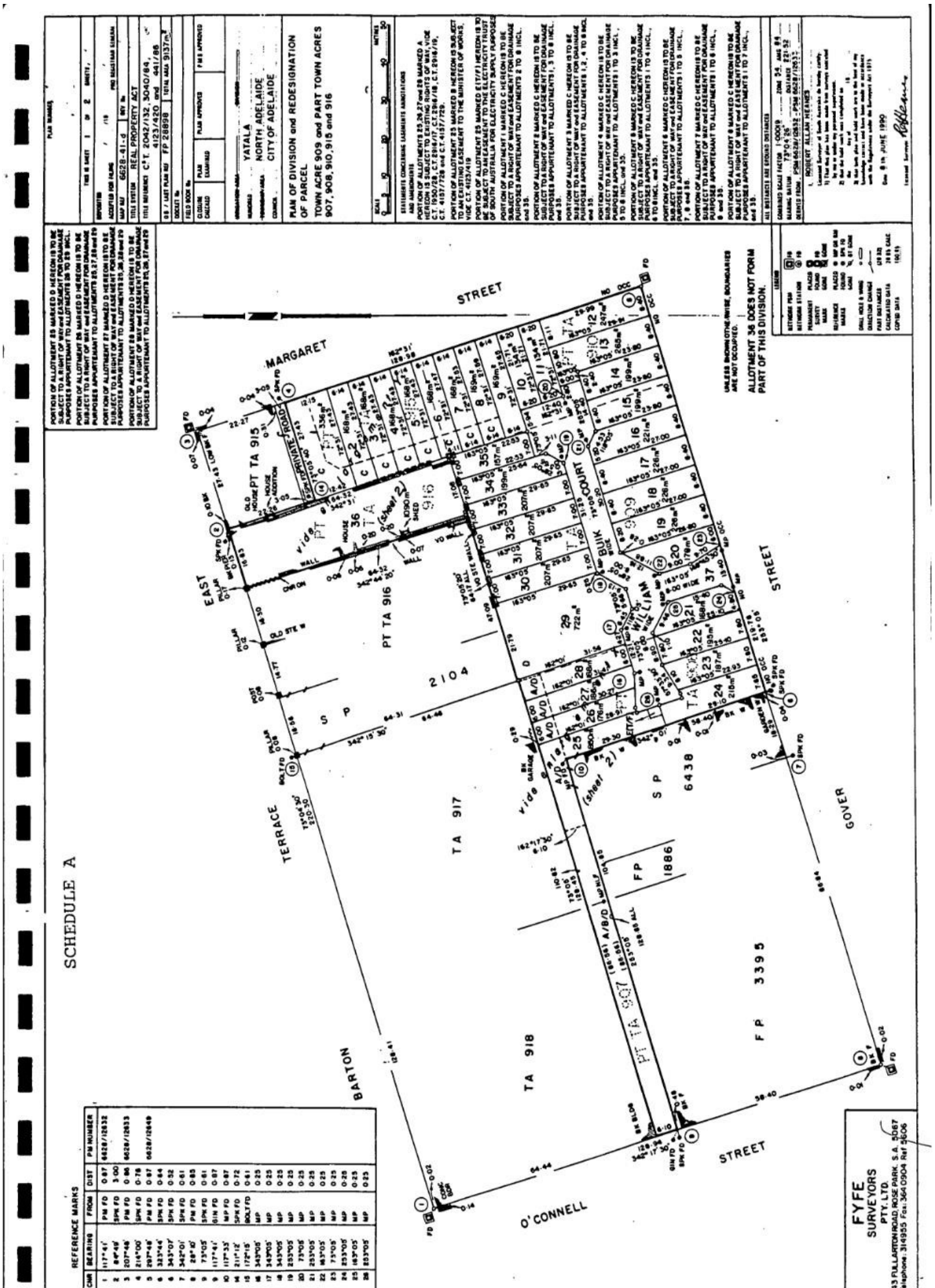
..... Secretary

DEBORAH LEE MILLER (print) Name of Secretary

SCHEDULE A

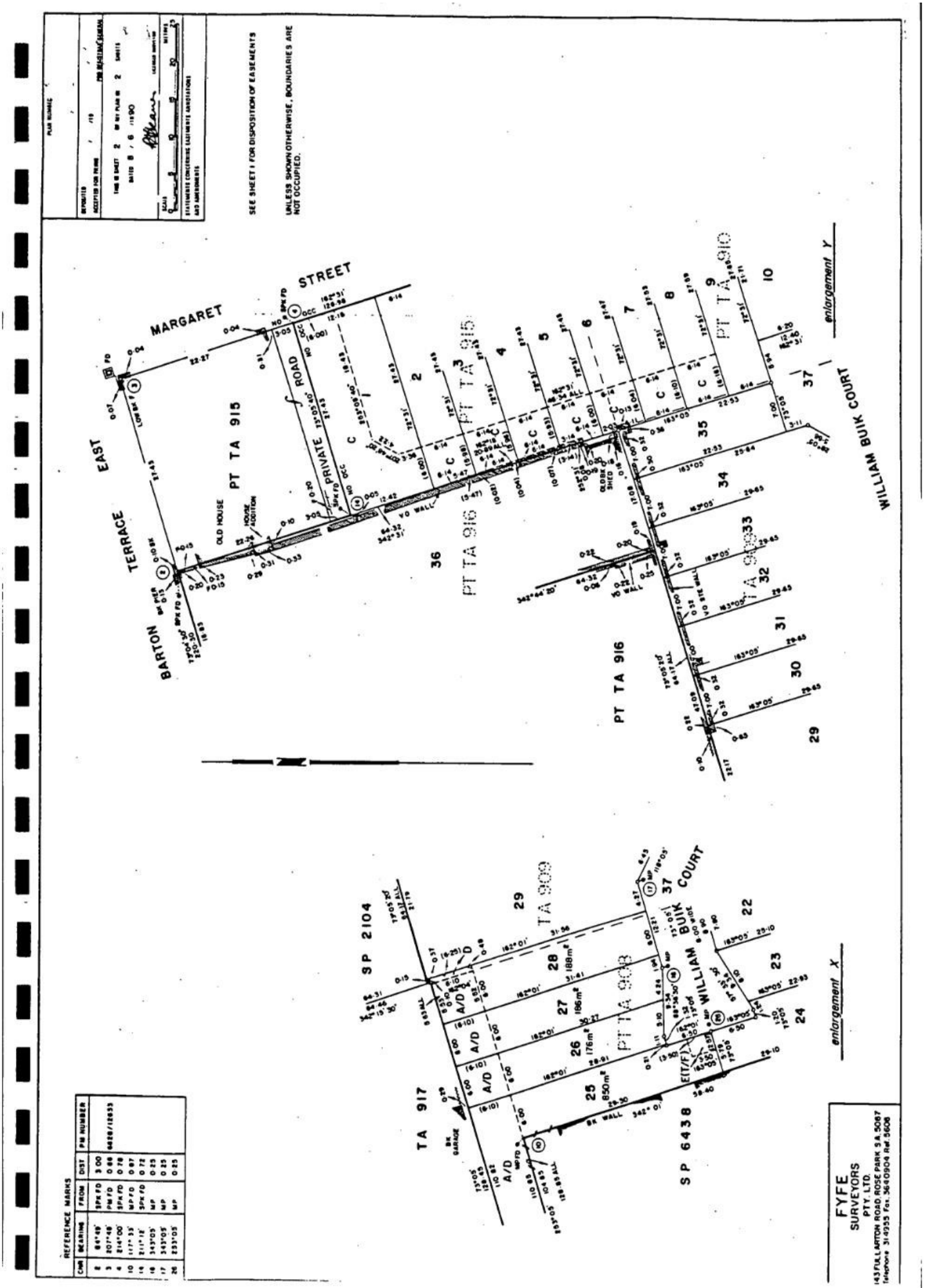
Plan of Land Division

PRESCRIBED INFORMATION



REFERENCE MARKS				
CNR	BEARING	FROM	DIST	PM NUMBER
1	117°41'	PM FD	0.07	6628/12832
2	84°48'	SPK FD	3.00	
3	207°48'	PM FD	0.06	6628/12833
4	216°00'	SPK FD	0.78	
5	297°48'	PM FD	0.07	6628/12849
6	323°44'	SPK FD	0.64	
7	343°07'	SPK FD	0.52	
8	342°01'	PM FD	0.85	
9	73°05'	SPK FD	0.61	
10	117°41'	DIN FD	0.07	
11	117°33'	NP FD	0.07	
12	211°12'	SPK FD	0.72	
13	172°15'	BOLT FD	0.61	
16	343°05'	NP	0.25	
17	343°05'	NP	0.25	
18	343°05'	NP	0.25	
19	253°05'	NP	0.25	
20	73°05'	NP	0.25	
21	253°05'	NP	0.25	
22	163°05'	NP	0.25	
23	73°05'	NP	0.25	
24	253°05'	NP	0.25	
25	163°05'	NP	0.25	
26	253°05'	NP	0.25	

PRESCRIBED INFORMATION



Data Extract for Section 7 search purposes

Valuation ID 022255720*

Data Extract Date: 09/08/2024

Parcel ID: D29115 A16

Certificate Title: CT5212/782

Property Address: 64 GOVER ST NORTH ADELAIDE SA 5006

Zones
City Living (CL)

Subzones
North Adelaide Low Intensity (NALI)

Zoning overlays

Overlays
Aircraft Noise Exposure (ANEF 25)

The Aircraft Noise Exposure Overlay seeks to ensure development sensitive to aircraft noise is designed to minimise noise intrusion and provide appropriate interior acoustic amenity.

Airport Building Heights (Regulated) (All structures over 130 metres AHD)

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.

Design

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Historic Area (Adel7)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

PRESCRIBED INFORMATION

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 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/

PRESCRIBED INFORMATION

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)

Yes – refer to attachment

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
022255720*	CT5212782	9/8/2024	7836	2594729

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001
form1@bertramform1shop.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MR R & J BOTTEN
Location: 64 GOVER ST NORTH ADELAIDE LT16 D29115
Description: H DCP Capital Value: $1 075 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2024

				$
		Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/1991	Water rates	:	78.60
Sewer main available:	1/7/1991	Sewer rates	:	167.16
		Water use	:	17.01
		SA Govt concession	:	103.05CR
		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	:	159.72CR
		Balance outstanding	:	0.00

Degree of concession: 100.00% Date granted: 25/1/2001

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 78.60 Sewer: 167.16 Bill: 2/10/2024

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

The last Water Use Year ended on 26/03/2024.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

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.

South Australian Water Corporation

Name:
MR R & J BOTTEN

Water & Sewer Account
Acct. No.: 022255720* Amount: _____

Address:
64 GOVER ST NORTH ADELAIDE LT16
D29115

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	022255720*

Biller code: 8888
Ref: 02225572010

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: 022255720*

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: 2594729

DATE OF ISSUE
09/09/2024

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

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

OWNERSHIP NUMBER
19569205

OWNERSHIP NAME
J I BOTTEN

PROPERTY DESCRIPTION
64 GOVER ST / NORTH ADELAIDE SA 5006

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
022255720*	CT 5212/782	$1,075,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	405.05
- REMISSION	$	249.40
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	205.65

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 **06/11/2024**

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
19569205

OWNERSHIP NAME
J I BOTTEN

ASSESSMENT NUMBER
022255720*

AMOUNT PAYABLE
$205.65

AGENT NUMBER
100019503

AGENT NAME
BERTRAM FORM 1 SHOP PTY LTD

EXPIRY DATE
06/11/2024

+80013364850022> +001571+ <0551114805> <0000020565> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2594729

DATE OF ISSUE
09/09/2024

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

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

OWNERSHIP NAME
J I BOTTEN

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
64 GOVER ST / NORTH ADELAIDE SA 5006

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
022255720*	CT 5212/782	$870,000.00	0.0221 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 **06/11/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

PREFIX A G NO 6934241

Inpy F6

2 SERIES NO.

TO BE COMPLETED BY AGENT

REGISTRAR-GENERAL'S OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886 AS AMENDED

(SIGNED) Solicitor/Licensed Land Broker

S.E.W.C. Dicks

19 JUN 1990 TIME 1445

FEES	$
R.G.O.	
POSTAGE	
ADVERTISING	
NEW C.T. TO ISSUE	

OFFICE NOTES:

19JUN1990 01016602JL T.O. $41.00

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION dp. 29115

CORRECTION	PASSED
O.D.R. No. 6934241	EXAMINER TO INITIAL
REFERRED / RETURNED	
21. 8 90	
	LOTS No.

REGISTERED ON 24.9.1990 AT 11:00 ~~AM/PM~~

BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK VOL. 2042 FOLIO 132

3040 84

4123 820

pro REGISTRAR-GENERAL

REGISTRAR-GENERAL SOUTH AUSTRALIA

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: CLELAND.S CLEL

Address: 208 Cunningham St. Adelaide

Correction to CLEL

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

1.....
2.....
3.....
4.....
5.....

Received items No.

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.....
2.....
3.....
4.....
5.....

ITEM(S) DELIVERED—POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

ITEM	AGENT RGO BOX No.	DELIVERY DATE	*POSTAGE DATE	INITIALS
1				
2				
3				
4				

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING IT TO THE UNDERMENTIONED AGENT(S)

ITEM: CT CL REF.	AGENT'S NAME	AGENT/RGO BOX NO.	POSTAL AD

*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENT'S INITIALS

Rs807

Insert type of document here: Application to Register Agreement relating to Development Preservation or Conservation of Land

FORM B2

BLANK INSTRUMENT FORM
(see footnote)

THE CORPORATION OF THE CITY OF ADELAIDE of Town Hall, Adelaide 5000 (hereinafter referred to as the "Corporation") HEREBY APPLIES pursuant to Section 39d(4) of the City of Adelaide Development Control Act, 1976 to register the fact that the Deed attached hereto dated the 18th day of June 1990 made between ENDOORA PTY LTD of Level 9, 30 Flinders Street, Adelaide 5000 of the one part and the Corporation of the other part being an agreement within the meaning of Section 39d(1) of the said Act for the development, preservation or conservation of the whole of the land comprised in Certificates of Title Register Book Volume 2042 Folio 132, Volume 3040 Folio 84 and Volume 4123 Folio 420 has come into force in respect of the said land.

DATED this 18th day of June 1990.

THE COMMON SEAL of THE CORPORATION OF THE CITY OF ADELAIDE was hereunto affixed the 14th day of June 1990

Lord Mayor

Chief Executive Officer

THE COMMON SEAL of THE ENDOORA PTY LTD is affixed in accordance with its Articles of Association in the presence of:

COMMON SEAL
ENDOORA
PTY. LTD.

Director

Secretary

TD:JNS:1317d:101

NOTE: This form may be used only when the Box Type form is not suitable. It may be completed in narrative style.

DATE 18th June 1990

THE CORPORATION OF THE CITY OF ADELAIDE

and

ENDOORA PTY. LTD.

DEED

CORRS

AUSTRALIAN SOLICITORS
Level 17
State Bank Centre
91 King William Street
Adelaide South Australia 5000
AUSTRALIA
Telephone (08) 233 2600
Facsimile (08) 233 2666
Telex AA88241
DX 361 ADELAIDE
Ref: WLR:GMQ

94

THIS DEED is made on 18th June 1990.

BETWEEN

THE CORPORATION OF THE CITY OF ADELAIDE
of Town Hall, Adelaide
in the State of South Australia ("The Corporation")

AND

COMMISSIONER OF STAMPS
S.A. STAMP DUTY
18/06/90 172495 11:31
$4.00
P

ENDOORA PTY. LTD.
of Level 9,
30 Flinders Street, Adelaide ("The Owner")

RECITALS

A. By a certain Deed made the 20th day of April 1990 (hereinafter called "the Original Deed") between the Corporation and HSL Investments Pty. Ltd. (hereinafter called "HSL") as Owner it was covenanted and agreed by HSL, being the party who had contracted to purchase the whole of the land comprised in Certificate of Title Register Book Volume 2042 Folio 132, Volume 3040 Folio 84 and Volume 4123 Folio 420 (hereinafter called "the Site"), that HSL would only deal with the Site subject to and in accordance with the terms and conditions set out in the Original Deed.

B. HSL acted as agent for and on behalf of the Owner in contracting to purchase the Site and in agreeing to and executing the Original Deed with the Corporation.

C. The Owner has now accepted a Memorandum of Transfer of the Site and is about to or has completed settlement of the purchase of the Site in its own name.

D. The Original Deed contained four Schedules annexed thereto namely:-

(1) Schedule A comprising a set of plans (including a

proposed Plan of Land Division) lodged with the Corporation and designated P3032 by its Department of Planning and Development (hereinafter called "the Original Schedule A").

(2) Schedule B comprising a document headed "Gover Street Development Urban Design and Planning Guidelines" (hereinafter called "the Original Schedule B").

(3) Schedule C comprising an Engineer's Report.

(4) Schedule D comprising consent of parties with a legal interest.

E. The Plan of Land Division comprised in the Original Schedule A has now been finalised and is about to be or has been lodged in the Lands Titles Office for deposit under Part XIXAB of the Real Property Act 1886.

F. The Guidelines contained in the Original Schedule B was incomplete in that details for certain allotments were omitted therefrom.

G. The Site includes a conservation site which together with certain improvements thereon comprises item no. 224 on the register of City of Adelaide Heritage Items being the schedule to the City of Adelaide Development Control Regulations, 1987 and is defined and described therein as "Former Horse Tram Administration Offices; near 62-80 Gover Street; C.T.4123/420" (hereinafter called "the item").

H. HSL as agent for The Owner and pursuant to the Original Deed has obtained all necessary consents or approvals to demolish the improvements on the Site (except for the item) and

demolition (except for the item) is being carried out by The Owner.

I. The Owner wishes to further deal with the Site in the following manner:

(a) to retain, preserve and conserve the item;

(b) to demolish the improvements on the Site (except the item) if such demolition has not yet been completed;

(c) to divide the Site into 35 separate allotments in the manner depicted in the Plan of Land Division annexed hereto and marked "Schedule A", and to sell such allotments; and

(d) to ensure that the Site and each allotment comprising the Site is not developed by any successors in title to The Owner otherwise than generally in accordance with the scheme of development depicted in the set of plans lodged with The Corporation and designated P3032 by its Department of Planning and Development and annexed hereto and marked "Schedule B" (being one and the same as the set of plans in the Original Schedule A) and with the matters specified in the document headed "Gover Street Development Urban Design and Planning Guidelines" annexed hereto and marked "Schedule C".

J. The Corporation wishes to ensure that the Site is dealt with in the manner set out in recital I.

THIS DEED WITNESSES

1. INTERPRETATION

1.1 Construction

In this document unless the context otherwise requires:

(a) words importing the singular include the plural and vice versa;

(b) words importing any gender include the other genders;

(c) references to persons include corporations and bodies politic;

(d) references to a person include the legal personal representatives, successors and assigns of that person;

(e) a reference to a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments or replacements of any of them (whether of the same or any other legislative authority having jurisdiction);

(f) references to this or any other document include the document as varied or replaced, and notwithstanding any change in the identity of the parties;

(g) an obligation of two or more parties shall bind them jointly and severally;

(h) if a word or phrase is defined cognate words and phrases have corresponding definitions;

(i) references to a person which has ceased to exist or has been reconstituted, amalgamated, reconstructed or merged, or the functions of which have become exercisable by any other person or body in its place, shall be taken to refer to the person or body established or constituted in its place or by which its functions have become exercisable;

(j) an obligation incurred in favour of two or more parties shall be enforceable by them jointly and severally;

(k) references to this document include its schedules and annexures.

1.3 Headings

Headings shall be ignored in construing this document.

1.4 Time

Where time is to be reckoned from a day or event, such day or the day of such event shall be excluded.

2. OBLIGATIONS OF THE OWNER

The Owner hereby covenants as follows:-

2.1 To give written notice to The Corporation of:

(a) any damage to or destruction of the item; and

(b) any activity whether on the Site or otherwise that is likely, in The Owner's opinion, to result in damage to or destruction of the item or any part thereof;

as soon as practicable after first becoming aware of the matter to which the notice relates;

2.2 Not to destroy demolish damage deface or in any way interfere in a destructive manner with the item at any time hereafter;

2.3 To do such acts and things and undertake such works as may from time to time be reasonably necessary to preserve or conserve the item including but without limiting the generality of the foregoing repairs painting maintenance and like works for the purpose of keeping the item water tight and saving it from decay or desuetude and the ravages of the elements;

2.4 To take all necessary steps under Part XIXAB of the Real Property Act, 1886 (and by no other method) to divide the Site in the manner depicted in Schedule A;

2.5 To form level and pave the roads depicted on the Plan of Division in Schedule A to the reasonable satisfaction of The Corporation and at the expense in all things of The Owner;

2.6 That it will not thereafter develop or redevelop or seek to develop or redevelop the Site or any portion of it in any manner whatsoever otherwise than in the manner referred to in recital I(d) or in such manner but with such variations (if any) as may be necessary from time to time in order to comply with all consents and approvals that may be given in relation thereto;

2.7 With respect to that part of the Site adjacent to the item and marked allotment no. 30 on the Plan of Division in Schedule A, and in addition to the covenant contained in sub-paragraph 2.6, that it will not develop or redevelop or seek to develop or redevelop allotment no. 30:

(a) unless or until a Conservation Plan has been prepared in respect of the item;

(b) otherwise than substantially in accordance with such Conservation Plan and to the reasonable satisfaction of the Corporation;

2.8 To substantially retain the stone wall located on or near to the north and west boundaries of the Site, and to support such wall in accordance with the recommendations contained in the Engineer's Report annexed hereto and marked "Schedule D" at the expense in all things of The Owner;

2.9 That it hereby consents to the registration of this Deed by the Registrar-General pursuant to Section 39d of the City of Adelaide Development Control Act 1976 on the application of The Corporation (which The Corporation agrees to do forthwith upon the request of the Owner) and consents to entry of memorials of this Deed on the Certificates of Title to the Site.

3. DISCHARGE OF HSL & THE OWNER'S OBLIGATIONS

3.1 Upon the execution of this Deed, HSL shall be discharged and released from further performance under the Original Deed.

3.2 Upon the registration of a transfer of any part of the Site, The Owner shall thereupon be immediately discharged and released from its obligations hereunder in respect of such part.

3.3 Upon the registration of a transfer of the whole of the Site, The Owner shall thereupon be immediately discharged and released from its obligations hereunder in respect of the whole of the Site.

4. OTHER PARTIES

The Owner warrants that no party has a legal interest in the Site or any part thereof save and except the parties whose consents to this deed are annexed hereto and marked "Schedule E".

5. RIGHT OF ENTRY

In the event that The Owner does not comply with the obligations provided for in sub-paragraphs 2.2, 2.3, 2.5 and 2.8 hereof, The Corporation may, without prejudice to any other rights or remedies which it may have, give to The

Owner reasonable notice in writing specifying the works to be carried out by The Owner and requiring it within the time referred to in such notice to carry out and complete, within the time stipulated, such works as are necessary in order for such obligations to be complied with. In the event that The Owner does not comply with such notice within the time therein stipulated, The Corporation shall be at liberty to cause to be carried out on the Site or part thereof as the case may be the works referred to in the said notice and to recover the costs of so doing as a debt from The Owner. The Owner shall permit The Corporation or its servants agents or contractors to enter into possession of the Site or part thereof for the purposes of doing such work and shall pay to The Corporation the whole of the said costs thereby incurred forthwith upon demand being made therefor.

6. COSTS

All costs and fees (including legal fees) of and incidental to the preparation stamping and registration of this deed and memorials thereof and all stamp duty thereon shall be paid by The Owner.

7. NOTICES

Any notice which any party hereto is required or may desire to give to the other party hereto shall without prejudice to any other means of giving such notice be deemed to have been fully given or served if it is in writing and signed for or on behalf of the party giving notice and either delivered by hand or sent by certified post to such other party to the address set forth in this deed or to the last known address

of such party. Such notice shall be deemed to have been given at the time of such delivery, or upon the date five (5) days after such posting.

EXECUTED by the parties as a deed

THE COMMON SEAL of THE CORPORATION OF THE CITY OF ADELAIDE was hereunto affixed on the 14th day of June 1990)

..... Lord Mayor

..... Chief Executive Officer

THE COMMON SEAL of ENDOORA PTY. LTD. is affixed in accordance with its articles of association in the presence of:)

COMMON SEAL
ENDOORA
PTY. LTD.

..... Director

MICHAEL JEFFREY HARRISON (print) Name of Director

..... Secretary

DEBORAH LEE MILLER (print) Name of Secretary

SCHEDULE A

Plan of Land Division

SCHEDULE A

REFERENCE MARKS

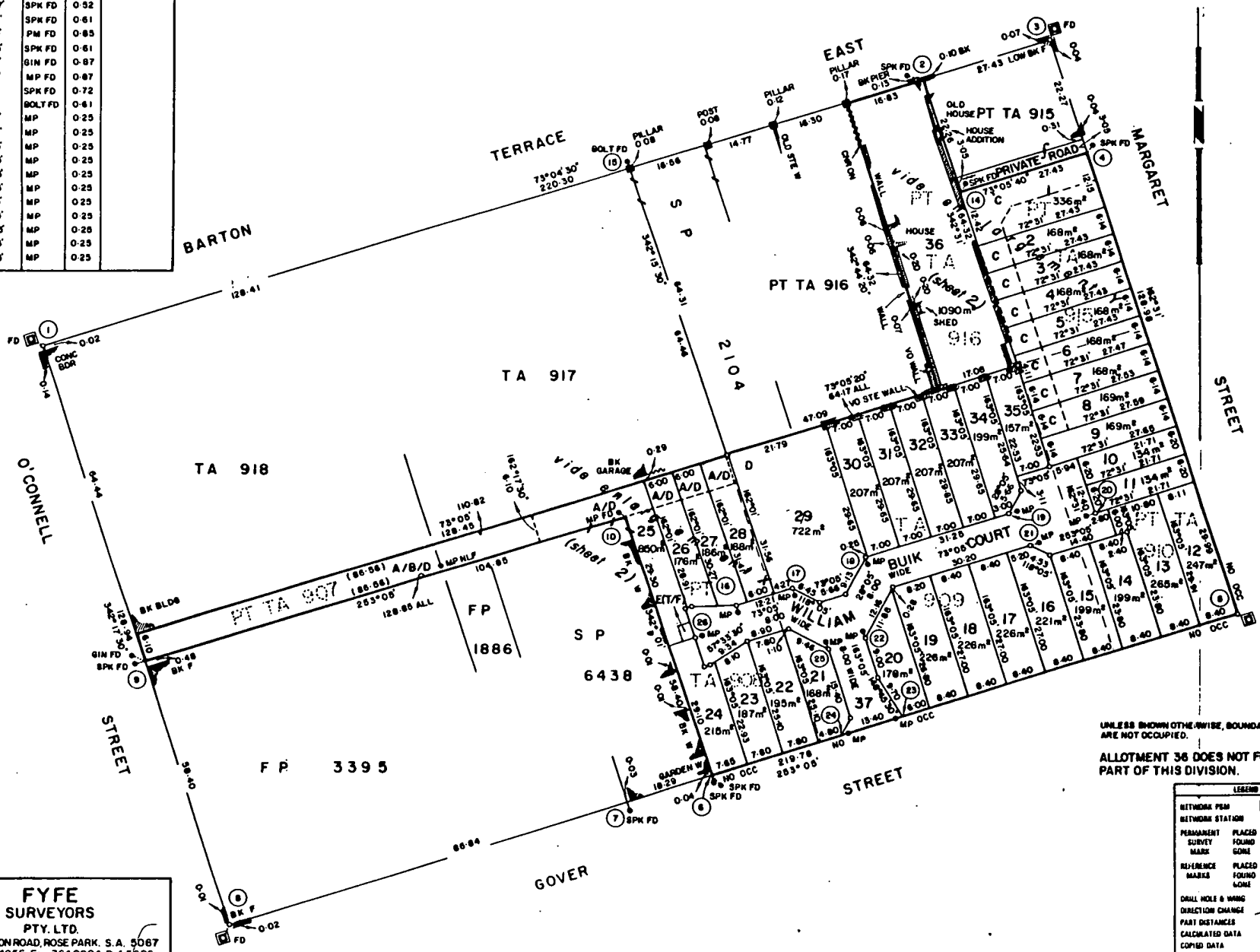
CNR	BEARING	FROM	DIST	PM NUMBER
1	117°41'	PM FD	0·87	6628/12632
2	84°49'	SPK FD	3·00	
3	207°48'	PM FD	0·86	6628/12633
4	214°00'	SPK FD	0·78	
5	297°48'	PM FD	0·87	6628/12649
6	323°44'	SPK FD	0·64	
6	343°07'	SPK FD	0·52	
7	342°01'	SPK FD	0·61	
8	28°10'	PM FD	0·85	
9	73°05'	SPK FD	0·61	
9	117°41'	GIN FD	0·87	
10	117°33'	MP FD	0·87	
14	211°12'	SPK FD	0·72	
15	172°15'	BOLT FD	0·61	
16	343°05'	MP	0·25	
17	343°05'	MP	0·25	
18	343°05'	MP	0·25	
19	253°05'	MP	0·25	
20	73°05'	MP	0·25	
21	253°05'	MP	0·25	
22	163°05'	MP	0·25	
23	73°05'	MP	0·25	
24	253°05'	MP	0·25	
25	163°05'	MP	0·25	
26	253°05'	MP	0·25	

PORTION OF ALLOTMENT 25 MARKED D HEREON IS TO BE SUBJECT TO A RIGHT OF WAY and EASEMENT FOR DRAINAGE PURPOSES APPURTENANT TO ALLOTMENTS 26 TO 29 INCL.

PORTION OF ALLOTMENT 26 MARKED D HEREON IS TO BE SUBJECT TO A RIGHT OF WAY and EASEMENT FOR DRAINAGE PURPOSES APPURTENANT TO ALLOTMENTS 25,27,28 and 29

PORTION OF ALLOTMENT 27 MARKED D HEREON IS TO BE SUBJECT TO A RIGHT OF WAY and EASEMENT FOR DRAINAGE PURPOSES APPURTENANT TO ALLOTMENTS 25,26,28 and 29

PORTION OF ALLOTMENT 28 MARKED D HEREON IS TO BE SUBJECT TO A RIGHT OF WAY and EASEMENT FOR DRAINAGE PURPOSES APPURTENANT TO ALLOTMENTS 25,26,27 and 29


EAST TERRACE
BARTON
O'CONNELL
MARGARET STREET
STREET
GOVER
PRIVATE ROAD
COURT
WILLIAM
BUIK
PT TA 915
PT TA 916
TA 917
TA 918
PT TA 907
PT TA 909
PT TA 910
2104
916
SP 6438
FP 1886
FP 3395
OLD HOUSE
HOUSE ADDITION
HOUSE
SHED
1090m²
BK GARAGE
BK BLDG
GIN FD
SPK FD
BOLT FD
CONC BDR
PILLAR
POST
BK PIER
LOW BK F
OLD STE W
DRIVE
WALL
NO STE WALL
MP NLF
MP FD
MP OCC
NO OCC
GARDEN W
BK F
FD
SPK FD
ET/F
A/D
D
(shed 2)
vide SP 6438
vide PT
73°04'30" 220·30
73°05'40" 27·43
73°05'20" 64·17 ALL
73°05' 129·45
253°05' (86·56) A/B/D (86·56)
253°05' 129·85 ALL
342°15'30" 64·31
342°17'30" 64·44
342°31' 64·32
342°44'30" 64·44
162°17'30" 6·10
73°05' 64·31
253°05' 219·78
73°05' 64·31
73°05' 64·31
73°05' 64·31

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NUMBER
2	84°49'	SPK FD	3.00	
3	207°48'	PM FD	0.66	6828/12633
4	214°00'	SPK FD	0.78	
10	117°33'	MP FD	0.87	
14	211°12'	SPK FD	0.72	
16	343°05'	MP	0.25	
17	343°05'	MP	0.25	
26	253°05'	MP	0.25	

PLAN NUMBER

DEPOSITED / /19

ACCEPTED FOR PLANS / /19

THIS IS SHEET 2 OF MY PLAN OF 2 SHEETS

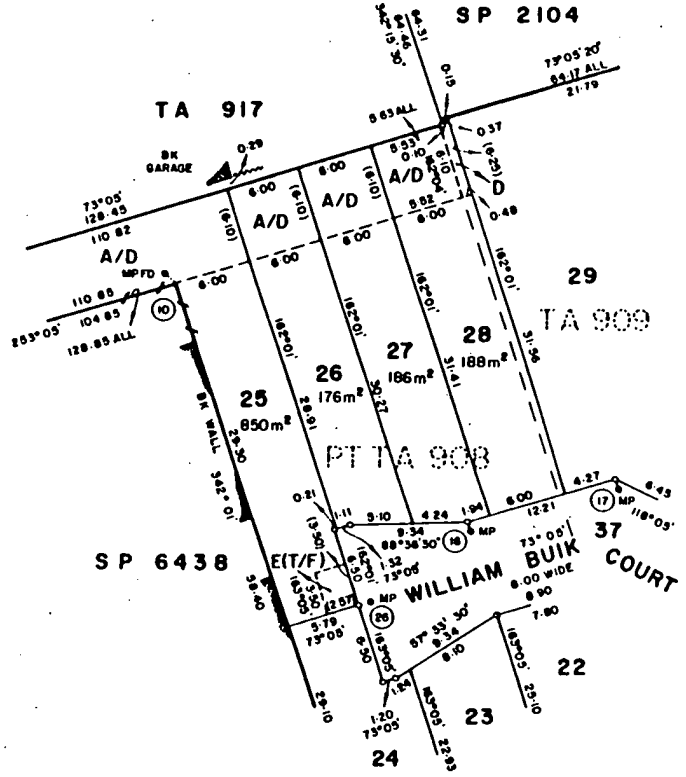
DATED 8 / 6 /1990

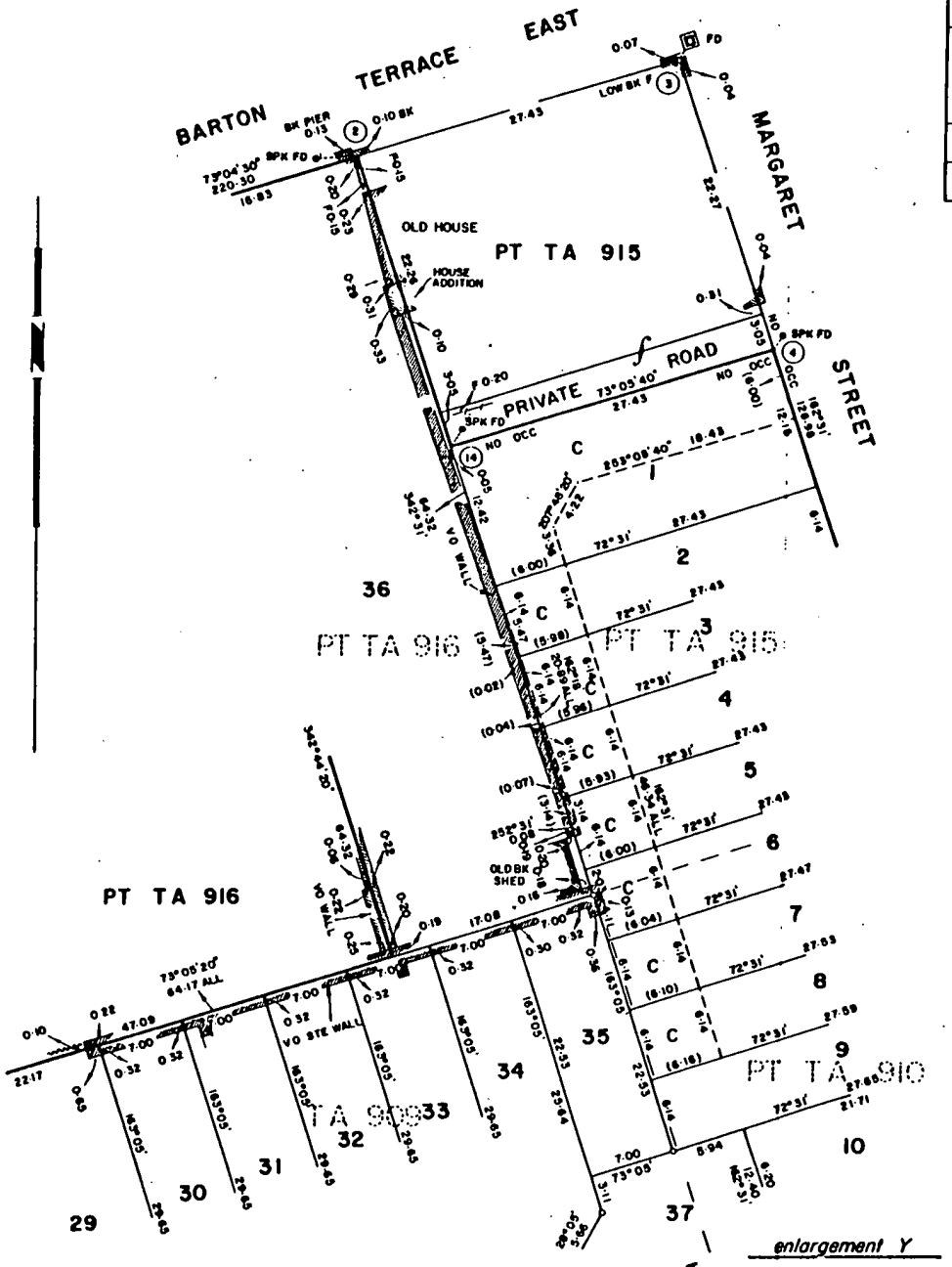
SCALE METRES 0 5 10 15 20 25

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

SEE SHEET 1 FOR DISPOSITION OF EASEMENTS

UNLESS SHOWN OTHERWISE, BOUNDARIES ARE NOT OCCUPIED.



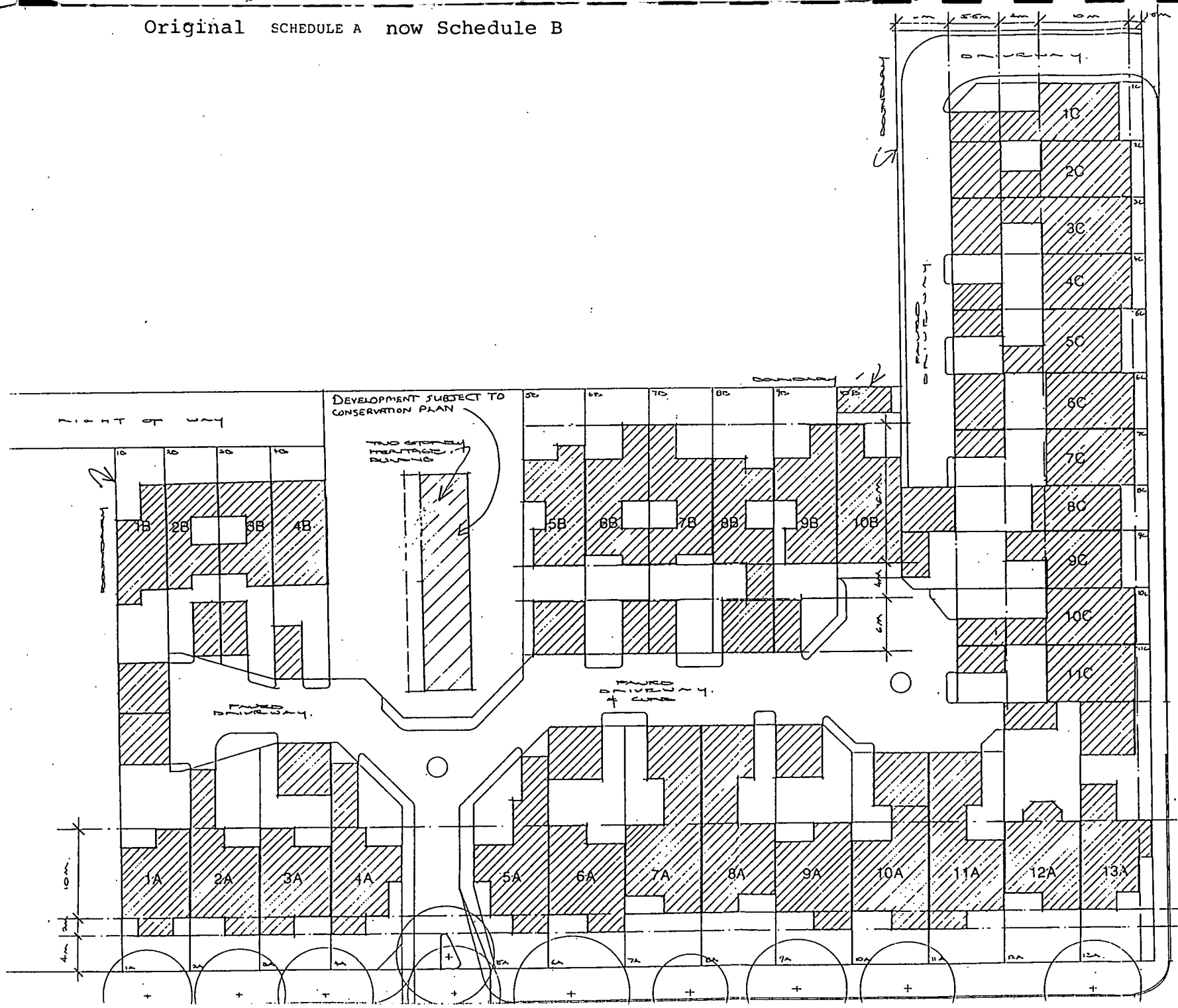


FYFE
SURVEYORS
PTY. LTD.
143 FULLARTON ROAD, ROSE PARK S.A. 5067
Telephone 314955 Fax. 3640904 Ref. 5606

SCHEDULE B

Set of Plans lodged with The Corporation

Original SCHEDULE A now Schedule B



SCHEDULE

UNIT TYPE	COUNT
A	13
B	10
C	11
HERITAGE	1
TOTAL	35

TIP TOP SIT
NTH ADELAI

IAN QUIGLE
& ASSOCIAT

PROPOSED SITE
SETOUT PLAN

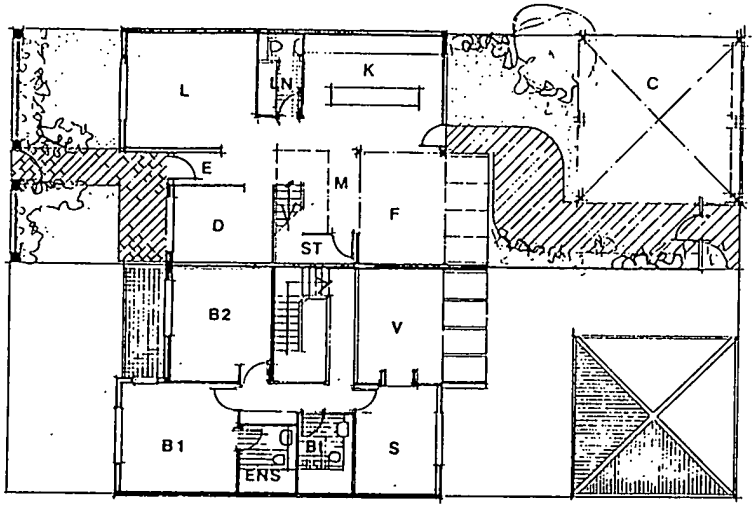
DWG 13° QUIN 003
DATE 26.11.70
SCALE 1" = 20'-0"
DRAWN
REV D 4.2.70

LP 3032

WOODHEAI
AUSTRALI

ARCHITECT
PLANNIN
INTERIO

[redacted] SCHEDULE A [redacted]

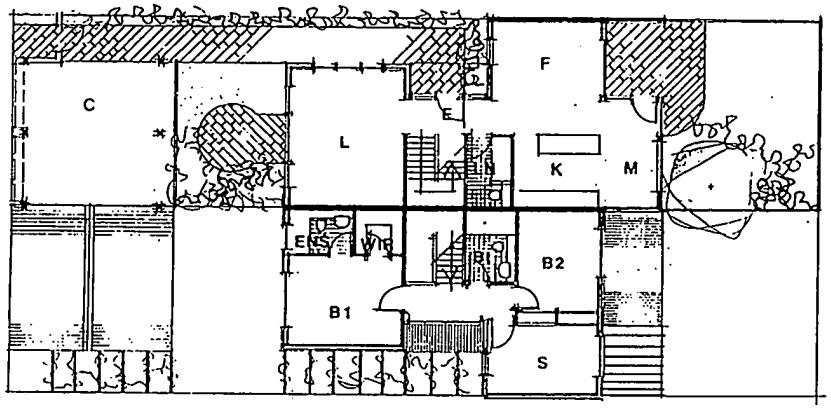


TYPE A

GROUND FLOOR

FIRST FLOOR

BUILDING AREA:
GROUND 101
CARPORT. 36
FIRST. 74.
TOTAL. 211 M²

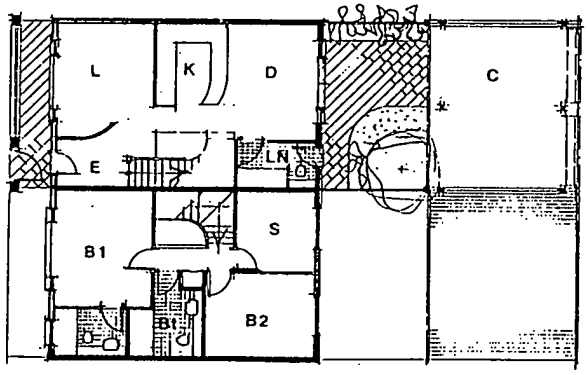


TYPE B

GROUND FLOOR

FIRST FLOOR

BUILDING AREA
GROUND 78
CARPORT. 33
FIRST. 64.
TOTAL. 175 M²



TYPE C

GROUND FLOOR

FIRST FLOOR

BUILDING AREA.
GROUND 62
CARPORT. 34
FIRST. 86
TOTAL. 182 M²

LEGEND

E ENTRY
L LIVING
D DINING
K KITCHEN
M MEALS
F FAMILY
LN LAUNDRY
ST STORE
C CARPORT
B BEDROOM
B1 BATHROOM
ENS ENSUITE
S STUDY
V VOID

TIP TOP SITE
NTH ADELAIDE

IAN QUIGLEY
& ASSOCIATES

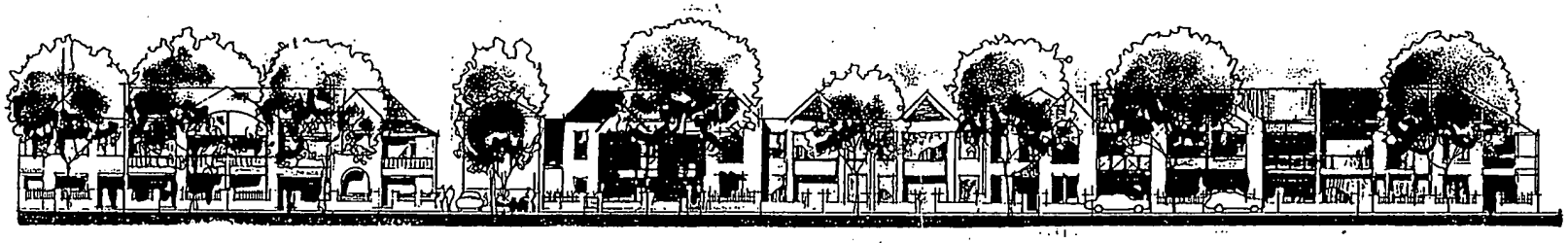
TYPICAL FLOOR
PLANS

DWG No QUIGLEY
DATE 6.7.90
SCALE 1:100
JOB No.
REV. 14.2.90

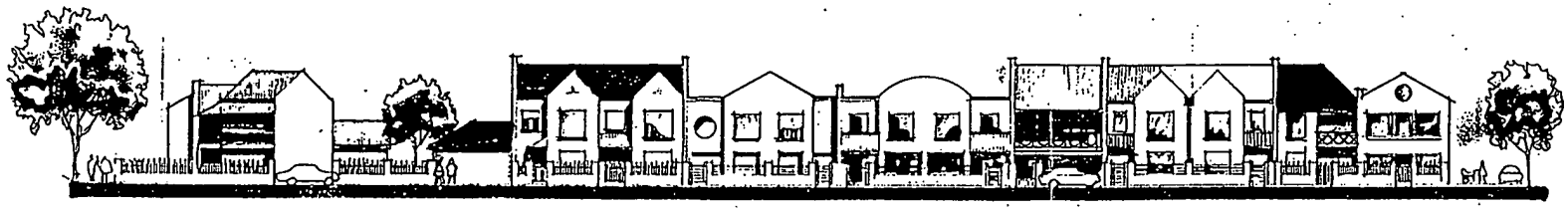
WOODHEAD
AUSTRALIA
ARCHITECTS
PLANNING
INTERIOR

P.3032

Original SCHEDULE A now Schedule B



GOVER STREET ELEVATONS



MARGARET STREET ELEVATIONS

TIP TOP SITE
NTH ADELAIDE

IAN QUIGLEY
& ASSOCIATES

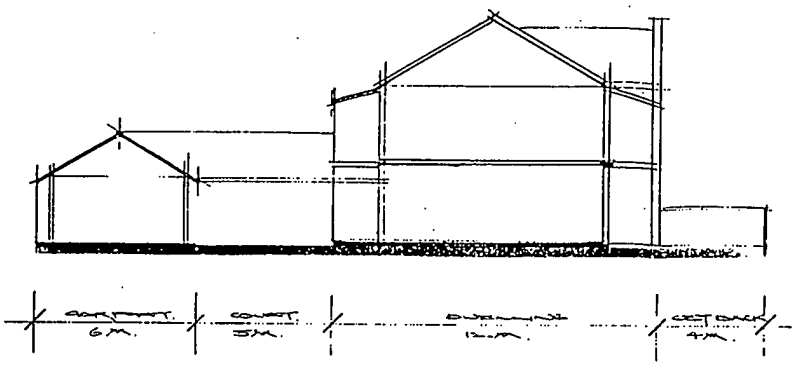
PROPOSED
STREETSCAPE
ELEVATIONS

P.3082

WOODHEAD
AUSTRALIA

ARCHITECTS
PLANNING
INTERIOR
DESIGN

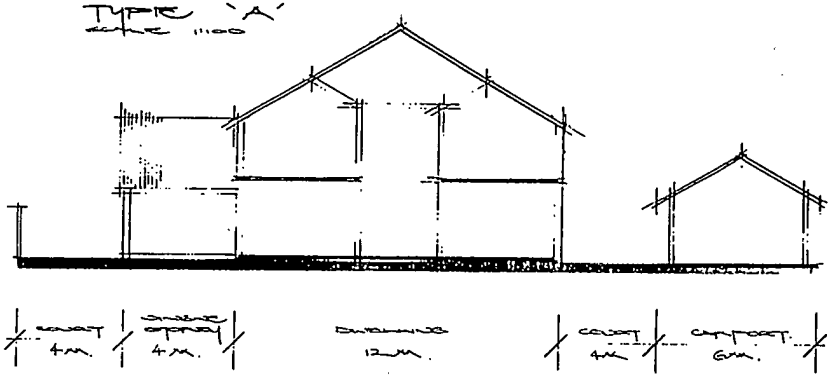
Original SCHEDULE A now Schedule B



RIDGE LINE
CEILING R.L. 107.8
FIRST FLOOR R.L. 102.9
GROUND FLOOR F.L. 102.2
GROUND R.L. 100.0

6M. 5M. 12M. 4M.

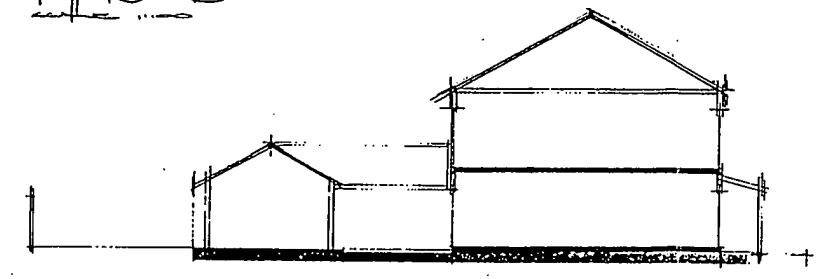
TYPE 'A'
SCALE 1:100



RIDGE LINE R.L. 108.3
ATTIC FLOOR R.L. 105.5
FIRST FLOOR R.L. 102.9
GROUND FLOOR R.L. 100.2
GROUND R.L. 100.0

4M. 4M. 12M. 4M. 6M.

TYPE 'B'
SCALE 1:100



RIDGE LINE R.L. 108.3
CEILING R.L. 105.5
FIRST FLOOR R.L. 102.4
GROUND FLOOR R.L. 100.2
GROUND R.L. 100.0

6M. 5.5M. 4M. 10.5M. 1.5 ENTRY

TYPE 'C'
SCALE 1:100

TYPICAL TOP OF SITE WITH ADELAIDE HARD QUICKE & ASSOC.

INDICATIVE ENVELOPE SECTIONS

DWG No QUA 008.5
DATE 19.1.90
DWG TYP

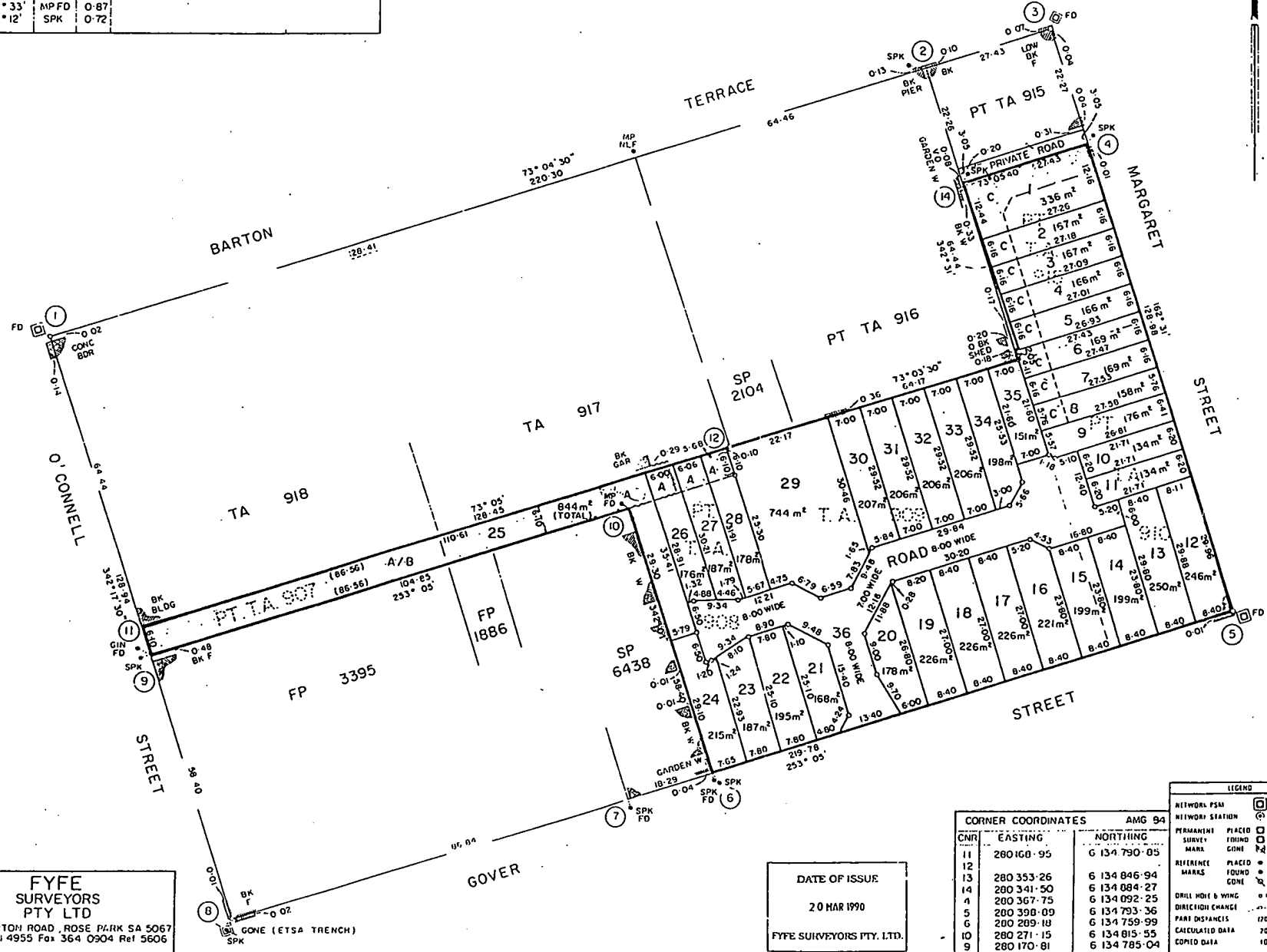
P.3032

WOODHEAD AUSTRALIA

ARCHITECTS
PLANNING
INTERIOR
DESIGN

Original
SCHEDULE A
now Schedule B

REFERENCE MARKS						
CNR	BEARING	FROM	DIST	PM No	EASTING	NORTHING
1	117°41'	PM FD	0·87	6628/12632	280 148·580	6 134 852·659
2	84°49'	SPK	3·00			
3	207°48'	PM FD	0·86	6628/12633	280 360·545	6 134 917·164
4	214°00'	SPK	0·78			
5	297°48'	PM FD	0·87	6628/12649	280 399·657	6 134 792·955
6	323°44'	SPK	0·64			
6	343°07'	SPK FD	0·52			
7	342°01'	SPK FD	0·61			
8	28°10'	SPK	0·85			
9	73°05'	SPK	0·61			
9	117°41'	GIN FD	0·87			
10	117°33'	MP FD	0·87			
14	211°12'	SPK	0·72			



CORNER COORDINATES AMG 84		
CNR	EASTING	NORTHING
11	280 160·95	6 134 790·05
12		
13	280 353·26	6 134 846·94
14	280 341·50	6 134 884·27
4	280 367·75	6 134 092·25
5	280 398·09	6 134 793·36
6	280 289·18	6 134 759·99
10	280 271·15	6 134 815·55
9	280 170·81	6 134 785·04

DATE OF ISSUE
20 MAR 1990
FYFE SURVEYORS PTY. LTD.

LEGEND
NETWORK PSM ◻ ID
NETWORK STATION ◎ ID
PERMANENT MARK — PLACED ◻ / FOUND ◻ ID / GONE ◻ GONE
REFERENCE MARKS — PLACED ● MP OR RM / FOUND ● SPK FD / GONE ⊘ BE GONE
DRILL HOLE & WING ⊙ ⊂
DIRECTION CHANGE
PART DISTANCES (70 37)
CALCULATED DATA 70.85 CALC
COMED DATA 100.85

FYFE
SURVEYORS
PTY LTD
143 FULLARTON ROAD, ROSE PARK SA 5067
Telephone 31 4955 Fax 364 0904 Ref 5606
PCH

PLAN NUMBER

THIS IS SHEET 1 OF 1 SHEETS

DEPOSITED
ACCEPTED FOR FILING
MAP REF 6628/41 d
TITLE SYSTEM REAL PROPERTY ACT
TITLE REFERENCE C'S.T. 2042/132, 3040/84 and 4123/420
LAST PLAN REF
TOTAL AREA 5129 m²
LOCKET No
FIELD BOOK No

CLOSURE CHECKED	PLAN EXAMINED	PLAN APPROVED	PLAN DEPOSITED

IRRIGATION AREA — DIVISION —
HUNDRED YATALA
TOWNSHIP AREA NORTH ADELAIDE
COUNCIL CITY OF ADELAIDE

PLAN OF DIVISION
PART TA'S 907, 908, 910 and 915 and TA 909

SCALE 0 10 20 30 40 50 METRES

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

PORTION OF LOT 25 MARKED B HEREON IS SUBJECT TO AN EXISTING EASEMENT TO THE MINISTER OF WORKS VIDE C.T 4123/420

PORTION OF LOTS 25, 26, 27 & 28 MARKED A ARE TO BE SUBJECT TO RECIPROCAL RIGHTS OF WAY.

PORTION OF LOTS 1 TO 8 INCL. MARKED C ARE TO BE SUBJECT TO RECIPROCAL RIGHTS OF WAY.

PORTION OF LOTS 25, 26, 27 & 28 MARKED A ARE TO BE SUBJECT TO A RIGHT OF WAY APPURTENANT TO LOT 29.

PORTION OF LOTS 1 TO 8 INCL. MARKED C ARE TO BE SUBJECT TO A RIGHT OF WAY APPURTENANT TO LOT 35

DRAFT PLAN ONLY
ISSUE No. 3
dated 20·3·90

P. 3032

ALL DISTANCES ARE GROUND DISTANCES

COMBINED SCALE FACTOR 1·00019 ZONE 54 E.M. 84
BEARING DATUM 73° 04' 26" DISTANCE 22·52
DERIVED FROM PSM 6628/12632 - PSM 6628/12633

I, ROBERT ALLAN HEANES
Licensed Surveyor of South Australia do hereby certify:
1) That this plan has been made from surveys carried out by me or under my personal supervision
2) That the field work was completed on
3) That both plan and field work are to the best of my knowledge correct and have been made in accordance with the Regulations under the Surveyors Act 1975.
Date
Licensed Surveyor

SCHEDULE C

GOVER STREET DEVELOPMENT

URBAN DESIGN AND PLANNING GUIDELINES

INTRODUCTION

DEVELOPMENT GUIDELINES:

The following guidelines, general and specific, relate to the future building development on the whole project site. The guidelines are from the City of Adelaide Plan 1986-1991 and specific design intentions of the principal developer which will ensure the character, form and Architectural expression of each building developed on individual allotments within the division. The guidelines are intended to be attached to the Adelaide City Council's Section 39(d) statements to form the documentation for demolition approval.

ILLUSTRATIVE PLANS: A "Proposed site set out plan" is attached to the 39 (d) statement.

The plan has been prepared to "test" the land division layout to ensure basic design and planning requirements of the City of Adelaide Plan and the principal Developer are achievable.

The site plan footprints are examples only and do not imply preferred solutions.

Future design solutions for single or group allotments will have close regard to these guidelines but be determined by subsequent landowners and their Architects prior to making development application.

ILLUSTRATIVE ELEVATIONS: In a similar manner an illustrative set of elevations to Gover and Margaret Streets are attached to this Section 39(d) statement.

The streetscape elevations have been prepared as a guide to the type of Architectural treatment which could occur for single or continuous allotment development.

The elevations are not fixed or given any preferred status, but have been prepared to show one suggestion of how the guidelines may be interpreted to comply with the desired future character for the Precinct.

A. GENERAL DEVELOPMENT GUIDELINES

SOURCE: City of Adelaide Plan 1986-1991

PRECINCT: R12 Eastern Upper North Adelaide Precinct

DESIRED FUTURE CHARACTER: The Eastern Upper North Adelaide Precinct should remain as one of the most historically intact residential areas in South Australia. It has a diverse but cohesive residential character established by large detached houses and imposing two storey terrace houses along the major streets, and smaller single storey cottages mainly on the minor streets. This character should be conserved and enhanced by new development. Each street in the Precinct has its own distinctive townscape character which should be reinforced by complementary new buildings. The predominant pattern of narrow frontages and small setbacks of buildings should be maintained. Both the major and minor streets of the Precinct are notable for their tree planting, and this together with private on-site landscaping, should continue to make a major contribution to the public environment.

Vehicle access to and through the Precinct should cater primarily for local and visitor needs, with a high level of pedestrian safety and accessibility maintained.

DENSITY: Plot ratio is 0.8

DEVELOPMENT SITE DIMENSIONS: Refer Land Division Map

SITE AREA: 8009/842 (Refer Land Division Map)

PRECINCT USE OF LAND: "The Primary activity in the precinct should be Residential accommodation in the form of house types complementary to those existing in the immediate vicinity.

DESIRED USE OF LAND ON PROJECT SITE: Houses

ALLOWABLE HEIGHT ON SITE: 3.0 metres (2 storeys)

Two storey houses are allowable where the design is compatible in scale, siting and character with adjacent buildings in Gover Street and Margaret Street.

SITING:

Generally, buildings shall be built with walls on side boundaries except where setbacks are planned to create variety to the streetscape and courtyards which relate to internal spaces.

Frontage setbacks will vary as per specific guidelines.
Deeper setbacks are allowable to create variety to the streetscape and elevations of individual buildings.

TOWNSCAPE:

Development on individual allotments should respect and enhance the predominantly nineteenth century and early twentieth century townscapes and architectural character of the Precinct.

In particular, development should re-establish the cohesive townscape qualities which compliment the pattern and character of non-industrial development in Gover and Margaret Streets and generally respond to the desired future character statements.

BUILT FORM:

The design of buildings should complement existing development in respect of its massing, composition, architectural detailing, materials and colours. Buildings should be modelled and articulated incorporating pitched roofs and where appropriate, verandahs, balconies, decorative architectural elements and ornamentation. Buildings should exhibit a high proportion of solid to void in building facades to Gover and Margaret Street and to the internal site roadways.

Abstract or cubist building forms will not be permitted and long frontages of row dwellings should be avoided. Development should comprise primarily, detached, semi-detached and small groups of row dwellings.

Individual dwellings and groups of dwellings generally should avoid the use of mono-pitch roofs falling to street frontages, party walls projecting above the roof line and tall blank gable walls on allotment boundaries.

Where single storey buildings are contemplated, low profile solutions to two storey development such as the use of attics with dormer windows may be appropriate on the street frontages in order to maintain or re-establish the prevailing townscape character of the locality.

Buildings on corner sites (Gover Street and Margaret Street and entrance driveways) should define the corner and face the major street rather than the minor street.

VEHICLE ACCESS AND SERVICING: Provision for vehicle access and servicing should be in accordance with Principle 34 of the City of Adelaide Plan Interruption to the continuity of built form and overall townscape should be minimised in the provision of access to sites. Access by way of rear lanes and streets is required for all house sites except lot 12 which will access off Margaret Street.

PARKING: Provision for car parking should be in accordance with Principles 39 and 40 of the City of Adelaide Plan. Parking should be located to the rear of the main buildings wherever possible or designed as an integral part of buildings within front setbacks on the site with living space over garages as an example. Separate garages or carports in front of main buildings within front setbacks are not acceptable.

LANDSCAPED OPEN SPACE: Each house in a development should provide as part of the landscaped open space, a private landscaped open space of at least 25 square metres with a minimum dimension of 3.5 metres.

On-site landscaping should complement the street tree planting, and landscaping of the public environment.

B. SPECIFIC DEVELOPMENT GUIDELINES

LOT 1

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division Map

SITE AREA: See below

MAX ALLOWABLE FLOOR AREA: Lot 1 includes the site area of the adjacent private roadway.

For practical purposes the maximum allowable floor area shall be calculated by extending the side boundaries to abutt the boundary to PT TA916 (Refer Land Division map).

This calculates to a side dimension of 27.43m by 6.15m wide giving an area of 168.42m2 and a floor area allowance of 134.7m2.

SITING: The Main Building should be set back a minimum of 1.5m from the Margaret Street Boundary.

A single car solid structure garage should be built on the Southern boundary to allow clear site lines for vehicles moving in the private access road.

An open structure carport would be permissible on the north western boundary, taking into account the corner cut-off.

BUILT FORM: Building over the garage structure would be permissible with connection to the Main Building to maximise useable living space and open courtyard at ground level.

LOT 2

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division Map.

SITE AREA: 167.663

MAX ALLOWABLE FLOOR AREA: 134.13m2

SITING: The Main Building should be set back a minimum of 1.5m from the Margaret Street boundary.

BUILT FORM: A double car garage would be permissible with living areas above the garage connected to the main building to maximise site useage, Architectural Diversity and increase the open courtyard at ground level.

LOT 3

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 167.148m2

MAX ALLOWABLE FLOOR AREA: 133.72m2

SITING: The Main Building should be set back a minimum of 1.5m from the Margaret Street boundary.

BUILT FORM: A double car garage would be permissible with living areas above the garage connected to the main building to maximise site useage, Architectural diversity and increase the open courtyard area at ground level.

LOT 4

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Divison map.

SITE AREA: 166.633m2

MAX ALLOWABLE FLOOR AREA: 133.31m2

SITING: The Main Building should be set back a minimum of 1.5m from the Margaret Street boundary.

BUILT FORM: A double car garage would be permissible with living areas above the garage connected to the main building to maximise site useage, Architectural Diversity and increase the open courtyard area at ground level.

LOT 5

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 166.118m2

MAX ALLOWABLE FLOOR AREA: 132.89m2

SITING: The Main Building should be set back a minimum of 1.5m from the Margaret Street boundary.

BUILT FORM: A double car garage would be permissible with living areas above the garage connected to the main building to maximise site useage, Architectural diversity and increase the open courtyard area at ground level.

LOT 6

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 169.034m2

MAX ALLOWABLE FLOOR AREA: 135.23m2

SITING: The Main Building should be set back a minimum of 1.5m from the Margaret Street boundary.

BUILT FORM: A double car garage would be permissible with living areas above the garage connected to the main building to maximise site useage, Architectural diversity and increase open courtyard area at ground level.

LOT 7

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 169.386m2

MAX ALLOWABLE FLOOR AREA: 135.51m2

SITING: The Main Building should be set back a minimum of 1.5m from the Margaret Street boundary.

BUILT FORM: A double car garage would be permissible with living areas above the garage connected to the main building to maximise site useage, Architectural Diversity and increase open courtyard area at ground levels.

LOT 8

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 169.40m2

MAX ALLOWABLE FLOOR AREA: 135.52m2

SITING: The Main Building should be set back a minimum of 1.5m fromt he Margaret Street boundary.

BUILT FORM: A single car garage only should be built with one wall on the northern boundary of the allotment. This will enable acceptable reverse turning manouvres within the Private roadway.

A masonry wall should define the remainder of the Western boundary.

LOTS 1 - 8 INCLUSIVE

Where a property owner does not build a double garage, walls built on or near the western boundary should be of masonry construction.

A 0.5m landscape strip for ground covers and selected trees should be provided in the private road way west of the boundary wall. (Private Road marked C).

LOT 9

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division Map.

SITE AREA: 169.77m2

MAX ALLOWABLE FLOOR AREA: 135.82m2

SITING: The Main Building should be set back a minimum of 1.5m from the Margaret Street boundary.

BUILT FORM: A double car garage is permissible and should be located with its western wall on the western boundary of the site.

ACCESS: Access to the garage should be from the Public Roadway to the south.

LOT 10

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division Map.

SITE AREA: 134.582m2

MAX ALLOWABLE FLOOR AREA: 107.67m2

SITING: The Main Building should be set back a minimum of 1.5m from the Margaret Street boundary.

BUILT FORM: A double car garage would be permissible with living areas above the garage connected to the main building to maximise site useage, Architectural Diversity and increase open courtyeard area at ground level.

LOT 11

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division Map

SITE AREA: 134.582m2

MAX ALLOWABLE FLOOR AREA: 107.67m2

SITING: The Main Building should be set back a minimum of 1.5m from the Maragret Street boundary.

BUILT FORM: A double car garage would be permissible with living areas above the garage connected to the main building to maximise site useage, Architectural Diversity and increase open courtyard area at ground level.

LOT 12

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 247m2

MAX ALLOWABLE FLOOR AREA: 197.56m2

SITING: The Main Building should have stepped elevations to Gover Street and Margaret Street to reflect the corner allotment. It is permissible to have the North East corner of the building on the Margaret Street Boundary, with stepped back walls to the Gover Street frontage.

Side setbacks to the Margaret Street boundary should be a minimum of 1.5m.

Frontage setback to Gover Street should be a minimum of 4.0m.

A double car garage should be located with its Northern wall located on the Northern boundary.

BUILT FORM: The Architectural bulk and form of the corner building shall reflect the local streetscape character, taking into account the scale and forms of the two storey heritage row houses and the single detached houses in the immediate vicinity.

ACCESS: Access to the garages should be off Margaret Street.

LOTS 12 TO 24 INCLUSIVE

SITING: The Main Building on each lot should have a 4.0 m minimum setback from Gover Street.

Stepped front facades, on plan, should be designed to take advantage of the generous lot widths to Gover Street and to use the potential for well designed internal/external spatial arrangements.

BUILT FORM: The scale, height and bulk of single buildings or groups of buildings facing Gover Street should reflect the character of the historic buildings in Gover Street East which give the area its unique style and charm.

BOUNDARY WALLS: North/South boundary walls generally to front garden areas shall be solid masonry with front fences being a traditional North Adelaide combination of low masonry walls and columns at boundary corners and gateway entrances with "wrought iron" style infill panels and gates.

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 13

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map

SITE AREA: 265m2

MAX ALLOWABLE FLOOR AREA: 212m2

SITING: A double car garage should be located on the Western boundary with access off the internal public roadway.

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road. Garage should be located with entrance on Western boundary.

LOT 14

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 199.92m2

MAX ALLOWABLE FLOOR AREA: 159.94m2

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 15

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map

SITE AREA: 199.92m2

MAX ALLOWABLE FLOOR AREA: 159.94m2

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 16

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 221m2

MAX ALLOWABLE FLOOR AREA: 177m2

SITING: In order to give the Streetscape appearance a strong relief and visual break for the group of buildings in lots 12 - 20 inclusive, it is required that Lot 16 should have a site footprint which allows for a deeply recessed setback to either side boundary.

This should be achieved by using Architectural devices such as large "negative joints" (on plan) abutting the boundary wall or the use of floor-to-ceiling glazing (for both floors) as a joint to side boundaries.

LOT 17

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 226.8M2

MAX ALLOWABLE FLOOR AREA: 181.44m2

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 18

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 226.78M2

MAX ALLOWABLE FLOOR AREA: 181.42m2

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 19

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map

SITE AREA: 226.78m2

MAX ALLOWABLE FLOOR AREAS: 181.42m2

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 20

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 178.56m2

MAX ALLOWABLE FLOOR AREA: 142.85m2

SITING: The Main Building should have stepped elevations to Gover Street and the access roadway to reflect the importance of the corner allotment.

It is permissible to have some portion of the building on the western boundary. Any openings to this wall shall be deeply recessed to improve privacy and elevational treatment.

BUILT FORM: A single car masonry garage with living space over and an open car park integrated with courtyard space is acceptable.

Design solutions with double car garaging accessed off the angled boundary with living space over would also be acceptable.

The Architecutral bulk and form of the corner building shall reflect the local streetscape character, taking into account the scale and forms of the two storey heritage row houses in Gover Street.

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 21

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Vidion map,.

SITE AREA: 168.84m2

MAX ALLOWABLE FLOOR AREA: 135.1m2

SITING: The Main Building should have stepped elevations to Gover Street and the access roadway to reflect the importance of the corner allotment.

It is permissible to have some portion of the building on the western boundary. Any openings to this wall shall be deeply recessed to improve privacy and elevational treatment.

BUILT FORM: A single car masonry garage with living space over and an open car park integrated with courtyard space is acceptable.

Design solutions with double car garaging accessed off the angled boundary with living space over would also be acceptable.

The Architectural bulk and form of the corner building shall reflect the local streetscape character, taking into account the scale and forms of the two storey heritage row houses in Gover Street.

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 22

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 195.78m2

MAX ALLOWABLE FLOOR AREA: 156.63m2

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 23

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 187.33m2

MAX ALLOWABLE FLOOR AREA: 149.86m2

ACCESS: Double and single garages should be located adjacent to the Northern boundary where applicable with access off the public internal road.

LOT 24

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 215.036m2

MAX ALLOWABLE FLOOR AREA: 172.03m2

SITING: The double car garage should be located with its northern wall on the Northern boundary.

BUILT FORM: In order to achieve height and a sense of enclosure at the end of the internal public road, living space over the garage and connected to the main building would be permissible.

LOT 25

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 844.882m2

MAX ALLOWABLE FLOOR AREA: See below.

FLOOR AREA: Lot 25 includes the site area of the access land from O'Connell Street giving a total of 844.882m2.

For practical purposes the maximum allowable floor area shall be calculated by extending the side boundaries to abutt the boundary to TA917 (Refer Land Division map).

This calculates to a side dimension of 35.4m by 5.79m wide giving an area of 204.97m2 and a floor area allowance of 163.97m2.

SITING: The double car garage should be located with its northern wall on the northern boundary with access from the Private Road.

BUILT FORM: In order to achieve height and a sense of enclosure at the end of the internal public road, living space over the garage and connected to the main building would be permissible.

The Main Building should be sited to maximise the outdoor potential of the North orientation.

LOTS 26 - 28 INCLUSIVE: GENERAL GUIDELINES

SITING: The setback for the facade facing the internal public roadway should be 1.0m minimum from the South Western corner of the allotment. This will allow maximum use of northern orientation for rear courtyards and provide Architectural interest in the internal roadway.

Single or double garages will have access off private laneway.

Where single garages are proposed, masonry walls should enclose the northern boundary.

LOT 26

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 176.50m2

MAX ALLOWABLE FLOOR AREA: 141.2m2

LOT 27

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 186m2

MAX ALLOWABLE FLOOR AREA: 149m2

LOT 28 AND 30: GENERAL GUIDELINES

SITING: The Main Buildings on both lots should be Architecturally designed to relate with the renovated heritage item building on Lot 29.

The character of the buildings on Lots 28, 29 and 30 should be in harmony and compatible in terms of built form, materials and colour.

The Main Buildings on Lot 28 and Lot 30 should have regard to the siting and use of any new building work associated with the heritage item on Lot 29.

LOT 28

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 188m2

MAX ALLOWABLE FLOOR AREA: 150.4m2

LOT 29

NOTE: LOT 29 is not specified in this set of Guidelines and will be subject to a separate Conservation Plan.

LOTS 30 TO 34 INCLUSIVE: GENERAL GUIDELINES

SITING: Double car garages should be located with their southern wall/opening on the Southern boundaries to give access from the public road.

The sites are wide enough for a separate walkway entrances alongside the garages.

BUILT FORM: Living space is permissible over the garages with connections or integration into the main building. This will allow maximization of courtyard space with a north orientation.

BOUNDARY WALL: A 4.0m minimum set back should apply from the existing stone wall to the Main Building. This should apply also to Lot 35.

LOT 30

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 207.259m2

MAX ALLOWABLE FLOOR AREA: 165.81m2

SITING: The double car garage should be sited with its eastern wall on the eastern boundary.

LOT 31

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 206.603m2

MAX ALLOWABLE FLOOR AREA: 165.28m2

SITING: The double car garage should be sited with its eastern wall on the eastern side boundary.

LOT 32

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 206.623m2

MAX ALLOWABLE FLOOR AREA: 165.30m2

SITING: The double car garage should be sited with its western wall on the western side boundary.

LOT 33

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 206.642m2

MAX ALLOWABLE FLOOR AREA: 165.31

SITING: The double car garage should be sited with its Eastern wall on the eastern side boundary

LOT 34

DENSITY: Plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 198.662m2

MAX ALLOWABLE FLOOR AREA: 158.93m2

SITING: Lot 34 may have a single car masonry garage with its wall on the eastern side boundary and provision for an open carpark as part of a courtyard, or a double car garage with access off the angled site boundary.

LOT 35

DENSITY: plot Ratio 0.8

DIMENSIONS AND CURTILAGE: Refer Land Division map.

SITE AREA: 151m2

MAX ALLOWABLE FLOOR AREA: 125.6m2

SITING: A double car garage should be sited with its eastern wall on the eastern side boundary.

The site area dictates that living space should be designed over the garage which should be integrated into the main building.

RH:23/90

SCHEDULE D

Engineers Report.

C8936 March 1990.

IAN QUIGLEY & ASSOC. P/L

TIP TOP BAKERY SITE,
GOVER STREET, NORTH ADELAIDE.

STRUCTURAL CALCULATIONS AND DETAILS FOR SUPPORT OF EXISTING NORTH & WEST BOUNDARY WALLS.

Index.

Sheet 1 Stability Check West Wall
Sheets 2 Wall Panel load capacity check.
Sheet 3 Stability Check North Wall.
Sheet 4 Column & Footing Design
Sheet 5 Construction Details.
Sheet 6 Support Location Plan.

Phone 2311455 John Crofts
COLIN R. WALKER & ASSOC. P/L.

Tip Top Bakery Site
Grover St., Nth. Adelaide.

Brief. Stability check of walls to North & West Boundaries of site which are to remain as free standing walls.

West Wall.

Wall is 350 thick brickwork × 3700 in height.

Wt. of wall = $\frac{1.05 \times 350}{100} \times 3.7 = 25.25 kN/m$

Restoring Moment = $25.25 \times \frac{0.35}{2} = 4.42 kN.m.$

(1) check for 5 yr. return period for temporary situation. (Demolition Period)

$q_3 = (0.65 \times 33)^2 0.6 \times 10^{-3} = 0.28 kPa$

$C_D = 1.2$ $C_D q_3 = 0.34 kPa$

Overturning M = $0.34 \times \frac{3.7^2}{2} = 2.33 kN.m.$

S.F. = $\frac{4.42}{2.33} = 1.9 > 1.4$ ok.

(2) Permanent Situation. 50 yr. return period

$q_3 = (0.65 \times 42)^2 0.6 \times 10^{-3} = 0.45 kPa$

$C_D = 1.2$ $C_D q_3 = 0.54 kPa$

$OM = \frac{0.54 \times 3.7^2}{2} = 3.7 kN.m.$

S.F. = $\frac{4.42}{3.7} = 1.2 < 1.4$ NOT satisfactory

Wall requires additional stability

Lateral Wind Load Capacity (Wd)

$$Wd = 10\left(bv\frac{Mcv}{H^2} + bh\frac{Mch}{L^2}\right)$$

$Mcv = Cm\,flut\,Zd + fd\,Zd$.

$Zd = \frac{1000\times 350^2}{6}\times 10^{-3} = 20{,}417\times 10^3\ mm^3$

$Cm = 0.6$ $flut = 0.2\,MPa$

$fd = \frac{25.25\times 10^3\times 0.5}{350\times 1000} = 0.04\,MPa$

(i) $Mcv = (0.6\times 0.2\times 20{,}417 + 0.04\times 20{,}417)10^{-3}$

$= 3.27\,kN.m$

(ii) or $(3.0\times 0.6\times 0.2\times 20{,}417)10^{-3} = 7.35\,kN.m$. Not critical

(i) $Mch = 2.0\,Cm\,kp\sqrt{flut}\left(1+\frac{fd}{flut}\right)Zd$

$kp = \frac{110}{350} = 0.31$

$= \left\{2.0\times 0.6\times 0.31\sqrt{0.2}\left(1+\frac{0.04}{0.2}\right)20{,}417\right\}10^{-3}$

$= 4.08\,kN.m.$

(ii) $= (4.0\times 0.6\times 0.31\sqrt{0.2}\times 20{,}417)10^{-3}$

$= 6.79\,kN.m.$ not critical

(iii) $= Cm(0.44\,flut\,r_3 + 0.56\,flut)Zd.$

$flut = 1.8\,MPa$ $r_3 = 1.0$

$= 0.6(0.44\times 1.8\times 1.0 + 0.56\times 0.2)20{,}417\times 10^{-3}$

$= 11.07\,kN.m$ not critical.

Try with vertical supports at 7000 max.

$b_V = 0.25$ or $0.25\left(6 - \frac{7.0}{3.7}\right) = 1.03$ not critical

$b_h = 1.25$

$W_D = 10\left(0.25 \times \frac{3.27}{3.72} + \frac{1.25 \times 4.03}{7.0^2}\right)$

$= 1.64\,kPa > 0.54\,kPa$ ok.

North Wall

450 thick stone wall up to 4100

2 Courses of Brick (230 thk) on top of stone wall.

Total height of wall = 4272 say 4300

$OM = \frac{0.54 \times 4.3^2}{2} = 5.0\,kN.m.$

Wt of wall take same as brickwork.

$\left(\frac{1.05 \times 450}{100}\right)4.1 + 0.172 \times 4.5 = 36.75\,kN.$

$R.M. = 36.75 \times 0.45/2 = 8.27\,kN.m.$

$S.F. = \frac{8.27}{5.0} = 1.65 > 1.40$ ok

Take into account possible deterioration of wall, say 350 thick at bottom.

$R.M = 36.75 \times \frac{0.35}{2} = 6.43\,kN.m$

$S.F. = \frac{6.43}{5.0} = 1.29 < 1.4$. Not satisfactory

Provide Supports at 7.0m spacing as for west wall.

Additional moment capacity required

$(1.4-1.2)6.43 = 1.3\,kN.m$ per 'm' run of wall

OM to be taken by cols. $= 1.3 \times 7.0 = 9.1\,kN.m$.

Loading $= \frac{9.1 \times 2.0}{4.3^2} = 1.0\,kPa$

I read. for δ of $\frac{\text{Ucrit}}{300}$

$= \frac{1.0 \times 4.3^3 \times 10}{3 \times 2 \times 14.0} = 9.47 \times 10^6\,mm^4$

Use 152SHS4.9 $f_b = 69\,MPa$ etc.

Footing

$RM = 0.088\,KBD^3$

K = 50kPa, passive resistance per 'm' of depth.

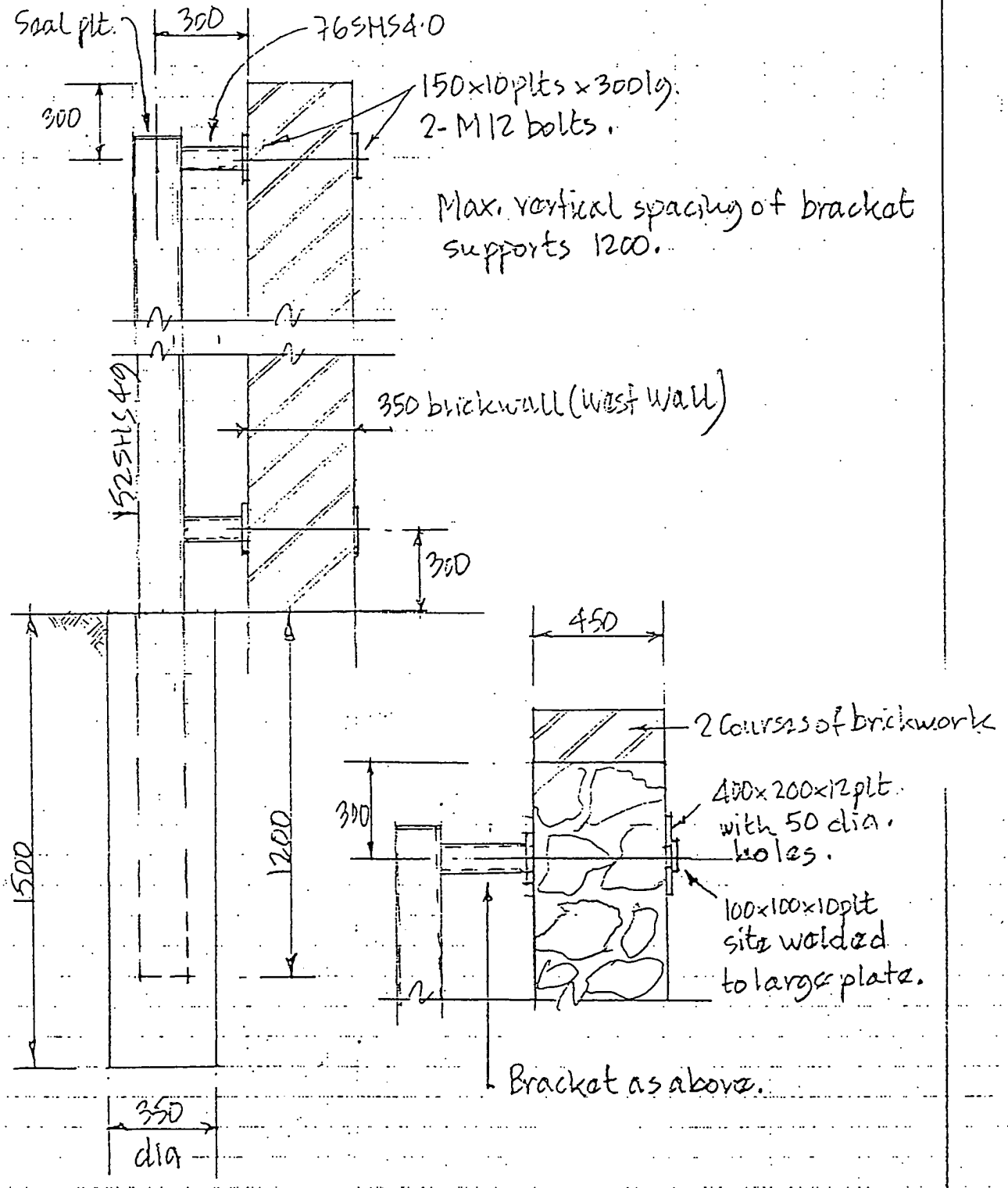
B = 350 dia. effective width $2B = 700$

D = depth read.

$D = \left(\frac{9.1}{0.088 \times 50 \times 0.7}\right)^{1/3}$

$= 1.43m.$

Use 1500 deep piers.

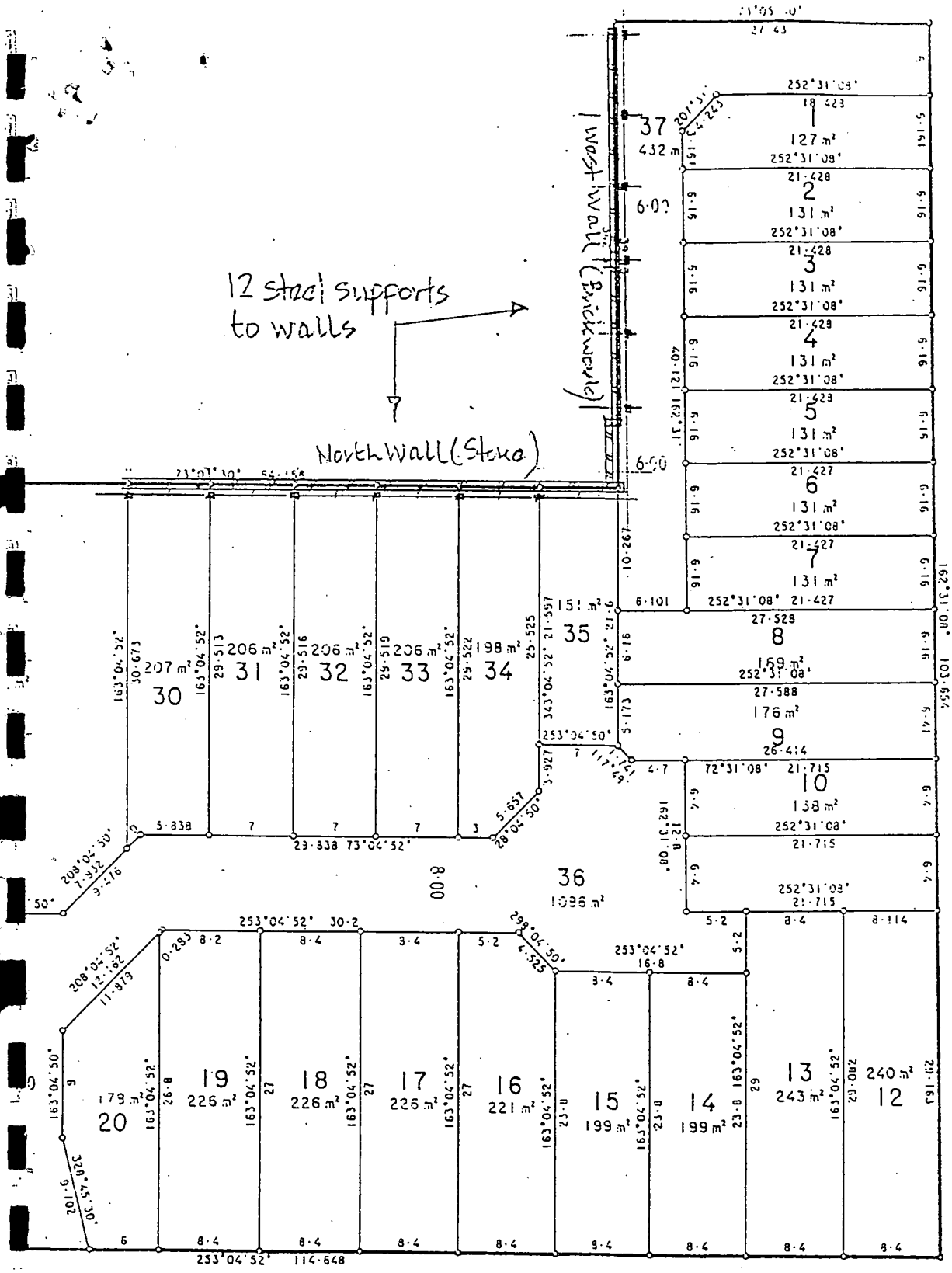


SUPPORT DETAIL TO WEST WALL

VARIATION DETAILS TO NORTH WALL

Note:- Remainder of Detail as West Wall.

Concrete Grade N20, Slump 80mm.
Compact using mechanical vibrators.


12 steel supports to walls
North Wall (Stone)
West Wall (Brick work)
MARGARET
STREET
STREET
37
432 m²
1
127 m²
2
131 m²
3
131 m²
4
131 m²
5
131 m²
6
131 m²
7
131 m²
8
169 m²
9
176 m²
10
138 m²
35
151 m²
36
1096 m²
30
207 m²
31
206 m²
32
206 m²
33
206 m²
34
198 m²
20
179 m²
19
226 m²
18
226 m²
17
226 m²
16
221 m²
15
199 m²
14
199 m²
13
243 m²
12
240 m²

SCHEDULE E

Consents of Parties with legal interest.

IMPORTANT NOTICE

SMOKE ALARM LEGISLATION

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

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

- If the home was built prior to 1st January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.

- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

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

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

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