

Form 1 - Vendor's statement

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

Contents

Preliminary

Part A - Parties and land

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

Part C - Statement with respect to required particulars

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

Schedule



Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:



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

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

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

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

2 ~~Purchaser's registered agent:~~

☐

Address:

3 Vendor:

Matthew Colin Perryman and Katelyn Rose Perryman

Address:

8 Hopkinson Court Hindmarsh Island SA 5214

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]*

8 Hopkinson Court Hindmarsh Island SA 5214

Allotment 8 Deposited Plan 87611 in the area named Hindmarsh Island Hundred of Nangkita being improved land and whole of the land in Certificate of Title Volume 6084 Folio 413

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:

8 Hopkinson Court Hindmarsh Island SA 5214

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

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

joseph@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:

*We, Matthew Colin Perryman and Katelyn Rose Perryman

of 8 Hopkinson Court Hindmarsh Island SA 5214

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

Date:
Signed:

Date:
Signed:

Date:
Signed:

Date:
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: 22/11/2024

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):

13833477

Name of mortgagee:

Commonwealth Bank of Australia



YES

NO

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?

Are there attachments?

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

Property Interest Report - Page 13

Description of land subject to easement:

CT Volume 6084 Folio 413

Nature of easement:

Statutory Easements

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

[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):

Encumbrance (13121698)

Nature of restrictive covenant:

Refer to Encumbrance (13121698) attached

Name of person in whose favour restrictive covenant operates:

Captain Sturt (SA) Pty Ltd

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

YES

If NO, give details:

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

NO



NO

YES



NO

YES

14 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):

Alexandrina Council search - Section 42

Condition(s) of authorisation:

Refer to Decision Notification Form for Development Application Number: 455/599/19 - Dwelling - Detached Two Storey



NO

YES

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

[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 condition(s):

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Amount of levy payable:

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?

Are there attachments?

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

Alexandrina Council search - 24 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: Neighbourhood (N)
Overlays as per Plan SA Data Extract for Section 7 search purposes included in Alexandrina Council search

Is there a State heritage place on the land or is the land situated in a State heritage area?

Is the land designated as a local heritage place?

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?

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?

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:

32. South Australian Public Health Act 2011

32.1 section 66 - Direction or requirement to avert spread of disease

~~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 direction or requirement:

Name of authority giving direction or making requirement:

Nature of direction or requirement:

32.2 section 92 - 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 council or other relevant authority giving notice:

Requirements of notice:

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

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):

Alexandrina Council Search - South Australian Public Health Act 2011

Date of approval:

14/08/2020

Name of person or body that granted the approval:

Alexandrina Council

Condition(s) of approval:

Refer to Wastewater Works amended approval for: Lot 8 (8) Hopkinson Court Hindmarsh Island, Tank and Disposal only

☒

NO

YES

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

Encumbrance (13121698)

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**

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?

- 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



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 6084 Folio 413

Parent Title(s) CT 6064/993
Creating Dealing(s) RTU 11646751
Title Issued 26/09/2011 Edition 5 Edition Issued 19/07/2022

Estate Type

FEE SIMPLE

Registered Proprietor

MATTHEW COLIN PERRYMAN
KATELYN ROSE PERRYMAN
OF 4 VIOLET COURT NOVAR GARDENS SA 5040
AS JOINT TENANTS

Description of Land

ALLOTMENT 8 DEPOSITED PLAN 87611
IN THE AREA NAMED HINDMARSH ISLAND
HUNDRED OF NANGKITA

Easements

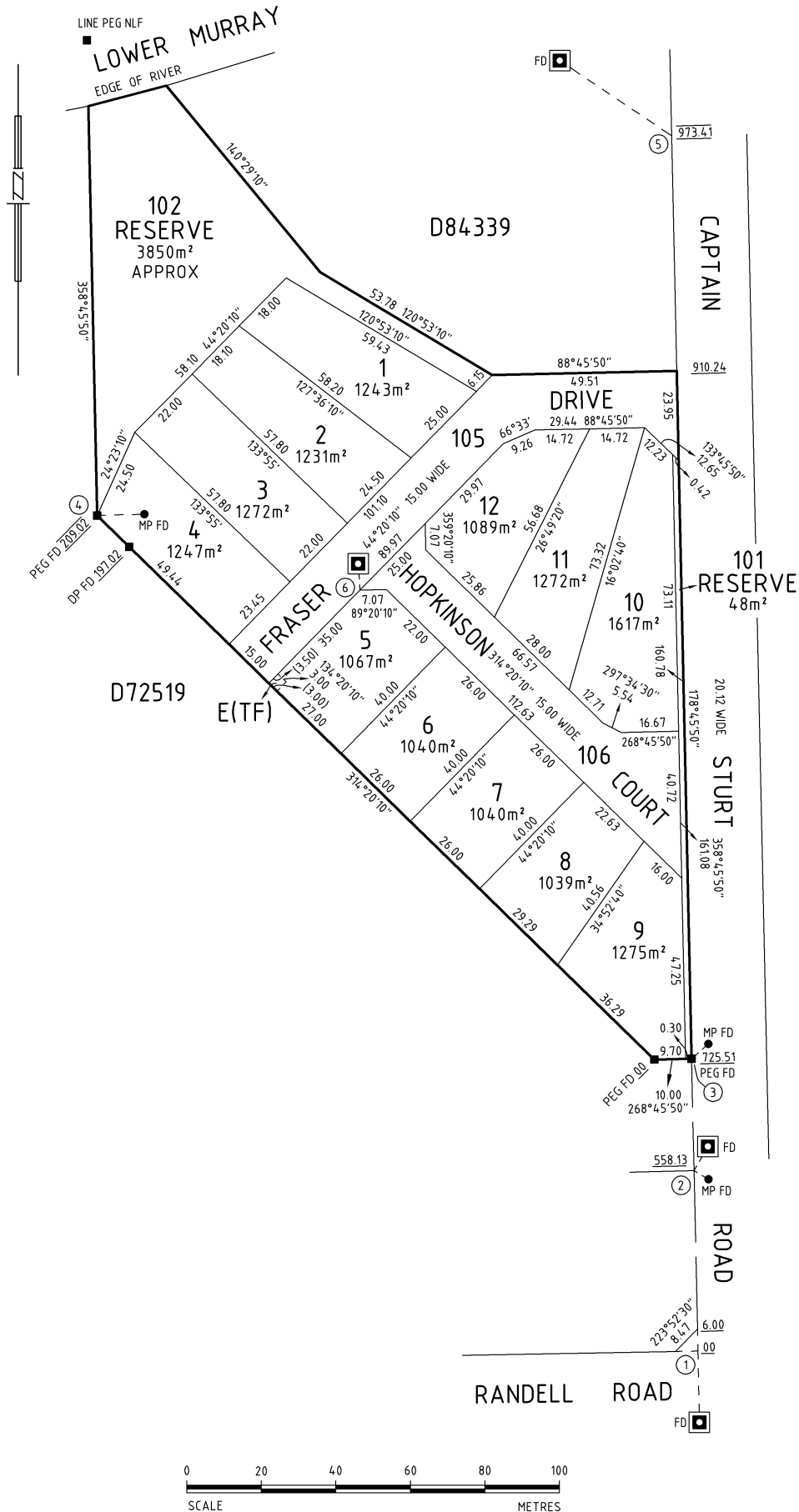
NIL

Schedule of Dealings

Dealing Number	Description
13121698	ENCUMBRANCE TO CAPTAIN STURT (SA) PTY. LTD. (ACN: 144 067 569)
13833477	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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



SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 87611

Property Interest Report

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

Title Reference	CT 6084/413	Reference No. 2623195
Registered Proprietors	M C & K R*PERRYMAN	Prepared 11/11/2024 14:54
Address of Property	8 HOPKINSON COURT, HINDMARSH ISLAND, SA 5214	
Local Govt. Authority	ALEXANDRINA COUNCIL	
Local Govt. Address	PO BOX 21 GOOLWA SA 5214	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. *Land Tax Act 1936*

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

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
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. <i>Natural Resources Management Act 2004 (repealed)</i>		
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. <i>Outback Communities (Administration and Management) Act 2009</i>		
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**
- Goolwa North - The Designated Entity, Ambo Pty Ltd, is proposing to rezone approx. 241 hectares of land between Alexandrina Rd and Byrnes Rd, Goolwa (the Affected Area) to accommodate a low density and low scale residential community. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).
- Code Amendment**
- Old Bull Creek Road, Strathalbyn - Nevarc Developments Pty Ltd proposes to rezone approximately 19.9 hectares of land located approx. 1km from the town's main street. The Affected Area is zoned 'Deferred Urban' and 'Neighbourhood' and is identified within The 30-Year Plan for Greater Adelaide as 'planned urban lands to 2045'. 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**
- 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**

Milang Local Heritage - proposal from Alexandrina council to provide appropriate recognition and protection of local heritage assets. 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.

Code Amendment

Lakeside Goolwa - Goolwa Tourist Resort Pty Ltd are proposing to rezone land located to the north and east of the existing Lakeside Goolwa Residential Park to facilitate future expansion. 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.

Code Amendment

Lot 485 Randell Road Hindmarsh Island - seeks to rezone approximately 9.4 hectares of land from the Rural Living Zone to the Rural Neighbourhood Zone to facilitate very low-density residential development outcomes. 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.

Code Amendment

76 Kessell Road Goolwa - Seeks to facilitate the future development of this site, as an expansion of the adjoining Discovery Parks caravan park located at 40 Kessell Road. The intention is for 76 Kessell Road to be rezoned Caravan and Tourist Park, to align with the existing caravan park. 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.

Code Amendment

Future Living - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. 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 <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

32.1 section 66 - Direction or requirement to avert

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

spread of disease

32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 6084/413
Status: CURRENT
Edition: 5

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference CT 6084/413
Status CURRENT
Easement NO
Owner Number 19345674
Address for Notices 4 VIOLET CT NOVAR GARDENS, SA 5040
Area 1039m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

MATTHEW COLIN PERRYMAN
KATELYN ROSE PERRYMAN
OF 4 VIOLET COURT NOVAR GARDENS SA 5040
AS JOINT TENANTS

Description of Land

ALLOTMENT 8 DEPOSITED PLAN 87611
IN THE AREA NAMED HINDMARSH ISLAND
HUNDRED OF NANGKITA

Last Sale Details

Dealing Reference TRANSFER (T) 13121697
Dealing Date 31/05/2019
Sale Price \$130,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	13121698	CAPTAIN STURT (SA) PTY. LTD. (ACN: 144 067 569)
MORTGAGE (CHANGE OF PROPRIETOR NAME)	13833477	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4545616209	CURRENT	8 HOPKINSON COURT, HINDMARSH ISLAND, SA 5214

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4545616209
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2012
Property Location	8 HOPKINSON COURT, HINDMARSH ISLAND, SA 5214
Local Government	ALEXANDRINA
Owner Names	MATTHEW COLIN PERRYMAN KATELYN ROSE PERRYMAN
Owner Number	19345674
Address for Notices	4 VIOLET CT NOVAR GARDENS, SA 5040
Zone / Subzone	N - Neighbourhood
Water Available	Yes
Sewer Available	No
Land Use	1100 - House
Description	6HDGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D87611 ALLOTMENT 8	CT 6084/413

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$255,000	\$810,000			
Previous	\$230,000	\$700,000			

Building Details

Valuation Number	4545616209
Building Style	Conventional
Year Built	2020
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Colourbond
Equivalent Main Area	250 sqm
Number of Main Rooms	6

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



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

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

Search No: CTRATES-2024-000529

Property ID: 15824

Bpay Biller Code: 435115

Valuation No: 4545616209

Reference: 21000 19730 01582 49

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

Property Described as: 8 Hopkinson Court HINDMARSH ISLAND SA 5214

Owners Name/s: Matthew C Perryman
Katelyn R Perryman

Section	Allotment	Plan	Certificate of Title
P1	8	87611	6084/413

RATES AND CHARGES INFORMATION

Declared Date: 24 Jun 2024

Period Ending: 30 Jun 2025

Rates and Fines in arrears b/fwd 1st July	\$0.00
Rates for current Financial Year	\$3,059.05
Service Charges	\$0.00
Interest to Date	\$0.00
Legal Fees to Date	\$0.00
Fines to Date	\$0.00
Property Related Debt	\$0.00
Regional Landscape Levy	\$81.00
Less payments and adjustments	\$-1,200.00
TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE	\$1,940.05

Rates not paid on or before the **due date** are the subject to a **fine** of 2.00% as prescribed by the Local Government Act, with further **interest charges** of 0.7625% being added to **arrears** each month following.

Conditions

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

Authorised by Alexandrina Council	Date: 18 November 2024
--	-------------------------------

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

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

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

ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

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

Search No: CTPROPERTY-2024-000530

Property ID: 15824

Valuation No: 4545616209

Property Described as: 8 Hopkinson Court HINDMARSH ISLAND SA 5214

Owners Name/s: Matthew C Perryman
Katelyn R Perryman

Section	Allotment	Plan	Certificate of Title
P1	8	87611	6084/413

PROPERTY INFORMATION

5. *Development Act 1993 (repealed)*

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

6. *Repealed Act conditions*

6.1 Conditions (that continue 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)	Nil
---	-----

29 *Planning, Development, and Infrastructure Act 2016*

29.1 Part 5 – Planning and Design Code – Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Refer to Attached Plan SA Report
29.1 Is there a State Heritage place on the land or is the land situated in a State Heritage area?	No
29.1 Is the land designated as a local heritage place?	No

29.1 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
29.1 Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes
29.2 Section 127 – Condition (that continues to apply) of a development authorisation	Refer to Attached PlanSA Report

5 *Development Act 1993 (repealed)*

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

10 *Fire and Emergency Services Act*

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

11 *Food Act 2001*

11.1 Section 44 – Improvement notice	Nil
11.2 Section 46 – Prohibition order	Nil

15 *Housing Improvement Act 1940 (repealed)*

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

17 *Land Acquisition Act 1969*

17.1 Section 10 – Notice of intention to acquire	Nil
---	-----

20 *Local Government Act 1934 (repealed)*

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

21 *Local Government Act 1999*

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

22 *Local Nuisance and Litter Control Act 2016*

22.1 Section 30 – Nuisance or litter abatement notice	Nil
--	-----

29 *Planning, Development and Infrastructure Act 2016*

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

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

31.1 Part 3 - Notice	Nil
31.2 Public and Environmental Health (Waste Control) 2010 (or 1995) (revoked) Part 2 – Condition (that continues to apply) of an approval	Nil

31.3 Public and Environmental Health (Waste Control) 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	Nil
---	-----

32 *South Australian Public Health Act 2011*

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

36 *Other Charges*

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

Particulars of Building Indemnity Insurance

Note: Building Indemnity Insurance is required for -

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

Details of Building Indemnity Insurance still in existence for Building Work on the Land

Building indemnity insurance required	Yes
---------------------------------------	-----

If yes:

Name(s) of person(s) insured	Matthew Colin Perryman & Katelyn Rose Tower
Name of insurer:	QBE Insurance (Australia) Ltd

Limitations of the liability of the insurer:	Value \$472,233.00
Name of the builder:	Rossdale Homes Pty Ltd
Builders Licence Number:	UBLD8104
Date of Issue of insurance:	09.10.2019
Description of insured building work:	New Single Construction Contract

Exemption from holding insurance

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

If yes:

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

Particulars relating to Environment Protection

6 Further information held by councils – Does the council hold details of any development approvals relating to: (a) Commercial or industrial activity at the land; or (b) A change in the use of the land or part of the land (within the meaning of the Development Act 1993) or the Planning, Development and Infrastructure Act 2016?	No
---	----

Note -

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

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

It should be noted that –

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

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

Authorised by Alexandrina Council

Date: 18 November 2024

CONFIRMED BY (as required):

Environmental Health Officer

Date: 18 November 2024

Building Officer

Date: 18 November 2024

Planning Officer

Date: 18 November 2024

Compliance Officer

Date: 18 November 2024

DECISION NOTIFICATION FORM



For Development Application:

Dated: 29.07.19

Registered: 01.07.19

TO **ROSSDALE HOMES PTY LTD**
300 GLEN OSMOND ROAD
FULLARTON SA 5063

Application No: **455/599/19**

Assessment: **A23344**

LOCATION OF PROPOSED DEVELOPMENT: LOT: 8 NO: 8 HOPKINSON COURT HINDMARSH ISLAND

NATURE OF PROPOSED DEVELOPMENT: DWELLING - DETACHED TWO STOREY

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	DATE	NO OF CONDITIONS
Development Plan Consent	Approved	09/08/2019	6
Land Division	Not Applicable		
Land Division (Community Title)	Not Applicable		
Building Rules Consent	Approved	05/12/2019	4
Other	Not Applicable		
DEVELOPMENT APPROVAL	Approved	11/12/2019	10

NOTE: No work can commence on this development unless a **DEVELOPMENT APPROVAL** has been obtained. (i.e. consent granted by date for a Development Approval in the shaded box)

Details of the building classification and the approved number of occupants under the Building Code are attached.

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

SIGNED: _____


Sarah Longden
Authorised Officer

Date: 11/12/2019

NOTES FOR APPLICANT

1. You may have the right of appeal if this Decision Notification is:

- * A refusal; or
- * A consent or approval with conditions

Your appeal must be lodged with the Environment, Resources and Development Court, together with the designated fee, within two months of you receiving notice of the decision.

A copy of your receipted appeal notice must be also served on the authority which issued the Decision Notification Form within the same two month period.

Please contact the Environment, Resources and Development Court if you wish to appeal. Ph. (08) 8204 0300

2. If your application was the subject of third party representations, any consent or approval, whether subject to conditions or not, shall not operate until the determination of any appeal. A representor has 15 business days from the date of the Decision Notification to lodge an appeal. Please contact the Environment, Resources and Development Court to see if an appeal has been lodged.

3. If this is a Development Approval:

- * the development approval must be substantially commenced;
- * for land division, you must apply to the Development Assessment Commission for a certificate.

within 12 months of the date of this Decision Notification (or alternatively the date of the determination of any appeal) unless this period has been extended by the relevant authority.

And

Any act or work authorised or required by this Decision Notification must be substantially or fully completed within 3 years of the date of this Notification or a longer time as allowed by the relevant authority.

PLEASE NOTE:

If this development has not lawfully commenced with substantial work undertaken on site within 12 months of the date of this approval, this application along with all related consents/approvals will lapse in accordance with Regulation 48 (1) of the Development Regulations 2008. Where this occurs you will be required to obtain a new Development Approval before commencing or continuing the development.

Unless otherwise stated within this approval the attached consent is limited to works within the boundaries of the allotment. Any works external to the allotment boundaries including but not limited to, driveway crossovers and/or tree removals or proposed tree relocations require a separate permit under the Local Government Act 1999. Please contact Council's Engineering Department on 8555 7000 for further information regarding a permit.

DECISION NOTIFICATION – CONDITIONS OF APPROVAL

APPLICANT NAME: ROSSDALE HOMES PTY LTD

CONDITIONS OF DEVELOPMENT PLAN CONSENT: - 6

- 1 The development here in approved shall be undertaken and maintained in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.

Reason To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted

- 2 All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

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

- 3 Where cut and/or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed.

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

- 4 That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:

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

Reason: To minimise potential adverse off site environmental impacts

- 5 All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.

Reason: To ensure storm water is disposed of in a controlled manner

6. The bushfire fighting water tank as shown on the herein approved plans shall comply with the requirements of the Ministers Code, Undertaking development in Bushfire Protection Areas - February 2009 (as amended October 2012) for Medium risk areas and shall be installed prior to occupation of the dwelling herein approved.

Reason: To ensure Compliance with the Ministers Code.

NOTES:

- 1 The applicant is reminded of their general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that any activities on the site do not pollute the environment
- 2 Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor
- 3 Encumbrances, although not administered by Council, may apply to your property. You are therefore advised to check for Encumbrances on your Certificate of Title prior to commencing work
- 4 **Building Site Management**
Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines.

Construction Hours: That construction shall take place between 7am and 7pm Monday to Saturday. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions: That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle: That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Storm water Runoff: That all runoff and storm water from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the storm water system.

Hard Waste Litter Storage: That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security: That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm: That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge: Pursuant to Section 262 of the Local Government Act 1999 where damage to Council's footpath/kerbing/road pavement/verge occurs as a result of the construction the owner/applicant may be issued with an order to cease the conduct and to take specific action to remedy the damage.

For further information in relation to the above, please call either Council, the EPA or Safe Work SA.

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

CONDITIONS OF BUILDING RULES CONSENT: - 4

BUILDING CLASSIFICATION: 1A Dwelling
 10A Non-Habitable Building

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

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

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

PC60427

DECISION NOTIFICATION FORM

Development No: 455/599/19

Dated:

Registered On:

To:

**ROSSDALE HOMES PTY LTD
300 GLEN OSMOND ROAD
FULLARTON SA 5063**

LOCATION OF PROPOSED DEVELOPMENT

House 8 Lot No: 8 Street: HOPKINSON COURT Suburb: HINDMARSH ISLAND
Section Volume: Folio: Hundred:

NATURE OF PROPOSED DEVELOPMENT

DETACHED TWO STOREY DWELLING

In respect of this proposed development you are informed that:

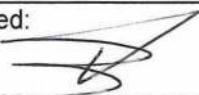
NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	----	----	----	----
Land Division	----	----	----	----
Land Division (strata)	----	----	----	----
Building Rules Consent	5/12/19	4	----	----
Public Space	N/A	----	----	----
Other	N/A	----	----	----
DEVELOPMENT APPROVAL	---	----	----	----

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

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

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

Signed:



(DJ)

Private Certifier

(4)

Sheets Attached

Date: 5 December, 2019

**DEVELOPMENT ACT, 1993
SECTION 42
CONDITIONS OF BUILDING RULES CONSENT**

BUILDING WORK	DETACHED TWO STOREY DWELLING
SITE ADDRESS	LOT 8 (NO 8) HOPKINSON COURT HINDMARSH ISLAND
APPLICANT	ROSSDALE HOMES PTY LTD
OWNER	PERRYMAN & TOWER
CLASSIFICATION	1a & 10a
DEVELOPMENT NO	455/599/19
ISSUED BY	ALEXANDRINA COUNCIL

CONDITION(S)

1. SA Public Health Act, approval of the method of disposal of sewage and sillage from the building shall be obtained prior to the commencement of work
Reg. 77
2. The design engineer shall inspect and confirm the adequacy of the founding depth of the footings prior to the placement of concrete.
BCA-P2 1
3. The roof trusses shall
 - be a proprietary product designed by a trained user using certified software complying with Ministers Specification SA A2 2 and manufactured by a licensed manufacturer to the provisions of AS1720 1 and AS1649,
 - have the top and bottom chords and webs restrained in accordance with the requirements of the truss design parameters
 - be provided with top and bottom chord bracing in accordance with AS4440 and the manufacturer's specification,
 - be stored, erected and installed in accordance with AS4440 and the manufacturer's specification
 BCA-P2.1
4. The balcony floor shall be waterproofed in accordance with AS4654 Parts 1 & 2
BCA-P2.2 2

Notes

The certified drawings/ documents will be issued by the Council with the notification of development approval

In assessing this application an alternative solution for the use of a non-deemed-to-satisfy external wall cladding has been considered. The Rendapanel cladding system has been assessed as satisfying performance requirements P2 1 1 (structure) and P2 2 2 (weatherproofing – external wall) through the receipt of certificates / reports. Any change to the external cladding used will require an amendment to the consent to be sought.

This consent is issued on the understanding that the stairs and balustrade will be manufactured and installed by Stairlock in accordance with BCA 3 9 1 & 3 9 2 of the Building Code of Australia. If there is any change to this arrangement an amended consent will be required. Treads shall have a non-slip finish or a suitable non-skid strip near the edge of the nosings.

This consent is issued on the understanding that exhaust fans, if installed, will comply with the requirements of BCA Part 3 8 7 3 and will be discharged to outside air or a vented roof space in accordance with BCA Part 3 8 7 4 which may require the installation of high and low level roof vents

The person proposing to undertake building work (or who is in charge of such work) is warned of their obligation to give the Council notice at stages prescribed in Regulation 74. These include 1 business days notice of -

- intended commencement of building work. Notice must include information on the persons who are proposed to sign the Regulation 83AB Statement of Compliance (where applicable),
- completion of all roof framing. Notice must be accompanied within 1 business day by a completed registered building work supervisors checklist relating to the roof framing and the subject roof framing must not be concealed for 2 business days,
- completion of building work, and
- other stages specified by Council

Regulation 83AB requires a Statement of Compliance for Class 1a buildings to be provided upon completion to the relevant authority by the licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work to which the statement relates, in accordance with the attached pro-forma, which must also be signed by the owner of the relevant land, or by someone acting on his or her behalf

A person must not occupy a Class 1a building under the Building Code that has been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A

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

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

No portion of the building or structure (including footings and drainage) shall extend over the property boundary (unless a suitable written agreement has been obtained from the adjoining property owner)

The owner of the site is advised that a retaining wall will be required adjacent to the boundary to retain any cut or fill

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

The applicant, owner and person performing the building work shall be made aware that the building site is located in a Bush Fire Prone Area

The development plan indicates that this site is in an area with a medium bushfire risk, which is comparable to a BAL – 12.5 category of bushfire attack pursuant to AS3959

The person performing the building work is required to perform the work in accordance with the relevant requirements of BCA Vol 2 Part 3 7 4 for this bushfire attack level

The bushfire fighting equipment and associated tank and fittings shall comply with the requirements of Ministers Specification SA 78

Where within 1 km of salt water or 10km of *breaking surf* or within a heavy industrial area all steel, concrete and masonry construction shall be appropriately protected against corrosion (including structural steel members, lintels, steel roof, wall and floor framing, metal roof and wall sheeting, wall ties, connectors, straps, fixings, reinforcement, rods, mortar etc)

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

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

Eaves gutters shall comply with BCA Part 3.5.2 including the provision of overflow measures and the downpipe spacing and position requirements

A sealed stormwater system will require inspection points at strategic locations to allow for ease of ongoing maintenance. The location and design of the points should be discussed with the design engineer to ensure maximum efficiency

AS3660 1- 'Termite Management - New Building Work', sets out methods for minimising the risk to new buildings from damage to their structural members by subterranean termites by deterring concealed entry by termites from the soil to the building. A termite barrier system constructed in accordance with this standard can not prevent termite attack, as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspections which need to be carried out at intervals not exceeding 12 months to reduce the risk of termite damage. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection, and the date of installation of the system, and where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label, and the need to maintain and inspect the system on a regular basis. The owner may also wish to seek advice regarding the potential for attack by termites to non-primary structural elements of the building and the precautions available

The roof trusses shall be stored, erected, installed and braced in accordance with roof truss design requirements, AS4440, the manufacturers specifications and good trade practice. Particular attention should be paid to the co-ordination of trades to ensure that chord and web restraints are provided in accordance with the truss design parameters and the top and bottom chords are braced in accordance with AS4440 and the manufacturers specifications

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

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanised, stainless steel or monel metal

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

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

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

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

The articulation or control joints in the masonry walls shall be installed in accordance with the Site Investigation and Footing Construction Report

Wet area details including floor grades, set-downs and water resistant surfaces shall comply with AS3740–2010, BCA Table 3 8 1 1 and BCA Clauses SA 3 8 1 2 and SA 3 2 2

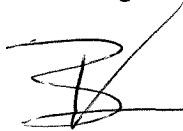
All glazing shall be glazed in accordance with AS1288- 2006, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower

The required rainwater tanks to be plumbed into the dwelling in accordance with AS3500 must be provided with an overflow device connected into the stormwater disposal system and mosquito proof, non-degradable screens on the inlet and overflow Supporting structures must be a proprietary product and / or comply with relevant Australian Standards

This consent is based on the understanding that there are no brush fences within 3m of the proposed building works

This report does not imply compliance with the Electricity Act, 1996 as amended or the regulations thereunder (including Regulations prescribed for purposes of Section 86) or the Work Health & Safety Act 2012 or the regulations thereunder It is the responsibility of the applicant, owner and the person erecting the building to ensure compliance with same

Katnich Dodd
Building Surveyors



.....
Vic Barone

5 December, 2019

Certificate of Registration as a Private Certifier No 057

©

File: 455/599/19
A23344
LM

14 August 2020

Matthew Perryman
PO Box 16
ROXBY DOWNS SA 5725

Dear Sir/Madam

**WASTEWATER WORKS AMENDED APPROVAL FOR: Lot 8 (8) Hopkinson Court Hindmarsh Island
TANK AND DISPOSAL ONLY**

I refer to your application for wastewater works approval at the above site.

I advise that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) your application has been approved subject to the following conditions.

Please note that penalties can apply for non-compliance with approval conditions.

1. The approved wastewater system incorporates;
 - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500
 - 1.2. Ri-Industries, Riscap 4000 litre combination septic tank and pump,
 - 1.3. Effluent disposal -
Vapharize Dispersion Beds by Hydroscape Pty Ltd: 48 square metres (basal area)
with associated pipework and fittings as specified by the design engineer in the report submitted to Council.
2. The system is to be installed, commissioned, operated and maintained in accordance with;
 - 2.1. The plans and specifications submitted including any amendments made/required with this approval
 - 2.2. Manufacturers, installers and equipment suppliers' instructions and recommendations
 - 2.3. In the case of any wastewater products to be installed, the relevant product approval conditions
 - 2.4. Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2)
 - 2.5. The Onsite Wastewater Systems Code
 - 2.6. All other relevant standards and codes
 - 2.7. Conditions of this approval
3. In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days.

4. In regards to inspection and commissioning;
 - 4.1. The relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation.
 - 4.2. Persons undertaking wastewater works are required to give Council at least one business days notice at the following stages:
 - a) Underfloor plumbing completed (with work under water test)
 - b) Drains, septic tank, trade waste arrestors, pump sump (if this forms part of the approval), holding tank (if this forms part of the approval), other approved ancillary equipment and land application system installed (drains to be under water test)
 - c) Final inspection on completion of the whole system prior to occupation

Please contact the Planning and Development Customer Service Officer on (08) 8555 7000 to arrange for these inspections.
5. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing;
 - 5.1. Type of system installed
 - 5.2. Date of system installed
 - 5.3. Servicing / desludging frequency
 - 5.4. Prohibited discharges
 - 5.5. Relevant Authority / Manufacturer details
6. The operator of the wastewater system must ensure that the lids and access openings are to be fitted so as to be childproof.
7. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with;
 - 7.1. The conditions of this approval
 - 7.2. The prescribed codes to the extent which they are applicable.
8. The operator of a wastewater system must ensure that wastewater from the system is reused or disposed of in accordance with;
 - 8.1. These approval conditions
 - 8.2. All relevant standards and Codes to the extent which they are applicable.
9. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
10. This approval will expire if the works are not commenced, or are commenced but not substantially completed within 24 months after the date of approval.
11. The owner and or operator of a wastewater system must ensure that at no time should a wastewater tank (e.g. septic tank, aerobic wastewater treatment tank) access opening be located beneath any structure (including, but not limited to, a pergola, veranda or deck). The access opening of a wastewater tank shall remain free of any structure permanent or non-permanent.
12. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition

of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-

- 12.1. The operator consents or-
- 12.2. The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

Approved by:

A handwritten signature in blue ink, appearing to read "Luke McCumiskey".

Luke McCumiskey (Environmental Health Officer) **Date:** 14 August 2020

- Note 1:** The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.
- Note 2:** Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.
- Note 3:** Any alterations/upgrades/modifications to this system will be subject to separate application(s) and approval from the relevant authority.
- Note 4:** Unless otherwise specified in the conditions of this approval, all septic tanks (including those included with an aerated wastewater treatment system) should be desludged as per the On-site Wastewater Systems Code.

Alexandrina Council

Swimming Pool Safety



Requirements on Sale of Property

Pools approved, constructed or installed before 1 st July 1993:

Safety barriers must be brought into line with the requirements of Ministerial Building Standard – MBS 004 - Swimming Pool Safety – designated safety features for pools built before 1 July 1993

Pools approved, constructed or installed from 1 st July 1993 to the present:

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

- From 1 st July 1993 to 1 st December 2010 child resistant doorsets were permitted doors opening into a pool enclosure were required to be self-closing and self-latching with the latch at least 1500mm above the floor windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm
- From 2 nd December 2010 child resistant door sets were not permitted a fence was required between any doorway from the house and the pool windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm

Safety Fence Inspections

If you have a property for sale that has a swimming pool, it is your responsibility to ensure the pool safety barrier is compliant with Ministerial Building Standard-MBS 004 and the legislation at the time of approval. It is recommended that you should have the pool safety barrier checked by a consultant specializing in pool fencing well before the property transfer is settled. This will allow time to upgrade anything that is deficient or not complying before the settlement date.

Please Note: Alexandrina Council does not undertake such inspections.

For further details log onto the State Government website:

<https://www.sa.gov.au/topics/housing/owning-a-property/keeping-your-property-safe/pool-and-spa-safety>

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

Data Extract for Section 7 search purposes

Valuation ID 4545616209

Data Extract Date: 18/11/2024

Parcel ID: D87611 A8

Certificate Title: CT6084/413

Property Address: 8 HOPKINSON CT HINDMARSH ISLAND SA 5214

Zones

Neighbourhood (N)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Aircraft Landing Area)

The Airport Building Heights (Aircraft Landing Area) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of aircraft landing areas.

Affordable Housing

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

Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Hazards (Bushfire - Medium Risk) (Medium)

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

Hazards (Flooding - Evidence Required)

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

Murray-Darling Basin

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

Native Vegetation

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

Ramsar Wetlands

The Ramsar Wetlands Overlay seeks to ensure the protection of recognised Ramsar Wetlands.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

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

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

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

South Australian Water Corporation

Name:
M C PERRYMAN & K R TOWER

Water & Sewer Account
Acct. No.: 45 45616 20 9

Amount: _____

Address:
8 HOPKINSON CT HINDMARSH ISLAND
LT 8 D87611

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	4545616209



Bill code: 8888
Ref: 4545616209

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: 4545616209



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



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: 2623195

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

DATE OF ISSUE

12/11/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

19345674

OWNERSHIP NAME

M C & K R PERRYMAN

PROPERTY DESCRIPTION

8 HOPKINSON CT / HINDMARSH ISLAND SA 5214 / LT 8 D87611

ASSESSMENT NUMBER

4545616209

TITLE REF.

(A "+" indicates multiple titles)

CT 6084/413

CAPITAL VALUE

\$810,000.00

AREA / FACTOR

R2
0.500

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 152.60
\$ 94.00
\$ 0.00
\$ -108.60
\$ 0.00

Please Note:

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

EXPIRY DATE

10/02/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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: 2623195

DATE OF ISSUE

12/11/2024

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

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

M C & K R PERRYMAN

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

8 HOPKINSON CT / HINDMARSH ISLAND SA 5214 / LT 8 D87611

ASSESSMENT NUMBER

4545616209

TITLE REF.

(A "+" indicates multiple titles)

CT 6084/413

TAXABLE SITE VALUE

\$255,000.00

AREA

0.1039 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			
= <u>AMOUNT PAYABLE</u>	\$	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**10/02/2025****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

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

Orig. E 13121698

12:16 04-Jun-2019 2 of 3

PRIORITY NOTICE ID

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

SERIES NO	PREFIX
1	E

AGENT CODE

LODGED BY:

SAIG14

CORRECTION TO: Stevens Partners STEV

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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

CORRECTION	PASSED <i>AB</i>
REGISTERED <i>[Signature]</i> pro 	

ENCUMBRANCE

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT **Volume 6084 Folio 413**

ESTATE & INTEREST

ESTATE IN FEE SIMPLE

ENCUMBRANCER (Full name and address)

MATTHEW COLIN PERRYMAN AND KATELYN ROSE TOWER of 4 Violet Court Novar Gardens SA 5040

ENCUMBRANCEE (Full name, address and mode of holding)

CAPTAIN STURT (SA) PTY LTD A.C.N. 144 067 569 of 300 Glen Osmond Road Fullarton SA 5063

OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE WITH AN ANNUITY OR RENT CHARGE OF

- | | |
|---|--|
| (a) Insert the amount of the annuity or rent charge | (a) Ten Cents (10c) |
| (b) State the term of the annuity or rent charge.
If for life use the words "during his or her lifetime" | (b) TO BE PAID TO THE ENCUMBRANCEE
annually as a yearly rental charge for a term of 99 years from the date hereof |
| (c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted. | (c) AT THE TIMES AND IN THE MANNER FOLLOWING
on the thirtieth day of june in each and every year the first of such payments to be made (if demanded) on the thirtieth day of june next occurring after the date of execution of this instrument |

and the owner also encumbers the estate and interest in the said land above described for the benefit of the encumbrancee with the performance and observance of the covenants by the owner herein contained ("the covenants") (the burden on proving the performance and observance of which shall be borne by the owner)

provided that the encumbrancee shall not demand payment of the said rental charge if and so long as the owner and the owner's successors in title shall duly perform and observe all of the covenants

and provided further that none of the foregoing provisions for or in respect of the payment of the said annuity or yealy rent charge shall in any way affect or prejudice the rights of the encumbrancee or any other person claiming under the encumbrance as purchaser of any part or parts of the whole of the land comprised in the development zone to an injunction to prevent or restrain any breach of the covenants or to damages for such breach

the owner for itself and its successors in title hereby covenants with the encumbrancee as proprietor of and all other persons claiming under the encumbrance as purchasers of any part or parts of the development zone that the burden of the covenants shall be binding on the said land and each and every part thereof and all successive owners, occupiers, transferees and tenants thereof to the intent that the benefit of the covenants shall be annexed to and devolve with each and every part of the said development zone other than the said land hereby encumbered

COVENANTS

IT IS COVENANTED by the Owner with the Encumbrancee and with all other persons claiming under the Encumbrancee as purchasers of any land in the Development Zone as follows to the intent:

- That the covenants in this instrument will run with and bind the said land; and
- Notwithstanding anything to the contrary hereinbefore contained, the Encumbrancer SHALL NOT, transfer any estate or interest in the said land (or any part thereof) without first causing the party in whose favour such estate or interest is to be transferred to execute a covenant under seal in favour of the Encumbrancee that such party will observe and perform all of the terms and conditions in this Memorandum of Encumbrance contained as if such party had been the original party to this Memorandum of Encumbrance as the Encumbrancer herein named and for the purposes hereof a contract of Sale and Purchase entered into by the Encumbrancer with a third party Purchaser and a subsequently executed and accepted Memorandum of Transfer with both the Contract and the Transfer subject to the provisions hereof shall be complete satisfaction of the requirements under this covenant.
- That the benefit of each of the covenants will be annexed to, and pass to future owners of, each and every part of the Development Zone.

1 Not to use the land other than for residential or other approved purposes

- 1.1 residential use; or
- 1.2 such other use as had received the prior written approval of the Encumbrancee

2 No building without Encumbrancee's approval

- 2.1 Subject to clauses 3 and 4, the Owner must not do (or cause, suffer or permit to be done) any of the following on the land except in strict accordance with plans and specifications that have received the prior written approval of the Encumbrancee –
 - 2.1.1 erect a building or structure;
 - 2.1.2 carry out any siteworks;
- 2.2 The Owner must not submit any plans of building works to the Council for its approval until it has obtained the approval of the Encumbrancee.
- 2.3 Any application that is lodged by the Owner for approval pursuant to clause 2.1 must be accompanied by such plans, specifications and other information as is reasonably required by the Encumbrancee. In addition each application must be accompanied by payment of any applicable fees set by the Encumbrancee to cover the Encumbrancee's reasonable administrative costs for processing of applications. The application fees:
 - 2.3.1 may be varied by the Encumbrancee from time to time;
 - 2.3.2 but are not applicable to any application relating to the initial development of the land.

3 Design Guidelines

- 3.1 The Encumbrancee will not act unreasonably in refusing any approval or imposing any condition of approval under clause 2, but a refusal or a condition cannot be deemed unreasonable if the proposal as submitted is contrary to any provisions in the Design Guidelines.

COVENANTS CONTINUED

3.2 If the land is used for residential purposes, the following items do not require approval under clause 2, but nevertheless must comply with the applicable requirements as set out in the Design Guidelines:

- 3.2.1 clotheslines;
- 3.2.2 solar water heaters;
- 3.2.3 airconditioners;
- 3.2.4 antennae (including satellite dishes);
- 3.2.5 letterboxes;
- 3.2.6 driveways;
- 3.2.7 rainwater tanks;
- 3.2.8 external floodlights or spotlights.

4 No land divisions without Encumbrancee's approval

The Owner must not divide the land except with the prior written approval for the Encumbrancee.

5 Planning laws

- 5.1 The land must not be used or developed except in accordance with –
 - 5.1.1 any laws relating to planning from time to time in force; and
 - 5.1.2 the conditions of any relevant consent or approval given by any Council or other relevant planning authority.
- 5.2 Any approval granted by the Encumbrancee does not constitute an agreement or representation as to adequacy, suitability or fitness of the proposal, plans or specifications so approved, nor that the Council will grant its approval. The Owner acknowledges that the Owner will not place any reliance on the Encumbrancee's approval, whether for the purposes of planning or zoning laws or otherwise.

6 No delay

- 6.1 The Owner must not permit any undue delay to occur in the commencement or completion of any works approved under clause 2;
- 6.2 The Owner must not permit the completion of landscaping on the land to be delayed beyond the applicable time limit as set out below (or such longer periods as the Encumbrancee allows, by notice in writing to the Owner):
 - 6.2.1 If the land has been designated by the Encumbrancee as a residential allotment, then the time limit for the establishment, to the reasonable satisfaction of the Encumbrancee, of a garden (including landscaping and associated pavements) between the front of the dwelling and the adjacent road boundary is a period of twelve (12) months after the completion of the dwelling.

COVENANTS CONTINUED

7 Not to fail to maintain

7.1 The Owner must not allow:

7.1.1 the state of repair of the land, any building, structure of improvement on the land or of any painted surface; or

7.1.2 the general state of tidiness or cleanliness of the land or of any building, structure of improvement on the land; or

7.1.3 the maintenance of the landscaping, paving and parking areas on the land, to fall below a standard that is acceptable to the Encumbrancee.

7.2 The Encumbrancee must act in good faith in determining the standard acceptable to it for the purposes of this clause.

7.3 The Owner must not permit any carparking area to be used other than for vehicle parking.

7.4 The Owner must not permit any rubbish bin or similar receptacle to be placed between the front of any building erected on the land and the street alignment (except that a bin may be so placed immediately before being emptied or removed).

8 Waiver of this Encumbrance

The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied and it is acknowledged and agreed that the Encumbrancee shall not be liable for any loss or damage suffered by the Encumbrancer on any account whatsoever arising out of or connected with any non observance or any failure to enforce any provision of this encumbrance or of any other encumbrance whatsoever.

9 Notice to Rectify Breach

9.1 If the Encumbrancee serves a written notice upon the Owner specifying a breach of any of the Owner's obligations under the covenants of this encumbrance; and

9.2 the Owner fails to remedy the breach within one calendar month from the date of service of the notice; then

9.3 the Encumbrancee, its servants, agents and contractors may enter the land and may take such action as the Encumbrancee deems necessary to remedy the breach; and

9.4 the Encumbrancee may recover from the Owner, in any court of competent jurisdiction, the reasonable costs incurred in remedying the breach.

10 Acknowledgment of Building Scheme

The Owner acknowledges for the Owner and the Owner's successors in title:

10.1 that the foregoing covenants are entered into and undertaken for the purposes of the Encumbrancee's scheme of development for the lands comprised in the Development Zone.

COVENANTS CONTINUED

11 Release of Owner Upon Sale

- 11.1 Once a dwelling has been completed on the land, the following provisions will apply:
- 11.2 The rent charge and covenants contained in this instrument will be binding only upon the registered proprietor for the time being of the land.
- 11.3 Subject to covenants herein contained each successive registered proprietor of the land will be released from the payment of the rent charge and from the performance of the covenants immediately upon transferring the fee simple to another person.
- 11.4 Despite a transfer as referred to in clause 11.2, the rights of the Encumbrancee will be preserved against any former registered proprietor in relation to a breach of this encumbrance which occurred either before the transfer or by reason of the transfer.

12 Sunset Clause

- 12.1 The rights and obligations of the Encumbrancee will cease eighteen (18) months after the Encumbrancee ceases to be the registered proprietor of the last of the residential building allotments created in the Development Zone.
- 12.2 For the avoidance of doubt it is expressly stated that the rights and obligations of the owners of any land in the Development Zone arising under the building scheme created by this Encumbrance will continue despite the provisions of Clause 12.1.

13 Service of Notices

- 13.1 A notice may be served on the Owner either:
- 13.2 by posting the notice in a prepaid envelope to the last known address of the Owner; or
- 13.3 if a dwelling house has been erected on the land, by leaving the notice at or attached to the dwelling house.
- 13.4 A notice may be served on the Encumbrancee by being left at or posted in a prepaid envelope addressed to the Encumbrancee at its registered office in South Australia.
- 13.5 A notice served by post is deemed to have been served two (2) business days after posting

14 Interpretation

- 14.1 In this instrument:
 - 14.1.1 a reference to any gender includes all genders;
 - 14.1.2 the singular includes the plural and vice versa;
 - 14.1.3 a reference to a person includes a body corporate and vice versa;
 - 14.1.4 a reference to a party includes the heirs, executors, successors or assigns of that party.

COVENANTS CONTINUED

- 14.1.5 "the Owner" includes the Encumbrancer and each successive registered proprietor of the land (and, if there are two or more Owners at any time, the liability of those persons is joint and several);
- 14.1.6 "Design Guidelines" means that attached design guidelines which may be varied by the Encumbrancee from time to time
- 14.1.7 "the Development Zone" means the Development Zone being more particularly Allotment 624 in Deposited Plan 84339;
- 14.1.8 "the land" means the land subject to this instrument and includes any part of the land;

14.2 Nothing in this instrument prejudices:

- 14.2.1 the entitlement of the Encumbrancee to all the powers, rights and remedies given to Encumbrancees under statute law or common law; or
- 14.2.2 the rights of the Encumbrancee (or of any other person) to an injunction or to damages in respect of a breach of any covenant by the Owner (or a previous Owner).
- 14.2.3 The burden of proving compliance with the covenants in this instrument lies on the Owner.

The Escarpment

Lots 1-12 Captain Sturt Road Hindmarsh Island Design Guidelines

INTERPRETATION

- Any and all interpretation of this document is at the developer's discretion.
- This encumbrance consists of the following legally binding documents.
 - Memorandum of Encumbrance (registered on your certificate of title)
 - Design Guidelines
 - any 'Special Requirements' which relate to your block
 - The Building Envelope Plan
- Approval from The Developer is additional to and not in lieu of any State or Local Government requirements.
- The purchaser must make their own enquiries to Local Government, relating to building on the land.
- An application which seeks approval of something which is not strictly within these requirements may be considered on its merits.

BUILDING SETBACKS

- Homes and Structures on lots 1-4 inclusive are to be setback, as per the envelope plan. In creating this setback the developer in no way guarantees that this will result in the perfect amount of panoramic viewing space for each purchaser.
- Homes built on Lots 10-12 are to be built with their main address facing south and the rear yard space facing north. These homes should be setback an adequate distance to facilitate driveway grades in accordance with Council Requirements. Informal driveway entries from the main entry road to the northern side of these allotments may be approved on merit. Sheds and or garages which are not attached to the main dwelling may be constructed behind the dwelling as long as materials and colours match the home and significant screen planting is undertaken.
- All dwelling setbacks are to be as per The City of Alexandria Development Plan Requirements.

VEHICLE ACCESS

- There is to be no vehicle access to Captain Sturt Road from the Cul-de-sac.
- There is to be no Vehicle Access to Captain Sturt Road from Allotments 9 and 10.
- Allotment 4 must have its primary vehicle access to the right hand side of the allotment as per the Building Envelope Plan.
- There will be vehicle parking within the road reserve in front of Lot 4 as per the envelope plan. This parking may be denoted by line marking or other such marking approved by Council.
- Other vehicle access points will be determined by the developer at the time of civil design.
- The primary vehicle access for lots 10 to 12 inclusive shall be from the southern end of the allotments, facing the road with the auto court. Secondary vehicle entries may be acceptable on the northern end facing the main entry subject to approval by the Developer and Council.

FENCING

- Purchasers of allotments 1 to 4 inclusive must provide fencing to their rear boundary at the reserve front and side boundaries, as per the envelope plan. This fencing is to be consistent for the whole length of these property boundaries as noted on the envelope plan. The style and type of this fencing will consist of open type tubular fencing. Please refer to "The Special Requirements" for Lots 1-4 attached to these guidelines.
- Fencing to the side boundaries of Lot 1 and 4 (excluding the rear 15.5m section), which will be visible from other properties outside of this development shall be colorbond good neighbour type fencing or post and rail fencing with the rails on the inside, with the fencing in the colorbond colour "Woodland Grey".
- Any solid side fencing to all corner allotments must have the post and rails facing away from the road.
- Fencing to all internal boundaries shall be either rural type post and wire fencing or colorbond post and rail or colorbond good neighbour type fencing in the colorbond colour "Woodland Grey" and placed in accordance with "The Special Requirements" for all lots.
- The outer boundaries of the development abutting existing development may or may not be fenced by the developer. Any future fencing abutting existing outer boundaries is the sole responsibility of the purchaser and that adjoining existing owners may or may not contribute to the cost of this fencing.
- Any fencing forward of the building line must be rural post and wire fencing, open railed or picket type fencing or other fencing approved by the developer.

The Escarpment

LANDSCAPING

- Purchasers are to establish front yard landscaping and landscaping within the road verge areas including corner allotment verges, within 6 months of construction of the home and maintain them to a standard acceptable to the developer.
- The developer encourages purchasers to establish plants within the verge areas in accordance with Councils standards.
- The proposed reserve area at the waterfront is subject to the requirements of The Native Vegetation Council who may or may not require the developer to place landscaping or landscaping elements within the reserve. It is envisaged that the proposed reserve area will remain largely untouched to retain its natural character.

BUILT FORM

- Allotments 10 to 12 inclusive must construct a dwelling with a primary frontage to the southern side of the allotment facing the street with the auto court generally in accordance with the "Building Envelope Plan".
- There may be future residential development or other forms of development abutting the boundaries of this site at a later date.
- Homes and or other structures built on allotments 1, 2, 10, 11 and 12 inclusive are to be single storey construction heights only. Roof forms and wall heights measured from natural ground are to be consistent with an average single storey dwelling or typical structure height in accordance with "The Special Requirements".
- Double storey homes built on allotments 1, 2, 10, 11 and 12 must have the lower level below the road level and the average and maximum ridge heights at a typical single storey home level in accordance with "The Special Requirements".
- The bench levels for single storey house footings constructed on lots 1, 2, 10, 11 and 12 inclusive are to be consistent with the natural ground level where possible. No excessive fill is to be used to raise homes on these allotments.
- Low level decking or other structures can be built forward of homes constructed on allotments 1 to 4 inclusive, in accordance with Council Guidelines. Low level decks or other structures which will not interrupt views of adjoining homes are acceptable within this 15.5 metre zone.
Variations to this may be accepted on merit as long as it can be clearly demonstrated that the structure will not impact on neighbouring views.
- All external structures forward of the street front/park front building line (eg shade sails, pergolas, etc) should integrate with the main dwelling in terms of colours and materials.

GENERAL

- There will be a concrete stormwater outflow pipe and swale built into the reserve at the riverfront as noted on the stormwater management plans.
- The Developer may create a walkway to the side of allotment 1, which may be constructed from a rubble material, to be approved by Council and may stop at a location within the reserve determined by Council, for future connection by others, to a possible future walking trail along the riverfront.
- The developer may place bollards, fencing or additional landscaping to the area between the auto court and Captain Sturt Road adjacent to Lots 9 and 10.
- The street trees will be installed by Council after construction of the subdivision at their discretion.
- Clotheslines, air-conditioners, satellite dishes and other ancillary structures should be located away from the primary street address and out of public view where possible.
- Any fencing erected by the developer must not be removed or altered and must be maintained by the allotment owner.
- Lots 1 and 4 already have homes approved for construction so purchasers should view these plans to gauge potential view impacts.

The Escarpment

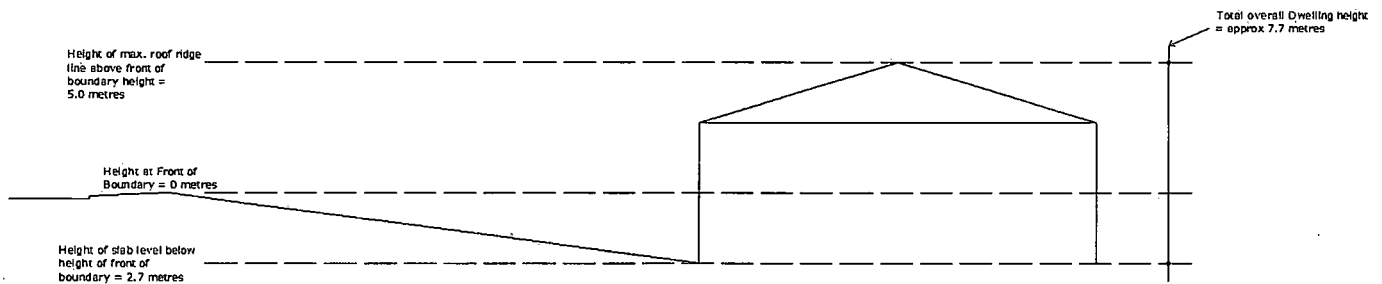
Special Design Requirements

Lots 1, 2, 10, 11 and 12

BUILDING HEIGHTS

- While single storey homes are preferred, double storey homes may be built on these allotments providing that the overall height of the home above the front of the allotment height is in accordance with the diagram below.
- Other design variations to the diagram may be accepted on merit providing that the intent of this requirement is achieved.
- All homes built on allotments within this development will require the developer's approval prior to lodging plans with The Council.

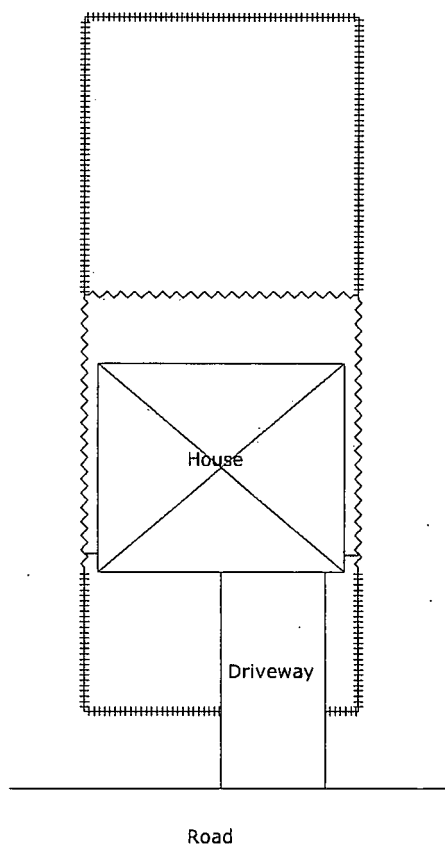
Building Height Diagram



The Escarpment

Special Fencing Requirements All allotments

- All fencing forward of the main building line must be open rail or post and wire type fencing.
- Any solid fencing surrounding the home should be installed to cover the direct perimeter of the home to create private areas.
- We would prefer to see open fencing such as post and wire type fencing surrounding the long boundaries of sites.
- We will accept variations to this requirement on merit.



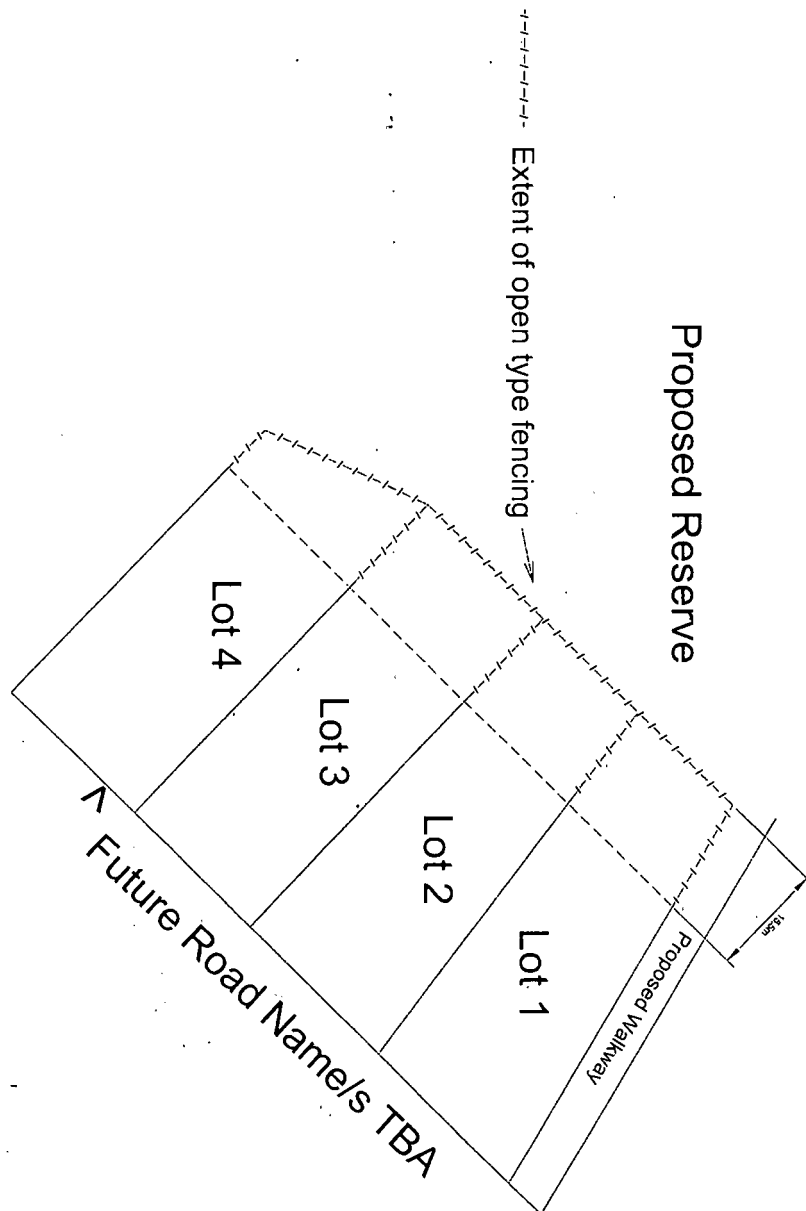
----- Open type fencing to boundaries

~~~~~ Colorbond or other solid  
fencing to private areas

# The Escarpment

## Special Fencing Requirements Lots 1-4 Inclusive

- The rear fencing to lots, 1-4 inclusive must be an integrated fence. Allotment owners are to construct a fence which is to Council standards. The fence must be either open railed tubular type fencing or post and wire rural type fencing.
- The fencing must not restrict views to or from surrounding properties and be located in accordance with the diagram below.

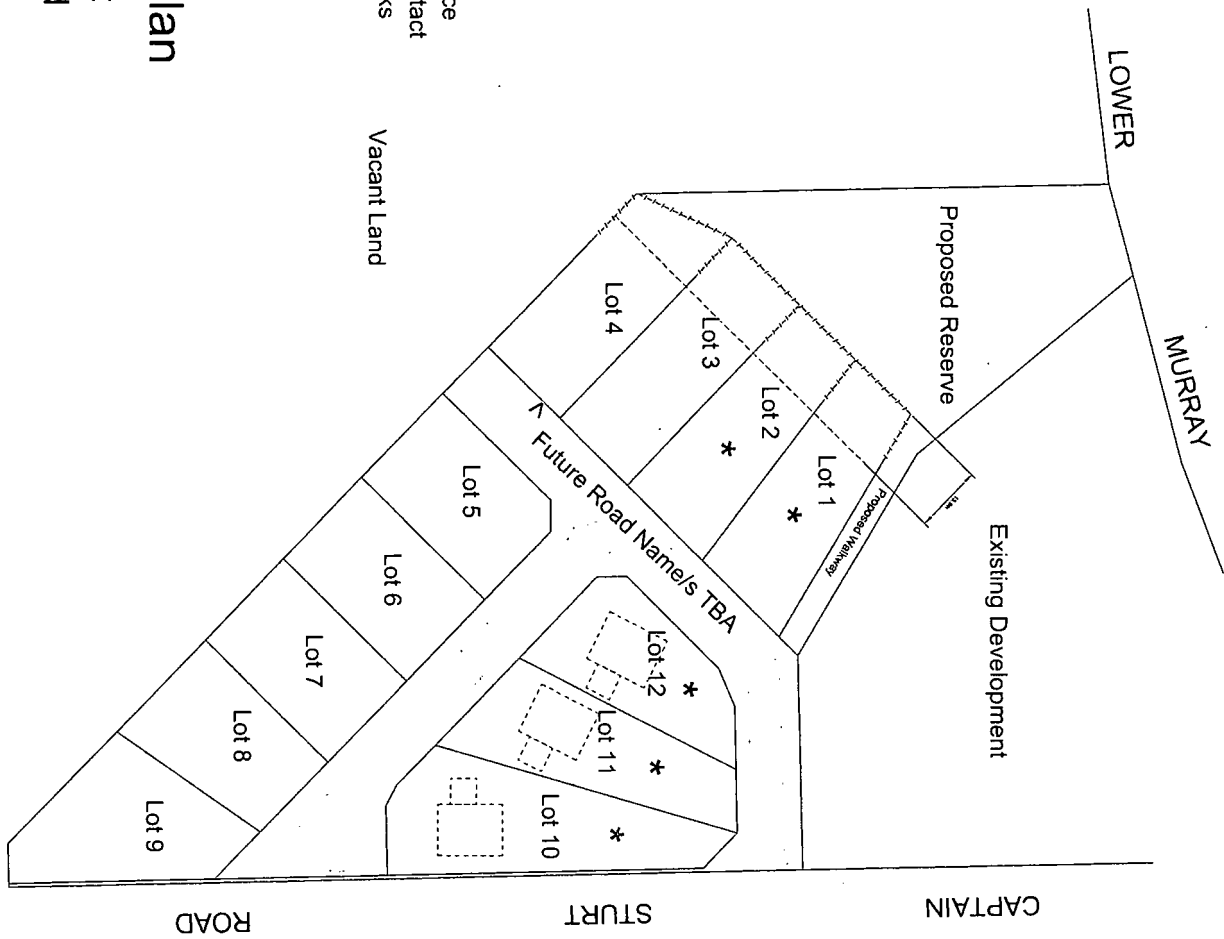


# The Escarpment

|                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Setbacks and other requirements are to be as per the table below<br>(Councils Requirements will take precedence over this table)                          |
| <b>Setbacks:</b>                                                                                                                                          |
| Lot 1-4 (inclusive) : 15.5m minimum to main building line from riverfront alignment boundary                                                              |
| <b>Fencing:</b>                                                                                                                                           |
| Rear and side wing fencing to Lots 1-4 must be as per the Special Requirements                                                                            |
| <b>Other Requirements:</b>                                                                                                                                |
| : Lots 1,2,10,11,12 to be single storey development only as per position * on the plan or built in accordance with "The Encumbrance Special Requirement". |
| : Lot 4 driveway access location to be as per > location on the plan                                                                                      |
|                                                                          |
| Home to face Southern Street<br>Approximate setback to street 8.0m                                                                                        |

Note: All setbacks are to be in accordance with Councils Requirements. Please contact Council for further clarification on setbacks

## Building Envelope Plan Lots 1-12 Captain Sturt Road Hindmarsh Island



*\* Delete the inapplicable*

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with the terms and conditions expressed ~~\*herein / \*in Memorandum No. \_\_\_\_\_~~ subject to such exclusions and amendments specified herein.

DATED 13 31 May 2019

**CERTIFICATION** *\*Delete the inapplicable*

**Encumbrancer(s)**

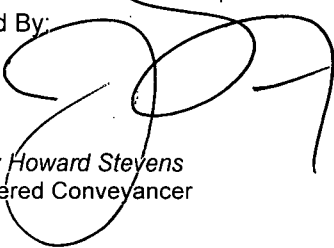
\*The Prescribed Person has taken reasonable steps to verify the identity of the encumbrancer.

\*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

\*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

\*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

  
Jeffrey Howard Stevens  
Registered Conveyancer

for: Stevens Partners

on behalf of the Encumbrancer

**Encumbrancee(s)**

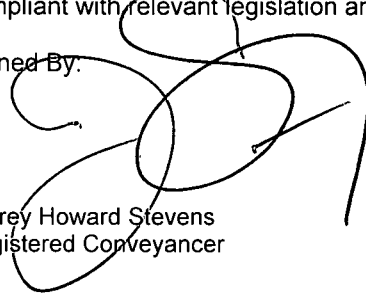
\*The Prescribed Person has taken reasonable steps to verify the identity of the encumbrancee.

\*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

\*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

\*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

  
Jeffrey Howard Stevens  
Registered Conveyancer

for: Stevens Partners (Ref: EB11063)

on behalf of the Encumbrancee

## **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 1<sup>st</sup> 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 1<sup>st</sup> January 1995, but purchased by the vendor on or after 1<sup>st</sup> February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-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.

\*\*\*\*\*