Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

All questions must be answered with a YES or NO (inserted in the place indicated by parentheses 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:
Street 1:

Suburb: State: Postcode:

2. Purchaser's registered agent: ☐

Address:
Street 1

~~Suburb: State: Postcode:~~

3. Vendor:
Sandra Jayne Leach and Nicholas Andrew Leach

Address:
Street 1: 39 Seaview Court

Suburb: Stansbury State: SA Postcode: 5582

4. Vendor's registered agent: ☑
Klemich Real Estate Pty Ltd (A.C.N. 101 825 147)
T/A Klemich Real Estate RLA 174424

Address:
Street 1: 1/245 Fullarton Road

Suburb: Eastwood State: SA Postcode: 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)*
Allotment 7 Deposited Plan 85487 in the area named Stansbury Hundred of Dalrymple

Street 1: 39 Seaview Court

Suburb: Stansbury State: SA Postcode: 5582

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
Volume 6069 Folio 307

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:

39 Seaview Court Stansbury SA 5582

(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:

*~~I~~/We, Sandra Jayne Leach and Nicholas Andrew Leach

of 39 Seaview Court Stansbury SA 5582

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: 7/29/2025

Signed: DocuSigned by: Sandra Jayne Leach 67AD984D47A74F0...

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: 28/07/2025

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. The item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Number of mortgage: (if registered)

Name of mortgagee:

1.2 Easement

(whether over the land or annexed to the land)

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

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

Is this item applicable? ☑

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

Are there attachments? YES

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

Property Interest Report - Page 12

Description of land subject to easement:

CT Volume 6069 Folio 307

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)

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee:

$ _____ per _____ (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. *Development Act 1993* (repealed)

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

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

Is this item applicable? ☑

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

Are there attachments? YES

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

Yorke Peninsula Council search - Section 42

Condition(s) of authorisation:

Refer to Decision Notification Form for Development Application Number: 544/1047/2013 - New Two Storey Dwelling with Garage UMR, 544/1020/2010 - Dwelling, 544/C037/2008 - Land Division - Community Title, 544/1109/2013 - Garage (14.5m x 4.5m x 2.4m wall height) & 544/D036/2008 - Land Division.

5.2 section 50(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):

5.3 section 50(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):

5.4 section 55 - 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):

5.5 section 56 - 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):

5.6 section 57 - Land management agreement

Is this item applicable? ☑

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

Are there attachments? YES

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

Land Management Agreement (11483674)

Date of agreement:

28/10/2010

Names of parties:

District Council of Yorke Peninsula (the Council) and Triumph Residential and Commercial Pty Ltd (ACN 115 916 786) (the Owner)

Terms of agreement:

Refer to Land Management Agreement (11483674) attached

5.7 section 60 - Notice of intention by building owner

~~***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:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

5.8 section 69 - 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):

5.9 section 71 - 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):

5.10 section 84 - 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 of notice given:

5.10 section 84 - Enforcement notice (continued)

~~Name of relevant authority giving notice:~~

Nature of directions contained in notice:

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

Amount payable (if any):

5.11 section 85(6), 85(10) or 106 - 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:

5.12 Part 11 Division 2 - 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):

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? YES

Are there attachments? YES

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

Certificate of Emergency Services Levy

Date of notice:

08/07/2025

Amount of levy payable:

$97.85

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ☑

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

Are there attachments? YES

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

Yorke Peninsula Council search - 64 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 Data Extract for Section 7 search purposes included in Yorke Peninsula Council search

Is there a State heritage place on the land or is the land situated in a State heritage area?	NO
Is the land designated as a local heritage place?	NO
Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	YES

Note - For further information about the Planning and Design Code *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? NO

Are there attachments? YES

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

Yorke Peninsula Council search - Data Extract

Date of authorisation:

07/09/2022 & 26/09/2022

Name of relevant authority that granted authorisation:

Yorke Peninsula Council

Condition(s) of authorisation:

Refer to Application ID: 22027893 - Outbuilding (Carport)

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 requirementto 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 toapply) of an approval

Is this item applicable? ☑

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

Are there attachments? YES

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

Yorke Peninsula Council search - South Australian Public Health Act 2011

Date of approval:

05/06/2013

Name of person or body that granted the approval:

Alison F Creaser - Yorke Peninsula Council (Yorketown Branch office)

Condition(s) of approval:

Refer to Application No: 050/039/2013 - Approval to connect to a waste control sewerage scheme

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Form R3 - Buyers Information Notice
Copy of Certificate(s) of Title to the Land
Property Interest Report
Local Government Authority prescribed inquiry
SA Water Certificate
Emergency Services Levy Certificate
Land Tax Certificate
Land Management Agreement (11483674)
Smoke Alarm Notice

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20____

Signature of purchaser(s)

Signature	Signature
Date	Date
Signature	Signature
Date	Date

*(*Strike out whichever is not applicable)*

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Form R3

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

Buyers information notice

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

Enjoyment

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

Value

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

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

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

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LAND SERVICES SA

Product	Register Search (CT 6069/307)
Date/Time	07/07/2025 04:32PM
Customer Reference	
Order ID	20250707010806

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 6069 Folio 307

Parent Title(s)	CT 5876/334				
Creating Dealing(s)	RTU 11501330				
Title Issued	10/12/2010	**Edition**	5	**Edition Issued**	13/07/2022

Estate Type

FEE SIMPLE

Registered Proprietor

SANDRA JAYNE LEACH
NICHOLAS ANDREW LEACH
OF PO BOX 308 STANSBURY SA 5582
AS JOINT TENANTS

Description of Land

ALLOTMENT 7 DEPOSITED PLAN 85487
IN THE AREA NAMED STANSBURY
HUNDRED OF DALRYMPLE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11483674	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

Notations

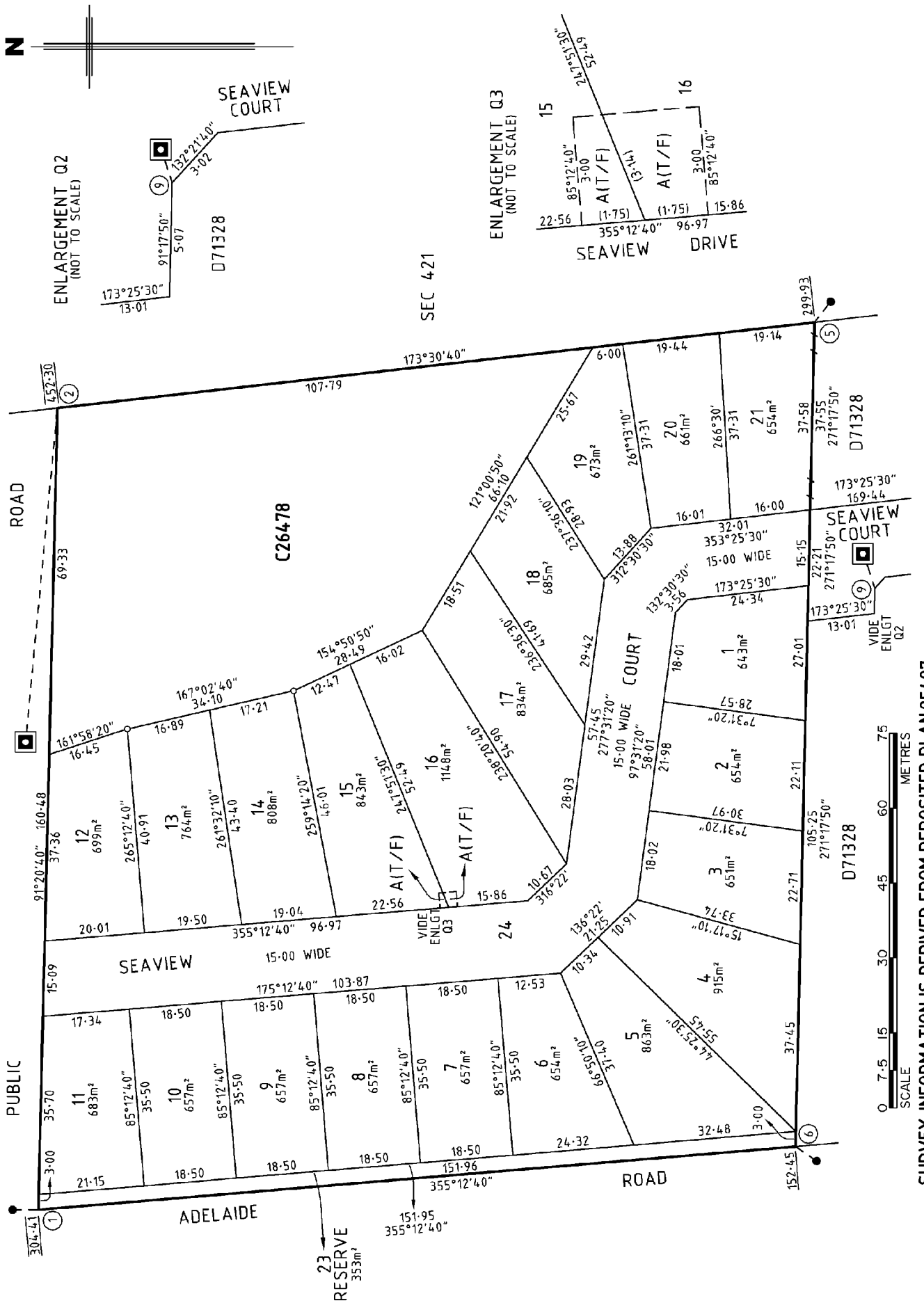
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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Property Interest Report

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

Title Reference	CT 6069/307	**Reference No.**	2690056
Registered Proprietors	N A & S J*LEACH	**Prepared**	07/07/2025 16:32
Address of Property	39 SEAVIEW COURT, STANSBURY, SA 5582		
Local Govt. Authority	YORKE PENINSULA COUNCIL		
Local Govt. Address	PO BOX 88 MINLATON SA 5575		

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

Table of Particulars

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

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

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

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

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

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

6. Repealed Act conditions

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

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

		has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development 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 spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	*South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

Product	Check Search
Date/Time	07/07/2025 04:32PM
Customer Reference	
Order ID	20250707010806

Certificate of Title

Title Reference: CT 6069/307

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

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	07/07/2025 04:32PM
Customer Reference	
Order ID	20250707010806

Certificate of Title

Title Reference	CT 6069/307
Status	CURRENT
Easement	NO
Owner Number	06261746
Address for Notices	POST OFFICE BOX 308, STANSBURY, SA 5582
Area	657m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

SANDRA JAYNE LEACH
NICHOLAS ANDREW LEACH
OF PO BOX 308 STANSBURY SA 5582
AS JOINT TENANTS

Description of Land

ALLOTMENT 7 DEPOSITED PLAN 85487
IN THE AREA NAMED STANSBURY
HUNDRED OF DALRYMPLE

Last Sale Details

Dealing Reference	TRANSFER (T) 13829526
Dealing Date	08/07/2022
Sale Price	$650,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
AGREEMENT	11483674	DISTRICT COUNCIL OF YORKE PENINSULA

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
5404804489	CURRENT	39 SEAVIEW COURT, STANSBURY, SA 5582

Notations

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Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	5404804489
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2011
Property Location	39 SEAVIEW COURT, STANSBURY, SA 5582
Local Government	YORKE PENINSULA
Owner Names	NICHOLAS ANDREW LEACH SANDRA JAYNE LEACH
Owner Number	06261746
Address for Notices	POST OFFICE BOX 308, STANSBURY, SA 5582
Zone / Subzone	N - Neighbourhood
Water Available	Yes
Sewer Available	No
Land Use	1100 - House
Description	8HVBALCDG IG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D85487 ALLOTMENT 7	CT 6069/307

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$136,000	$710,000			

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Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	$118,000	$650,000			

Building Details

Valuation Number	5404804489
Building Style	Conventional
Year Built	2013
Building Condition	Good
Wall Construction	Timber Framed & Cem Sh or Timb
Roof Construction	Galvanised Iron
Equivalent Main Area	279 sqm
Number of Main Rooms	8

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

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YORKE PENINSULA COUNCIL

PRINCIPAL OFFICE:
8 Elizabeth Street, Maitland
Telephone (08) 8832 0000
ALL CORRESPONDENCE TO:
PO Box 57, MAITLAND, SA 5573
Fax (08) 8853 2494
Email: admin@yorke.sa.gov.au
Website: www.yorke.sa.gov.au

LOCAL GOVERNMENT INQUIRY

(Certificate of liabilities pursuant to Section 187(1) of the Local Government Act 1999, as amended)

To: Bertram Form One Shop
GPO Box 448
ADELAIDE SA 5001

Certificate No : 17375
Receipt No : 27616368

Property details:	LOT: 7 PLN: 85487 CT: 6069/307 39 Seaview Court STANSBURY 5582
Principal Ratepayer(s):	N A & S J LEACH
Assessment No:	**428425**
Valuation No:	5404804489

Rates and Charges:

Arrears as at 01/07/2025		$0.00
Rates & Regional Landscape Levy plus, if applicable, Service Charges for the 2025/2026 rating year		**$3,033.74**
PLUS	Other Related Property Charges	
PLUS	Fines and/or Interest already incurred	$0.00
PLUS	Other adjustments	$0.00
LESS	Rebate (if applicable)	$0.00
LESS	Payments received this financial year	$0.00
TOTAL OWING AT DATE OF THIS REPLY		**$3,033.74**

***Please contact Council prior to settlement for an updated outstanding balance.**
***Assessments with a credit balance are to be adjusted at settlement.**

For Adjustment purposes please note:

☐ That works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)

☐ If the property is located in **Balgowan, Black Point, Hardwicke Bay** or **Port Rickaby** and is serviced by a Council Water Supply Scheme please email admin@yorke.sa.gov.au to request a final meter reading just prior to settlement. Please note that a fee of $57.00 is payable to Council for this reading.

The charges as shown are valid only for the date of the certificate. If you are seeking updated rating information more than 30 days from the date of this certificate, or in a new financial year, a new Section 187 request is required to be lodged.

Fines and interest will be added to overdue amounts as provided by the Local Government Act, 1999.

PRESCRIBED PARTICULARS ONLY ARE PROVIDED

Enquiries or updates regarding this certificate should only be directed to the Rates Department at the Maitland Branch Office, via email to admin@yorke.sa.gov.au

BPAY
Biller Code: 10264
Reference: 428425

Certified: ..... **.....Date: 28 July 2025**

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

YORKE PENINSULA COUNCIL

PRINCIPAL OFFICE:
8 Elizabeth Street, Maitland
Telephone (08) 8832 0000
ALL CORRESPONDENCE TO:
PO Box 57, MAITLAND, SA 5573
Fax (08) 8853 2494
Email: admin@yorke.sa.gov.au
Website: www.yorke.sa.gov.au

Agriculturally rich–Naturally beautiful

LOCAL GOVERNMENT ENQUIRY (SECTION 7 SEARCH)	SF015
	Responsible Officer: C&CS
	Issue Date: 20/09/2022
	Next Review Date: September 2026

PRESCRIBED INFORMATION DEVELOPMENT SECTION

Assessment:	428425	**CT:**	6069/307
Property:	(Lot 7) 39 Seaview Court, STANSBURY SA 5582		

PRESCRIBED ENCUMBRANCES	**OTHER PARTICULARS REQUIRED (Strike out responses not applicable)**
Part 1 – Items that must be included in statement.	
Development Act 1993	
Part 3 - Development Plan	Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan): N/A Is the land situated in a designated State Heritage Area? N/A Is the land designated as a place of local heritage value? N/A Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? ☒ NO ☐ YES If YES, state the name of the Council: Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? ☒ NO ☐ YES

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PRESCRIBED INFORMATION
DEVELOPMENT SECTION

PRESCRIBED ENCUMBRANCES	**OTHER PARTICULARS REQUIRED (Strike out responses not applicable)**
Development Act 1993 (cont)	
Section 42 – Condition (that continues to apply) of a development authorisation.	☐ Nil ☐ Date of authorisation: ☐ Name of relevant authority that granted authorisation: ☐ Condition(s) of authorisation: ☒ See attached authorisation
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): See Attached PlanSA Report Is the land situated in a designated State Heritage place? ☒ NO ☐ YES Is the land designated as a place of local heritage value? ☒ NO ☐ YES Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? ☒ NO ☐ YES Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? ☒N/A
Section 127 - Condition (that continues to apply) of a development authorisation	☐ Nil ☐ Date of authorisation: ☐ Name of relevant authority that granted authorisation: ☐ Condition(s) of authorisation: ☒ See attached Plan SA report

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Repealed Act Conditions	
Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed).	☒ Nil ☐ Nature of condition(s) : ☐ See attached
Part 2 – Items to be included if land affected	
Development Act 1993	
Section 50(1) – Requirement to vest land in a Council or the Crown to be held as open space.	☒ Nil ☐ Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): $……. ☐ See attached agreement.
Section 50(2) – Agreement to vest land in a Council or the Crown to be held as open space.	☒ Nil ☐ Date of Agreement: Names of parties: Terms of agreement: Contribution payable (if any): $……. ☐ See attached agreement.
Section 55 – Order to remove or perform work	☒ Nil ☐ Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached order/s.
Section 56 – Notice to complete development	☒ Nil ☐ Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice/s.
Section 57 – Land Management Agreement	☐ Nil ☐ Date of agreement: Names of parties: Terms of agreement: ☒ See attached agreement.

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Section 69 – Emergency order	☒ Nil ☐ 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) $…… ☐ See attached order.

Section 71 - Fire safety notice	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice.
Section 84 – Enforcement notice	☒ Nil ☐ Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice.
Section 85(6), 85(10) or 106 – Enforcement order	☒ Nil ☐ 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: ☐ See attached order.
Part 11 Division 2 - Proceedings	☒ Nil ☐ Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any): ☐ See attached proceedings or determination.
Housing Improvement Act 1940	
Section 23 – Declaration that house is undesirable or unfit for human habitation	☒ Nil ☐ Date of declaration: Those particulars required to be provided by a Council under section 23: ☐ See attached declaration.

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Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	☒ Nil ☐ Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached order/s.
Section 142 – Notice to complete development	☒ Nil ☐ Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice/s.
Section 155 – Emergency order	☒ Nil ☐ 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) $…… ☐ See attached order.
Section 157 - Fire safety notice	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice.
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	☒ Nil ☐ Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): ☐ See attached
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	☒ Nil ☐ Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): ☐ See attached

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Part 16 - Division 1 - Proceedings	☒ Nil ☐ Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any): ☐ See attached proceedings or determination.
Section 213 – Enforcement notice	☒ Nil ☐ 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): $…… ☐ See attached notice.
Section 214(6), 214(10) or 222 – Enforcement order	☒ Nil ☐ Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): $…… ☐ See attached notice.

Confirmed by the Planning / Development Section K Gardiner	Date 09/07/2025

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PRESCRIBED INFORMATION
ENFORCEMENT / COMPLIANCE

PRESCRIBED ENCUMBRANCES	**PARTICULARS REQUIRED (Strike out responses not applicable)**
Fire and Emergency Services Act 2005	
Section 105F (or Section 56 or 83 (repealed) – Notice of action required concerning flammable materials on land	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice (as stated therein): Amount payable (if any) $..... ☐ See attached notice.
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	☒ Nil ☐ Date of notice: Name of authority giving notice: Requirements of notice (as stated therein): Amount payable (if any) $..... ☐ See attached notice.

Confirmed by Development Services	Date
K Gardiner	09/07/2025

PRESCRIBED INFORMATION
HEALTH

PRESCRIBED ENCUMBRANCES	**PARTICULARS REQUIRED (Strike out responses not applicable)**
Food Act 2001	
Section 44 – Improvement notice	☒ Nil ☐ Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice: ☐ See attached notice.
Section 46 – Prohibition order	☒ Nil ☐ Date of order: Name of authority or person who served order: Requirements of order: ☐ See attached order.

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Public and Environmental Health Act 1987 (repealed)	
Part 3 - Notice	☒ Nil ☐ Date of notice: Name of Council or other authority giving notice: Requirements of notice: ☐ See attached notice.
*Public and Environmental Health (Waste Control) Regulations 2010 (*or *1995)* Part 2 – Condition (that continues to apply) of an approval.	☒ Nil ☐ Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval: ☐ See attached approval.
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	☒ Nil ☐ Date of order: Name of authority giving order: Requirements of order: ☐ See attached order.
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	☒ Nil ☐ Date of direction or requirement: Name of authority giving or making requirement: Nature of direction or requirement: ☐ See attached direction or requirement.
Section 92 - Notice	☒ Nil ☐ Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice ☐ See attached notice.
South Australian Public Health (Wastewater)Regulations 2013 Part 4 - Condition (that continues to apply) of an approval	☐ Nil ☐ Date of approval: Name of person or body that granted approval: Condition (s) of approval: ☒ See attached approval.

Confirmed by Development Services K Gardiner	Date 09/07/2025

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

PRESCRIBED INFORMATION
GENERAL

PRESCRIBED ENCUMBRANCES	**PARTICULARS REQUIRED** **(Strike out responses not applicable)**
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act.	☒ Nil ☐ Date of notice, order etc.: Name of Council by which, or person by whom, notice, order etc. is given or made: Land subject thereto: Nature of requirements contained in notice, order etc.: Time for carrying out requirements: Amount payable (if any) $..... ☐ See attached notice.
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act.	☒ Nil ☐ Date of notice, order etc.: Name of Council by which, or person by whom, notice, order etc. is given or made: Land subject thereto: Nature of requirements contained in notice, order etc.: Time for carrying out requirements: Amount payable (if any) $..... ☐ See attached notice.
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement.	☒ Nil ☐ Date of notice, or order: Name of person or body who served notice or order: Amount payable (if any) as specified in the notice or order: $..... Nature of any requirement made (if any) as specified in the notice or order: ☐ See attached notice.

Confirmed by Development Services K Gardiner	Date 09/07/2025

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Note: Building Indemnity Insurance is not required for –

(a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016,* the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
(b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
(c) domestic building work commenced before 1 May, 1987; or
(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 199*5 has been granted under section 45 of that Act.

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

Building indemnity insurance is required…. ☒ **YES** ☐ **NO** (refer above note):

1. Name(s) of person(s) insured: .....
2. Name of Insurer: .....
3. Limitations on the liability of the insurer: .....
4. Name of Builder: .....
5. Builder's Licence Number……
6. Date of Issue of Insurance: …….
7. Description of insured building work: .....
   .....
   .....

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

***** ☐ **YES** ☒ **NO**

If **YES**, give details:

a) Date of the exemption .....
b) Name of builder granted the exemption .....
c) Licence number of builder granted the exemption .....
d) Details of building work for which the exemption applies .....
   .....
   .....
e) Details of conditions (if any) to which the exemption is subject .....
   .....

Certified Development Section K Gardiner	Date 09/07/2025

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

PRESCRIBED INFORMATION
PARTICULARS RELATING TO ENVIRONMENTAL PROTECTION

Further information held by councils

Does the council hold details of any development approvals relating to:-

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

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

* ☐ **YES** ☒ **NO**

Note—

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

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

It should be noted that:-

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

Certified Development Section K Gardiner	Date 09/07/2025

Printed copies are considered uncontrolled.
Before using a printed copy, verify that it is the current version.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

ATTACHMENTS

Printed copies are considered uncontrolled.
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Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

Data Extract for Section 7 search purposes

Valuation ID 5404804489

Data Extract Date: 09/07/2025

Important Information

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

Parcel ID: D85487 AL7

Certificate Title: CT6069/307

Property Address: 39 SEAVIEW CT STANSBURY SA 5582

Zones

Neighbourhood (N)

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

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.

Application ID: 22027893

Development Description: Outbuilding (Carport)

Site Address: 39 SEAVIEW CT STANSBURY SA 5582

Development Authorisation: Planning Consent

Date of authorisation: 7 September 2022

Name of relevant authority that granted authorisation: Assessment Manager at Yorke Peninsula Council

Condition 1

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted and all works shall be completed to the reasonable satisfaction of the relevant authority prior to the occupation and/or use of the development.

Condition 2

Stormwater run-off, including surface stormwater generated by the development, shall be managed on site or directed to the street water table so as not to trespass on to adjoining properties, lie against any building or create unsanitary conditions. All associated works shall be to the satisfaction of the relevant authority.

Condition 3

The structure must be pre-colour treated or painted in a non-reflective colour.

Development Authorisation: Building Consent

Date of authorisation: 26 September 2022

Name of relevant authority that granted authorisation: Yorke Peninsula Council

Condition 1

Roof water and surface stormwater shall be disposed of so as to not adversely affect any building on the site or any building on an adjoining site. BCA – P2.2.1 / Part 3.1.2

Condition 2

Building work must be performed in accordance with the approved documents. Changes to building materials or systems that may affect the structural soundness or safety of a building must be approved by the relevant authority.

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 26 September 2022

Name of relevant authority that granted authorisation: Yorke Peninsula Council

Land Management Agreement (LMA)

• 11483674 Agreement with Council DISTRICT COUNCIL OF YORKE PENINSULA

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland Telephone: (08) 8832 0000 Fax: (08) 8853 2494
- 18 Main Street, Minlaton Telephone: (08) 8853 3800 Fax: (08) 8853 2494
- Player Street, Warooka Telephone: (08) 8854 5055 Fax: (08) 8853 2494
- 15 Edithburgh Road, Yorketown Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM

Development Number
544 / 1047 / 2013

FOR DEVELOPMENT APPLICATION Dated: 08/03/2013 Registered on: 19/03/2013

C C Tape & Sons Pty Ltd
21 Beach Road
COOBOWIE SA 5583

Copy to: B J SELJAN
PO Box 233
STANSBURY SA 5582

LOCATION of proposed development: (Lot 7) 39 Seaview Court STANSBURY

NATURE of proposed development: New Two Storey Dwelling with Garage UMR

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	Granted	5		
Land Division				N/A
Land Division (Strata)				N/A
Building Rules Consent	**Still Required**			
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	**Still Required**			

Number of representations received from third parties concerning your Category One proposal: Not applicable.

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. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 30 April 2013

Signed: ..... Date: 30 April 2013
GEORGINA K BURGESS
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

Development Number
544 / 1047 / 2013

APPLICANT: C C Tape & Sons Pty Ltd

Development Plan Consent ☑

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

(1) The applicant shall proceed strictly in accordance with the plans submitted and conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia.

(2) Where an unrestricted mains water supply is available, the gutters of the dwelling shall be connected to on-site rainwater storage tank(s) with a minimum capacity of 10,000 litres capable of reticulation to the dwelling.

(3) Driveways, vehicle manoeuvring and parking areas shall be constructed of dolomite (or similar material) prior to occupation or use of the development herein approved. Such surfaces shall be maintained in a good and substantial condition at all times to the reasonable satisfaction of Council.

(4) The land shall be suitably landscaped to the satisfaction of Council.

(5) The plants comprising the landscaping shall be maintained in a healthy condition with dead and diseased plants being promptly replaced.

Notifications and Statements:

1. The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.

2. 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

3. Pursuant to section 60 of the Act, work of the following nature is prescribed as building work which is that affects the stability of other land or premises, namely:

   (a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in Schedule 15);

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

APPLICANT: C C Tape & Sons Pty Ltd

(b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in Schedule 15);

(c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

Lapse of consent or approval

(1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-

(a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:

(b) if-

(i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse).

(2) A period prescribed by subregulation (1) may be extended by a relevant authority-
(a) when the relevant consent or approval is given; or
(b) at such later time as may be appropriate.

(3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed: ..... Date: 30 April 2013
GEORGINA K BURGESS
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland Telephone: (08) 8832 0000 Fax: (08) 8853 2494
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- 15 Edithburgh Road, Yorketown Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM **Page 1**

Development Number
544 / 1020 / 2010

FOR DEVELOPMENT APPLICATION Dated: 22/01/2010 Registered on: 25/01/2010

M Whatman
PO Box 301
ECHUNGA SA 5152

Copy to:

LOCATION of proposed development: (Sec 200) 27 Seaview Court STANSBURY

NATURE of proposed development: Dwelling

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	Granted	5		
Land Division				N/A
Land Division (Strata)				N/A
Building Rules Consent	**Still Required**			
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	**Still Required**			

Number of representations received from third parties concerning your Category one proposal: Not applicable.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the regulations 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. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 7 November 2011

Signed: ..... Date: 7 November 2011
GEORGINA K BURGESS
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

Development Number
544 / 1020 / 2010

APPLICANT: M Whatman

Development Plan Consent ☑

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

(1) The applicant shall proceed strictly in accordance with the submitted plans prepared by KA & LA Pridham Builders as stamped by Council, and the conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia.

(2) That the applicant shall submit a detailed landscape plan in compliance with Sections 9.1 and 9.2 of the Land Management Agreement executed on 28th October 2010.

(3) No fencing shall be constructed along the front (street) boundary of the allotment and forward of the dwelling line.

(4) Further details shall be provided of the location type and height of fencing proposed for the side and rear boundaries.

(5) That rainwater storage on the land shall be accommodated in the positions shown on the site plan approved by Council with the system designed in keeping with Section 7.1 and Item 5 of the Land Management Agreement executed on 28th October 2010.

Notifications and Statements:

1. The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.

2. 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

3. Pursuant to section 60 of the Act, work of the following nature is prescribed as building work which is that affects the stability of other land or premises, namely:

   (a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in Schedule 15);

   (b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

APPLICANT: M Whatman

distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in Schedule 15);

(c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

Lapse of consent or approval

(1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-

(a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:

(b) if-

(i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse).

(2) A period prescribed by subregulation (1) may be extended by a relevant authority-

(a) when the relevant consent or approval is given; or

(b) at such later time as may be appropriate.

(3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed: ..... Date: 7 November 2011
GEORGINA K BURGESS
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland — Telephone: (08) 8832 0000 Fax: (08) 8853 2494
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- 15 Edithburgh Road, Yorketown — Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM

Development Number
544 / 1047 / 2013

FOR DEVELOPMENT APPLICATION Dated: 08/03/2013 Registered on: 19/03/2013

C C Tape & Sons Pty Ltd
21 Beach Road
COOBOWIE SA 5583

Copy to: B J SELJAN
PO Box 233
STANSBURY SA 5582

LOCATION of proposed development: (Lot 7) 39 Seaview Court STANSBURY

NATURE of proposed development: New Two Storey Dwelling with Garage UMR

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent (Granted 30/04/2013)	Granted	5		
Land Division				N/A
Land Division (Strata)				N/A
Building Rules Consent (Private Certifier 29 May 2013)	Granted	Nil		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	5		

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. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 5 June 2013

Signed: ..... Date: 5 June 2013
GARETH C HARRISON
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

DECISION NOTIFICATION FORM (continued)

Development Number
544 / 1047 / 2013

APPLICANT: C C Tape & Sons Pty Ltd

Development Approval ☑

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

See Decision Notification Form issued by Council on 30 April 2013.

Building Rules Conditions:

See Decision Notification Form issued by Private certifier on 29 May 2013.

Mandatory Building Work Notification Stages:

A licenced building work contractor who is carrying out the work or who is in charge of carrying out the work, or the building owner, must give the Council a minimum of 1 business days' notice at the following stages of construction:

- The intended commencement of the building work on the site.

(1) The intended pouring of the concrete footings and slab.

(2) The completion of all roof framing forming part of the building work (including bracing and tie-downs) prior to any concealment of the roof framing.

- The completion of the building work, prior to occupation of the building.

A person who fails to provide Council with notification at any of the stages prescribed above is guilty of an offence with a maximum penalty of $10,000.00 and expiation fee of $500.00.

Notification may be given by leaving written notice with a duly authorised officer of the Council, by posting it to the Council, by faxing it to the Council, by telephone, or by transmitting an electronic version of the notice to the Council's email address.

Notes and Statements:

1. The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.

2. This approval is granted pursuant to the Development Act, 1993 and approves the building work only for the purposes of the Act. You are advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to the proposed building. Section 39.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

APPLICANT: C C Tape & Sons Pty Ltd

3. 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.

   Pursuant to section 60 of the Act, work of the following nature is prescribed as building work which is that affects the stability of other land or premises, namely:

   (a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in Schedule 15);

   (b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in Schedule 15);

   (c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

Lapse of consent or approval

(1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-

   (a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:
   (b) if-
      (i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse); or

      (ii) if the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.

(2) A period prescribed by subregulation (1) may be extended by a relevant authority-
   (a) when the relevant consent or approval is given; or
   (b) at such later time as may be appropriate.

(3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

Development Number
544 / 1047 / 2013

APPLICANT: C C Tape & Sons Pty Ltd

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed: ..... Date: 5 June 2013
GARETH C HARRISON
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland Telephone: (08) 8832 0000 Fax: (08) 8853 2494
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- 15 Edithburgh Road, Yorketown Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM

Development Number
544 / 1020 / 2010

FOR DEVELOPMENT APPLICATION Dated: 22/01/2010 Registered on: 25/01/2010

M Whatman
PO Box 301
ECHUNGA SA 5152

Copy to: KA & LA PRIDHAM BUILDERS
PO Box 220
STRATHALBYN 5255

LOCATION of proposed development: (Sec 200) 27 Seaview Court STANSBURY

NATURE of proposed development: Dwelling

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent (Granted 07/11/2011)	Granted	5		
Land Division				N/A
Land Division (Strata)				N/A
Building Rules Consent (Private Certifier 19/01/2012)	Granted	1		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	6		

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. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 01/02/2012

Signed: ..... Date: 1 February 2012
ALLAN G COTTON
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

Development Number
544 / 1020 / 2010

APPLICANT: M Whatman

Development Approval ☑

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

See Decision Notification Form issued by Council on 7 November 2011

Building Rules Conditions:

See Decision Notification Form issued by Private certifier on 19 January 2012

Mandatory Notification:

Applicants or their Builder(s) shall provide mandatory notification to Council prior to the following stages of construction;

a) Site Work: One business day's notice of building work commencing on site, including any excavation and/or filling of the site.
b) Footings: One business day's notice to inspect trenches and reinforcement - prior to the concrete being poured.
c) Frame: One business day's notice to inspect the frame, including bracing and tie-downs.
d) On completion of the building work - prior to the building being occupied. The Statement of Compliance must be lodged at this stage.

Council recommends that the person proposing to undertake building work on land (or who is in charge of such work) be mindful of their obligation to give the Council notice at stages prescribed above. [Regulation 74]

HOW TO NOTIFY
Phone: 88520200
Fax: 88532494
Email: admin@yorke.sa.gov.au
Post: PO Box 88, MINLATON SA 5575

Please find a blank copy of Council's Mandatory Notification Form enclosed.

Notifications and Statements:

1. The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.

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District Council of Yorke Peninsula

APPLICANT: M Whatman

2. This approval is granted pursuant to the Development Act, 1993 and approves the building work only for the purposes of the Act. You are advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to the proposed building. Section 39.

3. 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.

   Pursuant to section 60 of the Act, work of the following nature is prescribed as building work which is that affects the stability of other land or premises, namely:

   (a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in Schedule 15);

   (b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in Schedule 15);

   (c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

Lapse of consent or approval

(1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-

   (a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:

   (b) if-

      (i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse); or

      (ii) if the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.

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District Council of Yorke Peninsula

Development Number
544 / 1020 / 2010

APPLICANT: M Whatman

(2) A period prescribed by subregulation (1) may be extended by a relevant authority-

(a) when the relevant consent or approval is given; or

(b) at such later time as may be appropriate.

(3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed: ..... Date: 1 February 2012
ALLAN G COTTON
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland Telephone: (08) 8832 0000 Fax: (08) 8853 2494
- 18 Main Street, Minlaton Telephone: (08) 8853 3800 Fax: (08) 8853 2494
- Player Street, Warooka Telephone: (08) 8854 5055 Fax: (08) 8853 2494
- 15 Edithburgh Road, Yorketown Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM

Development Number
544 / C037 / 2008

FOR DEVELOPMENT APPLICATION Dated: 17/09/2008 Registered on: 13/11/2008

Triumph Residential & Commercial Pty Ltd
C/- Multi Design & Drafting
PO Box 662
GAWLER SA 5118

Copy to: DAC

LOCATION of proposed development: Section 200 Adelaide Road STANSBURY

NATURE of proposed development: Land Division – Community Title

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	Granted	7		
Land Division	Granted	6		
Land Division (Strata)				N/A
Building Rules Consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	13		

Number of representations received from third parties concerning your Category One proposal. Not applicable.

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 29 December 2008

Signed: ..... Date: 29 December 2008

ROGER S BROOKS
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

Development Number
544 / C037 / 2008

APPLICANT: Triumph Residential & Commercial Pty Ltd

Development Plan Consent ☑
Land Division Consent ☑
Development Approval ☑

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions by Council:

1. The development shall proceed in accordance with the plans, dated 8th September 2008, except where varied by the following conditions.

2. Prior to the issue of Certificate of Approval, the applicant shall provide the Council with details of stormwater removal and disposal from the proposed allotments and proposed roads, designed to provide stormwater connection for a 1:100 year storm event to the Council system.

3. Any stormwater system to dispose of stormwater to existing Council drainage systems (or otherwise to the Councils satisfaction) shall be constructed to the Councils specification and satisfaction, so as to be available to the first allotments released for sale in the approved division.

4. The Developer shall control dust and noise nuisance as the project proceeds. In the most adverse climatic conditions, operations shall be suspended if necessary to reduce nuisance and to avoid undesirable environmental impacts. All operations shall be conducted in the most efficient and reasonable manner and EPA requirements shall be observed throughout.

5. The developer shall, prior to settlement on the sale of any allotment, inform potential purchasers of the community lots of the servicing arrangements and seek written agreement, as future alterations would be at full cost to the owner/applicant.

Development Plan Conditions by Development Assessment Commission:

1. The financial, easement and internal drain requirements for water and sewage services of the SA Water Corporation, if any, being met.

2. Payment of $2489 into the Planning and Development Fund (1 lot @ $2489/lot). Cheques to be marked "Not Negotiable" and made payable to the Development Assessment Commission and payment made as Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001, or via the interned at www.planning.sa.gov.au.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

APPLICANT: Triumph Residential & Commercial Pty Ltd

3. A certified plan being lodged with the Development Assessment Commission for Certificate Purposes

Land Division Conditions:

1. Reserves and easements

   Reserves and easements to the District Council of Yorke Peninsula, and to specification and satisfaction of the Council, shall be established to all drainage or other infrastructure works in the care and control of the Council.

2. **STED Connection**

   Pursuant to the Statement of Council Requirements for Plan of Division, Council will require the applicant to pay the sum of $6,000 (1 lot @ $6,000/lot) for connection into the township STED Scheme.

3. **Roads and access to land**

   All roads (including footpaths, drainage and street lighting) shown on the approved plan of division shall be constructed to the Council's specification and satisfaction prior to the issue of a Certificate of Approval.

4. **Electricity supply**

   Electricity reticulation shall be undergrounded.

5. **Construction record**

   The Developer shall, upon practical completion, supply the District Council of Yorke Peninsula with complete construction records including:-

   - compaction test reports for all bulk earthworks, service trench backfilling, subgrade, sub-base and base;
   - material quality test reports (base, sub-base, sand-backfill, bulk fill, etc);

   as constructed levels for stormwater drains, subgrade, sub-base, top of kerb, etc. (both hard copy and electronic).

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

APPLICANT: Triumph Residential & Commercial Pty Ltd

6. **Other**

The following plans required to be provided to Council

Electrical Reticulation Design & Layout
Stormwater Management Plan
Wastewater Reticulation Design and Layout
Water Reticulation Design and Layout
Construction Management Plans
CCTV Report on underground Infrastructure

Note:

1. A copy of the Statement of Council Requirements for a plan of division is available by contacting Council on 8852 0200 and quoting the development number.

Lapse of consent or approval

(1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-

(a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:
(b) if-

(i) the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.

(2) A period prescribed by subregulation (1) may be extended by a relevant authority-
(a) when the relevant consent or approval is given; or
(b) at such later time as may be appropriate.

(3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

Development Number
544 / C037 / 2008

APPLICANT: Triumph Residential & Commercial Pty Ltd

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed: ..... Date: 29 December 2008
ROGER S BROOKS
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland Telephone: (08) 8832 0000 Fax: (08) 8853 2494
- 18 Main Street, Minlaton Telephone: (08) 8853 3800 Fax: (08) 8853 2494
- Player Street, Warooka Telephone: (08) 8854 5055 Fax: (08) 8853 2494
- 15 Edithburgh Road, Yorketown Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM **Page 1**

Development Number
544 / 1109 / 2013

FOR DEVELOPMENT APPLICATION Dated: 28/05/2013 Registered on: 31/05/2013

Tape Homes
21 Beach Road
COOBOWIE SA 5583

Copy to: B J SELJAN
PO Box 233
STANSBURY SA 5582

LOCATION of proposed development: (Lot 7) 39 Seaview Court STANSBURY

NATURE of proposed development: Garage (14.5m x 4.5m x 2.4m wall height)

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	Granted	4		
Land Division		-		N/A
Land Division (Strata)		-		N/A
Building Rules Consent	Granted	2		
Public Space				N/A
Other		-		N/A
DEVELOPMENT APPROVAL	Granted	6		

Building classification granted: 10A

Number of representations received from third parties concerning your Category Two proposal: One.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the regulations 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. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 9 September 2013

Signed: ..... Date: 9 September 2013
GARETH C HARRiSON
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

DECISION NOTIFICATION FORM (continued)

Development Number
544 / 1109 / 2013

APPLICANT: Tape Homes

Development Plan Consent	☑
Building Rules Consent	☑
Development Approval	☑

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

(1) No process shall be carried out or activity conducted from this building/garage which could give rise to reasonable objection from occupiers in the locality over noise, vibration, smell, fumes, smoke, silt, ash, dust, grit or electrical interference.

(2) The applicant shall proceed strictly in accordance with the plans submitted and conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia.

(3) The exterior cladding of the building (structure) shall be finished in a factory prepainted cladding.

(4) The building (garage) shall not be used or converted for use for human habitation. Human habitation includes the occupation of the building whether on a part time over night basis or on a permanent basis.

Building Rules Conditions:

(1) Building work must be performed in accordance with the approved documents (Section 45 of the Development Act 1993)
Changes to building materials or systems that may affect the structural soundness or safety of a building must be approved by the relevant authority.
In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that proposed products or systems meet the deemed-to-satisfy provisions or the performance requirements of the Building Code.

(2) Roof water and surface stormwater shall be disposed of so as to not adversely affect any building on the site or any building on an adjoining site. BCA – P2.2.1 / Part 3.1.2

Mandatory Building Work Notification Stages:

A licenced building work contractor who is carrying out the work or who is in charge of carrying out the work, or the building owner, must give the Council a minimum of 1 business days' notice at the following stages of construction:

- The intended commencement of the building work on the site.

(1) The intended pouring of the concrete footings and slab.

- The completion of the building work, prior to occupation of the building.

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District Council of Yorke Peninsula

APPLICANT: Tape Homes

A person who fails to provide Council with notification at any of the stages prescribed above is guilty of an offence with a maximum penalty of $10,000.00 and expiation fee of $500.00.

Mandatory notifications shall be provided by either:

- Leaving a written notice with an authorised officer of Council
- Posting a notification to Council – *see letterhead*
- Telephone – *see letterhead*
- Facsimile – *see letterhead,* or,
- Electronic version to Council's email address – admin@yorke.sa.gov.au

Notes and Statements:

(1) The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.

(2) This approval is granted pursuant to the Development Act, 1993 and approves the building work only for the purposes of the Act. You are advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to the proposed building. Section 39.

(3) 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.

Pursuant to section 60 of the Act, work of the following nature is prescribed as building work which is that affects the stability of other land or premises, namely:

(a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in Schedule 15);

(b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in Schedule 15);

(c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

Development Number
544 / 1109 / 2013

APPLICANT: Tape Homes

Lapse of consent or approval

(1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-

(a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:

(b) if :-

(i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse); or

(ii) if the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.

(2) A period prescribed by subregulation (1) may be extended by a relevant authority-
(a) when the relevant consent or approval is given; or
(b) at such later time as may be appropriate.

(3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed: ..... Date: 9 September 2013
GARETH C HARRiSON
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland Telephone: (08) 8832 0000 Fax: (08) 8853 2494
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- Player Street, Warooka Telephone: (08) 8854 5055 Fax: (08) 8853 2494
- 15 Edithburgh Road, Yorketown Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM

Development Number
544 / D036 / 2008

FOR DEVELOPMENT APPLICATION Dated: 18/09/2008 Registered on: 13/11/2008

Triumph Residential & Commercial PtyLtd
C/- Multi Design & Drafting
PO Box 662
GAWLER SA 5118

Copy to: DAC

LOCATION of proposed development: Section 200 Adelaide Road STANSBURY

NATURE of proposed development: Land Division

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	Granted	5		
Land Division	Granted	7		
Land Division (Strata)				N/A
Building Rules Consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	12		

Number of representations received from third parties concerning your Category One proposal. Not applicable.

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 29 December 2008

Signed: ..... Date: 29 December 2008

ROGER S BROOKS
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

Development Number
544 / D036 / 2008

APPLICANT: Triumph Residential & Commercial Pty Ltd

Development Plan Consent ☑
Land Division Consent ☑
Development Approval ☑

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions by Council:

1. The development shall proceed in accordance with the plans, dated 8th September 2008, except where varied by the following conditions.

2. Prior to the issue of Certificate of Approval, the applicant shall provide the Council with details of stormwater removal and disposal from the proposed allotments and proposed roads, designed to provide stormwater connection for a 1:100 year storm event to the Council system.

3. Any stormwater system to dispose of stormwater to existing Council drainage systems (or otherwise to the Councils satisfaction) shall be constructed to the Councils specification and satisfaction, so as to be available to the first allotments released for sale in the approved division.

4. The Developer shall control dust and noise nuisance as the project proceeds. In the most adverse climatic conditions, operations shall be suspended if necessary to reduce nuisance and to avoid undesirable environmental impacts. All operations shall be conducted in the most efficient and reasonable manner and EPA requirements shall be observed throughout.

Development Plan Conditions by Development Assessment Commission:

1. The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 90204/08)

   The necessary easements shall be granted to the SA Water Corporation free of cost.

Land Division Conditions:

1. **Reserves and easements**

   Reserves and easements to the District Council of Yorke Peninsula, and to specification and satisfaction of the Council, shall be established to all drainage or other infrastructure works in the care and control of the Council.

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APPLICANT: Triumph Residential & Commercial Pty Ltd

2. **Open Space**

Pursuant to Section 50 (7) of the Development Act 1993 and in lieu of the provision of open space on-site, the applicant shall pay the sum of $52,569 to Council (21 lots @ $2,489/lot).

3. **STED Connection**

Pursuant to the Statement of Council Requirements for Plan of Division, Council will require the applicant to pay the sum of $126,000 (21 lots @ $6,000/lot) for connection into the township STED Scheme.

4. **Roads and access to land**

All roads (including footpaths, drainage and street lighting) shown on the approved plan of division shall be constructed to the Council's specification and satisfaction prior to the issue of a Certificate of Approval.

5. **Electricity supply**

Electricity reticulation shall be undergrounded.

6. **Construction record**

The Developer shall, upon practical completion, supply the District Council of Yorke Peninsula with complete construction records including:-

- compaction test reports for all bulk earthworks, service trench backfilling, subgrade, sub-base and base;
- material quality test reports (base, sub-base, sand-backfill, bulk fill, etc);
- as constructed levels for stormwater drains, subgrade, sub-base, top of kerb, etc. (both hard copy and electronic).

7. **Other**

The following plans required to be provided to Council

Electrical Reticulation Design & Layout
Stormwater Management Plan
Wastewater Reticulation Design and Layout
Water Reticulation Design and Layout
Construction Management Plans
CCTV Report on underground Infrastructure

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

District Council of Yorke Peninsula

Development Number
544 / D036 / 2008

APPLICANT: Triumph Residential & Commercial Pty Ltd

Note:

1. A copy of the Statement of Councils' requirements for a plan of division is available by contacting Council on 8852 0200 and quoting the development number.

Lapse of consent or approval

(1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-

(a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:

(b) if-

(i) the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.

(2) A period prescribed by subregulation (1) may be extended by a relevant authority-
(a) when the relevant consent or approval is given; or
(b) at such later time as may be appropriate.

(3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed: ..... Date: 29 December 2008
ROGER S BROOKS
Authorised Officer
Yorketown Branch Office

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

APPROVAL TO CONNECT TO A WASTE CONTROL SEWERAGE SCHEME

Application No: 050/039/2013

Installer's Details	
Name:	Peninsula Plumbing
Address:	PO Box 306
	MOONTA SA 5558
Owner's Details	
Name:	B J & W M SELJAN
Address:	PO Box 233
	STANSBURY SA 5582
Site of Approved Sewerage Scheme	LOT: 7 PLN: 85487 CT: 6069/307 39 Seaview Court STANSBURY 5582

Under the provisions of the Public and Environmental Health Act, Delegation from the SA Health Department (Waste Control Regulations), APPROVAL is hereby GRANTED for connection to a Sewerage Scheme subject to the strict compliance with all conditions (see reverse).

SYSTEM APPROVED DETAILS:

1. As per approved plan.

2. All plumbing installations are to be installed by a licensed plumber.

MANDATORY INSPECTIONS:

- Underfloor plumbing (under water test) for on-site building and transportable.
- Drainage installation (drain under water test).
- Final inspection of wet areas (internally).

N.B. Persons undertaking the installation of the system are required to give the Council's Environmental Health Officer one (1) business day's notice when arranging for the above inspections.

ALISON F CREASER
Environmental Health Officer
Yorketown Branch Office ☎ 8852 0200

Date: 5 June 2013

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

CONDITIONS OF APPROVAL

1. That the installation of the drainage system is carried out by a competent person and is installed in accordance with:-

   - the plans forming part of this application, as approved, including any notations thereon; and
   - the details outlined in attachment(s); and
   - the requirements of the Sewerage Code of Australia WSA 02-199

2. That all sanitary plumbing and drainage work associated with the connection of the sanitary fixtures to the sewerage scheme are installed in accordance with AS 3500.1-1992 (Water Supply), Sections 8 and 9 and AS3500.2-1990 (Sanitary Plumbing and Drainage) subject to the exclusions and modifications prescribed by Schedule 1 of the Water control Regulations.

3. The approval granted to connect to a sewerage scheme shall become void if:-

   - the work is varied from the approved plan without first having gained approval; or
   - the work is not commenced within 12 months after the day on which the approval was granted.

4. That all work is to be **inspected by Council's Environmental Health Officer**.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

544/1020/2010

Residential Builders' Warranty Insurance
Certificate of Insurance

Policy Number 32S001476BWC-3

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545

QBE

MARK & BELINDA WHATMAN
PO BOX 301
ECHUNGA SA 5153

Name of Intermediary
AON - HIA S A
GPO BOX 550
HINDMARSH SA 5007

Account Number
32HIA-SA
Date Issued
13/01/2012

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	LOT 19, SEAVIEW COURT STANSBURY SA 5582
Carried Out By	BUILDER K A & L A PRIDHAM ABN: 79 582 627 256
Declared Contract Price	$308,590.00
Contract Date	13/10/2011
Builders Registration No.	U7878
Building Owner / Beneficiary	MARK & BELINDA WHATMAN

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:
This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.
These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

QM1824-1207

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

STANSBURY - STAGE 3

AG: 11483674

Form B2 APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT - DEVELOPMENT ACT, 1993

TO: The Registrar General

DISTRICT COUNCIL OF YORKE PENINSULA of 8 Elizabeth Street MAITLAND SA 5573 **HEREBY APPLIES** pursuant to the provisions of Section 57(2) of the Development Act, 1993 for the notation of the attached Land Management Agreement pursuant to the provisions of Section 57(2) of the said Act which said Land Management Agreement is dated the 28th day of October 2010 and made between **DISTRICT COUNCIL OF YORKE PENINSULA** aforesaid as the Council of the one part and **TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD** (ACN 115 916 786), 9 Dakota Drive, PARAFIELD SA 5106 as the Owner of the other part which Agreement binds the whole of the land comprised in Certificate of Title Register Book Volume 5876 Folio 334 and operates to control the future development, management, preservation or conservation of the said land.

DATED the 28th day of October 2010

COPY

THE COMMON SEAL of
DISTRICT COUNCIL OF YORKE PENINSULA
was hereunto affixed in the presence of:

DISTRICT COUNCIL OF YORKE PENINSULA
COMMON SEAL
ESTABLISHED 1997

.....
Mayor

.....
Chief Executive Officer

The Owner **HEREBY CONSENTS** to the noting of the attached Land Management Agreement Deed.

EXECUTED by **TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD**
in accordance with s127(1) of the Corporations Act by:

Signature
GIUSEPPE GIROLAMO
Print Name
DIRECTOR
Director

Signature
JOHN JACOPETTA
Print Name
SECRETARY
~~Director~~ / Secretary (delete inapplicable)

and if only one person has signed, that person states that he/she is the sole director and sole secretary of the company

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THIS DEED is made the 28th day of October 2010

BETWEEN:

DISTRICT COUNCIL OF YORKE PENINSULA of 8 Elizabeth Street MAITLAND SA 5573 ("the Council") of the one part

and

TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD (ACN 115 916 786) of the address specified in Item 1 of the Schedule (hereinafter with its successors and assigns, as the case may be, referred to as "the Owner") of the other part

RECITALS:

A. The Owner is the registered proprietor of an estate in fee simple in the whole of the land specified in Item 2 of the Schedule ("the Land").

B. Save and except the Owner and the person(s) specified in Item 3 of the Schedule, if any, as at the date of this Deed no other person has any legal interest in the Land.

C. The Owner was granted Development Plan consent, Land Division consent and Development Approval pursuant to the provisions of the *Development Act 1993* ("the Act") to divide the Land creating 23 additional allotments from one existing allotment comprising 21 Torrens titled allotments, 2 Community titled allotments, a road reserve, and vested of the portion of the Land to the Council for drainage purposes ("the Development") as depicted on the Plan of Division attached to Item 4 of the Schedule to this Deed ("the Plan of Division").

D. The Owner wishes to enter into this Deed to ensure that fencing, building works, building heights, outbuildings and landscaping are controlled and undertaken in an appropriate manner to maintain a high standard of design and residential amenity of the Land.

E. Pursuant to the provisions of section 57 (2) of the Act the Owner has agreed with the Council to enter into this Deed relating to the future development, management, preservation and conservation of the Land subject to the terms and conditions that follow.

NOW THIS DEED WITNESSES:

INTERPRETATION

1. The parties acknowledge that the matters recited above are true and accurate and agree that they form part of the terms of this Deed.

2. In the interpretation of this Deed unless the context otherwise requires or admits:

   Words and phrases used in this Deed that are defined in the Act, or in the regulations made under the Act, have the meanings ascribed to them by the Act or the regulations as the case may be;

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References to any statute or subordinate legislation include all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to;

The term "the Owner" where it is a company includes its successors, assigns and transferees and where it is a person includes his or her heirs, executors, administrators and transferees and where it consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons for the time being registered or entitled to be registered as the proprietor of an estate in fee simple of the Land;

The term "person" includes a corporate body;

The term "the Land" shall include any part or parts of the Land;

The term "Plan of Division" is the plan of division that is depicted in Item 4 of the Schedule;

The term "dwelling" shall mean any building, capable of human habitation, proposed to be constructed on the Land and which is or will be an approved development under the Act but does not include a "second hand transportable building";

The term "landscaping plan" shall mean a landscaping plan which will encourage (but will not be solely restricted to) the re-establishment of endemic (local) vegetation and provide screening of any dwelling from adjoining allotments and/or public places to the reasonable satisfaction of Council;

The term "side rear boundary" shall mean the side property boundary of an allotment, for a distance of 8.0m along the side boundary of the allotment taken from a point where the side boundary intersects the rear boundary of the allotment;

The term "solid form fence" shall mean a masonry or similar type of fence (including factory pre-painted steel sheet fence);

The term "transportable building" shall mean any building that is capable of being moved or removed on, to or from the Land;

The term "pre-fabricated building" shall mean any building that is capable of being constructed, whether in part or whole, off the Land and then being transported onto the Land;

Any term which is defined in the statement of the names and descriptions of the parties or in the Recitals has the meaning there defined;

Words importing the singular number of plural number are to be taken to include the plural number and the singular number respectively;

Words importing any gender include both genders;

Where two or more persons are bound hereunder to observe or perform any obligation or Deed whether express or implied they are bound jointly and each of them severally.

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3. Clause headings are provided for reference purposes only and are not to be resorted to in the interpretation of this Deed.

4. The requirements of this Deed are at all times to be construed as additional to the requirements of the Act and any other legislation affecting the Land.

5. Nothing contained in this Deed shall fetter the Council in the exercise of its discretion as the Relevant Authority under the Act.

ACKNOWLEDGMENTS OF THE OWNER:

6. The Owner acknowledges that fences on allotments are to be erected in the following way:

6.1 no fencing on any allotment shall be constructed along the front boundary of the allotment, being the primary street frontage, and/or forward of the dwelling line (with the exception of the fencing on allotment 1 which shall be negotiated with Council, and agreed in writing by the Owner and Council prior to its construction) unless it is constructed of an open type construction of the following types:

6.1.1 Picket (timber, steel, aluminium with minimum 55mm separation between uprights),

6.1.2 Pier brick or masonry posts with timber, steel or aluminium uprights with minimum 55mm separation between uprights maximum height shall be 1.50 metres;

6.2 The height of any fencing to the rear (eastern) allotment boundaries on allotments 12 -21 shall be a maximum 1.50 metres high above natural ground level and constructed of an open type construction of tubular steel or aluminium with vertical members of maximum diameter of 25mm and a minimum 70mm separation between uprights, support posts should be a maximum of 90x90mm or 90mm diameter;

6.3 The maximum height of any fencing on the side rear boundary of allotments 12 -21 shall be a maximum height of 1.50 metres above natural ground level and constructed of an open type construction of tubular steel or aluminium with vertical members of maximum diameter of 25mm and a minimum 70mm separation between uprights, support posts should be a maximum of 90x90mm or 90mm diameter.

6.4 A solid form fence on the side rear boundary of allotments 12 – 21 is allowable to a maximum height of 1.0metre above natural ground level, and the tubular style fence noted in clause 6.3 may be constructed to the top of the solid form fence, provided the overall combined maximum height of the fence does not exceed 1.50metres.

6.5 Fencing on a side boundary, not the side rear boundary, on allotments 12 – 21 should be a solid form fence to maximum height 1.80metres above natural ground level. Factory pre painted steel sheet fencing is also acceptable.

6.6 The northern side boundary to allotment 12 is excluded from the requirements of 6.5.

7. The Owner acknowledges that rainwater tanks on allotments are to be erected in the following way:

7.1 Each allotment shall have a rainwater tank of nominal minimum capacity of 10,000 litres fitted with outlets in a manner to provide 7500 litres of domestic water supply and provide 2,500litres of roof water detention. The tanks will be as depicted on the

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Rainwater Tank Detail attached to Item 5 of the Schedule to this Deed ("the Rainwater Tank Detail");

7.2 The rainwater tanks should be constructed of either plastic, fibreglass or colorbond steel and meet regulatory requirements for containment of potable water;

7.3 Location of the rainwater tanks will be in accordance with Council Development Plan guidelines but must not encroach on the area marked "No Structure" on the Plan of Division. Rainwater tanks are to be screened from public view.

8. The Owner acknowledges that all buildings on any of the allotments shall be erected in the following way:

8.1 Buildings on any of the allotments should be of a high standard and comply with the guidelines in Council's Development Plan. No transportable or prefabricated buildings are to be located on allotments 12 to 21 inclusive or on Community Lots 1 & 2;

8.2 Building setbacks from the primary street frontage to any of the allotments must be in accordance with the guidelines in Council's Development Plan;

8.3 No building on allotments 12-21 shall encroach on the area marked "No Structure" as depicted on the Plan of Division;

8.4 Buildings on allotments 12 - 21 shall be of single storey construction with a maximum roof height of 5.2m above the top of the average finished kerb level directly in front of the respective allotment, except that split level construction is acceptable and overall roof height is not greater than 5.2m from the top of the average finished kerb level directly in front of the respective allotment;

8.5 Any buildings on Community allotments 1 and 2 shall be constructed with a maximum building height level of AHD 22.40metres, except that and in any event, shed walls shall not be greater than 3metres in height with overall height of the shed (including roof) not exceeding 4.5metres in height. Two storey or split level buildings are acceptable provided overall building height is not greater than a level of AHD 22.40metres.

8.6 All outbuildings to community lots 1 and 2 shall have a maximum height of AHD 22.40metres as depicted Item 6 of the Schedule to this Deed except that, and in any event, shed walls shall not be greater than 3metres in height with overall height of the shed (including roof) not exceeding 4.5metres in height;

8.7 Garages to allotments 12 - 21 (inclusive) should be incorporated under the main roof of any dwelling built on the allotment;

8.8 Outbuildings to allotments 12 - 21 (inclusive) are not to be separate from the dwelling to which they relate;

8.9 Garages to allotments 1 – 11 (inclusive) are to be located no further forward than the dwelling line;

9. The Owner acknowledges that landscaping will be undertaken on allotments in the following way:

9.1 At the time of lodging an application for a dwelling on any allotment, the Owner shall provide to the Council a detailed landscaping plan satisfactory to the Council with such

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landscaping being completed to the reasonable satisfaction of Council within 12 months of occupation of the dwelling;

9.2 Landscaping to allotments 12 – 21 and Community allotments 1 and 2 shall incorporate suitable species to the reasonable satisfaction of Council that do not unduly impair neighbouring properties views of the coastline and are located in areas so as to maximise benefit and minimise interruption to coastal views from neighbouring properties;

9.3 Landscaping of Community allotments 1 – 2 shall incorporate suitable species to the reasonable satisfaction of Council that do not impair neighbouring properties views of the coastline and be planted as depicted on Item 7 of the Schedule to this Deed.

10. The Owner acknowledges that the purpose of any landscaping plan shall be to encourage (but will not be solely restricted to) the re-establishment of endemic (local) vegetation and to provide screening of any dwelling from adjoining allotments and/or public places.

UNDERTAKINGS OF THE OWNER:

11. The Owner shall ensure that buildings on any of the allotments are of a high standard and comply with the guidelines in Council's Development Plan. Further the Owners shall not cause, suffer or permit any transportable or prefabricated buildings to be located on allotments 12 to 21 inclusive nor on Community Lots 1 & 2.

12. The costs and expenses incurred by the Owner in relation to any requirement pursuant to clauses 6, 7, 8 and/or 9 of this Deed shall be borne by the Owner.

OPERATION OF THIS DEED

13. The parties expressly declare and agree that the provisions of this Deed shall not be binding or impose any obligation upon them unless and until the Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of section 57 (5) of the Act in priority to any other registrable interest in the land save and except for the estate and interest of the Owner therein.

RESCISSION

14. If any development authorisation obtained for the Development is not granted, or if granted, lapses or expires by virtue of the provisions of the Act without being implemented by the Owner, the Council agrees to rescind this Deed at the request of the Owner and the reasonable costs of and incidental to the preparation, stamping and registration of the Deed of Rescission shall be borne by the Owner.

COUNCIL'S POWERS OF ENTRY

15. The Council or any employee or authorised officer of the Council may at any time enter into or upon the Land for the purposes of:

16.1 inspecting the Land or any building thereon;

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

VARIATION AND WAIVER

16. This Deed may not be varied except by a supplementary Deed signed by the Council and the Owner.

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17. The Council may waive compliance by the Owner with the whole or any part of the obligations of the Owner herein contained but no such waiver is effective unless expressed in writing and signed by the Council.

NOTICES

18. Notice for the purposes of this Deed is to be taken to be properly served on the Owner if it is:

    18.1 posted to the Owner at the Owner's last address known to the Council; or

    18.2 any method prescribed by the *Development Regulations 2008* for the service of a notice.

NOTING OF THIS DEED

19. Each party must do and execute all such acts, documents and things as are necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties, this Deed is noted by the Registrar-General against the Certificate of Title for the Land pursuant to Section 57(5) of the Act.

COSTS

20. The Owner is to bear the costs of and incidental to the negotiation and preparation of this Deed and the stamping and the noting of this Deed on the Certificate of Title to the Land.

21. The Owner hereby agrees to indemnify the Council and keep the Council forever indemnified in respect to the whole of its costs and expenses (including without limitation legal costs and expenses) of and incidental to the implementation of this Deed including the enforcement of its terms.

GOVERNING LAW

22. The law governing the interpretation and implementation of the provisions of this Deed is the law of South Australia.

GENERAL PROVISIONS

23. If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law then and in such case the parties hereby record that it is their intention that such provision be severed from this Deed and that the remaining provisions are to be effective and enforceable according to their terms.

24. This Deed contains the whole Deed between the parties in respect of the matters referred to herein.

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EXECUTED as a Deed

THE COMMON SEAL of the
DISTRICT COUNCIL OF YORKE PENINSULA
was hereunto affixed in the presence of:

.....
Mayor

.....
Chief Executive Officer

SIGNED by
TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD

in the presence of:

.....
Witness

.....
Name

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

The person named in Item 3 of the Schedule, if any, who has a legal interest in the Land by virtue of the interest specified therein **HEREBY CONSENTS** to the Owner entering into this Deed.

Signed for and on behalf of)
ST GEORGE BANK LIMITED)
by its lawful attorney in the) .....
presence of)

.....

WESTPAC BANKING CORPORATION ABN 33 007 457 141 of 97 King William Street ADELAIDE SA 5000 Pursuant to Registered Mortgage No. 11015948 as successor in law to St.George Bank Limited pursuant to the Financial Sector (Business Transfer and Group Restructure) Act 1999 (Cth) and successor in law to Advance Bank Australia Limited pursuant to the Bank Mergers (Advance Bank) Regulation 1998 (NSW).

By its Tier Three Attorney
Roger David Campbell
pursuant to Power of Attorney Registered Number 9037336 of which s/he has no notice of any revocation of the said Power of Attorney.

Signature of Attorney No. 9037336

Signature of Witness

Susan Marion Cabot
Full Name of Witness

97 King William Street ADELAIDE SA 5000
Address

(08) 8424 5439
Telephone No.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

THE OWNER HEREBY CERTIFIES pursuant to Section 57(4) of the Act that no other person has a legal interest in the land.

SIGNED by)
TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD) .....
in the presence of:)

.....
Witness

.....JULY TIPPCA.....
Name

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SCHEDULE

ITEM 1 **Full Name of Owner:**

TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD

Address of Owner:

9 Dakota Drive
PARAFIELD SA 5106

ITEM 2 **Land Description:**

The whole of the land comprised within Certificate of Title Register Book Volume 5876 Folio 334 being Section 200 in the area named Stansbury Hundred of Dalrymple.

ITEM 3 **Full Name of person with legal interest in the Land (if any) and details of interest in the Land**

ST GEORGE BANK LTD

ITEM 4 **Plan of Division**
Attached hereto

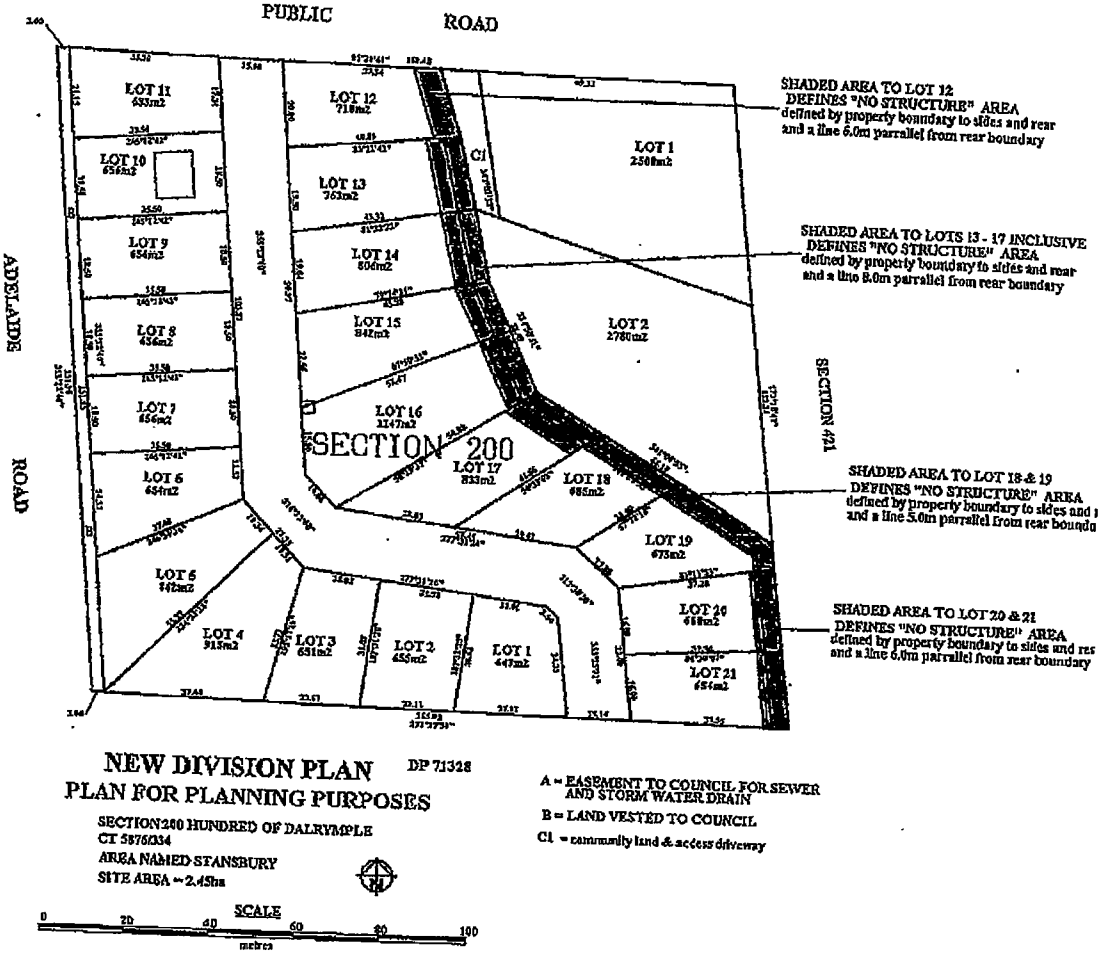
ITEM 5 **Rainwater Tank Detail**
Attached hereto

ITEM 6 **Community Lots 1 & 2 Building Height Detail**
Attached hereto

ITEM 7 **Controlled Vegetation Plan**
Attached hereto

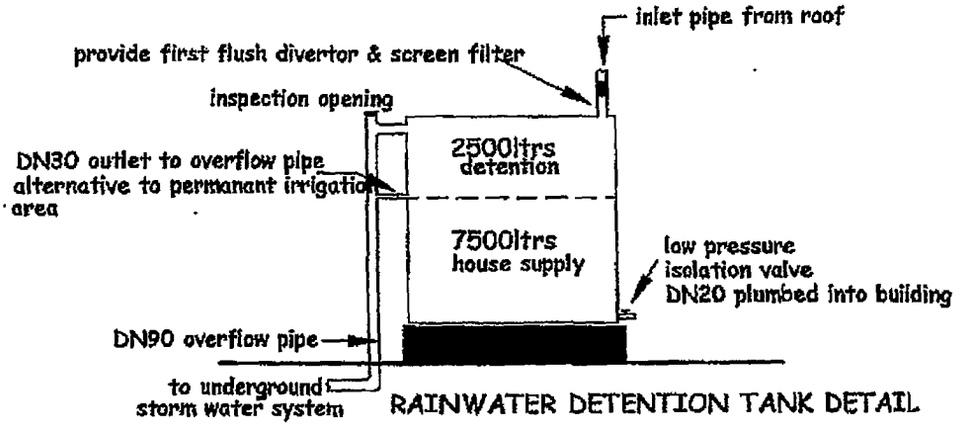
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ITEM 4 PLAN OF DIVISION



Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

ITEM 5 RAINWATER TANK DETAIL
Sample of acceptable rain water tank setup

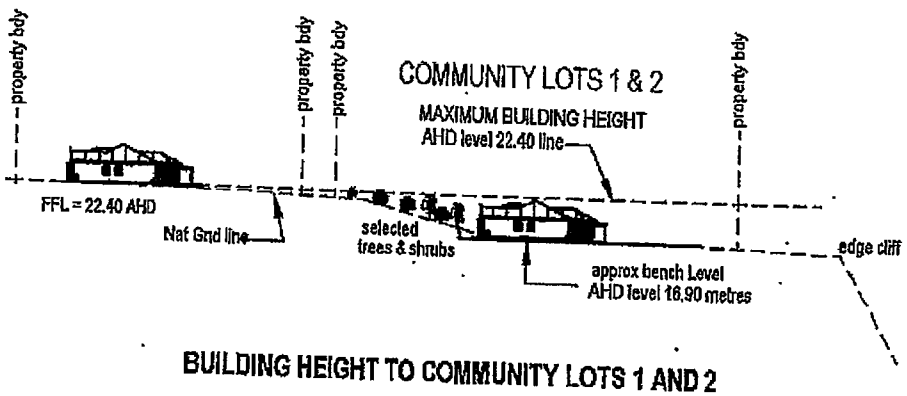


ROOF WATER MANAGEMENT

DWELLINGS TO BE FITTED WITH 10,000LTR TANKS
UTILISE TANKS AS ROOF WATER DETENTIONAND HOUSEHOLD USE
ROOF WATER TO BE DIRECTED TO TANKS VIA SEALED SYSTEM
TANK WATER CONTINUOUSLY FED TO HOUSE VIA PUMP AND SUPPLY WC AND L'DRY AS MINIMUM. OVERFLOW TO COUNCIL STORM WATER DRAIN . MINIMUM 7500ltrs AVAILABLE FOR HOUSEHOLD USE AND 2500ltrs FOR DETENTION

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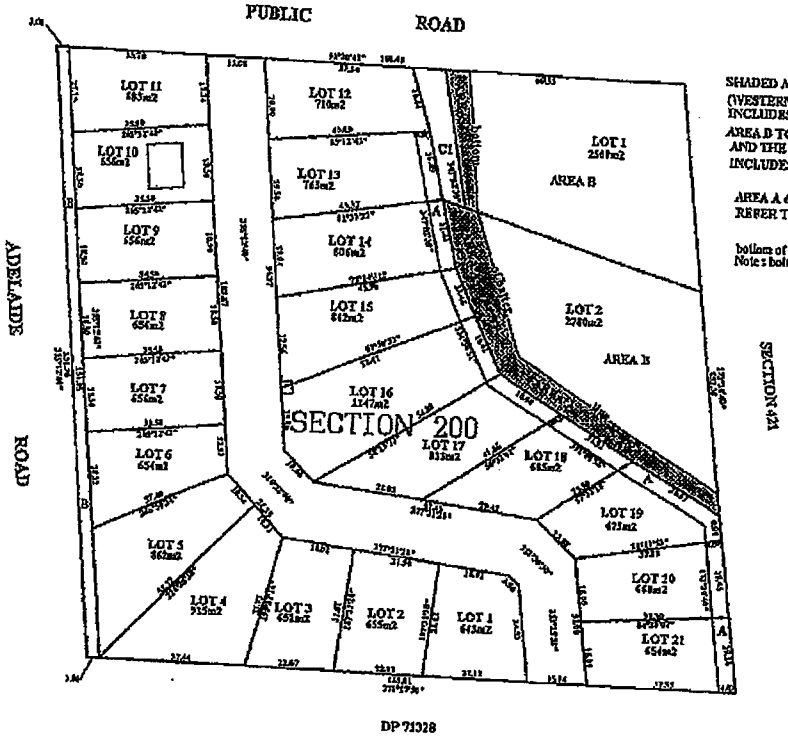
ITEM 6 COMMUNITY LOTS 1 & 2 BUILDING HEIGHT DETAIL



BUILDING HEIGHT TO COMMUNITY LOTS 1 AND 2

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

ITEM 7 CONTROLLED VEGETATION PLAN.



SHADED AREA A TO LOTS 1 & 2 IS DEFINED BY THE REAR PROPERTY (WESTERN) BOUNDARY AND THE BOTTOM OF THE BATTER LINE INCLUDES THE SIDE PROPERTY BOUNDARIES

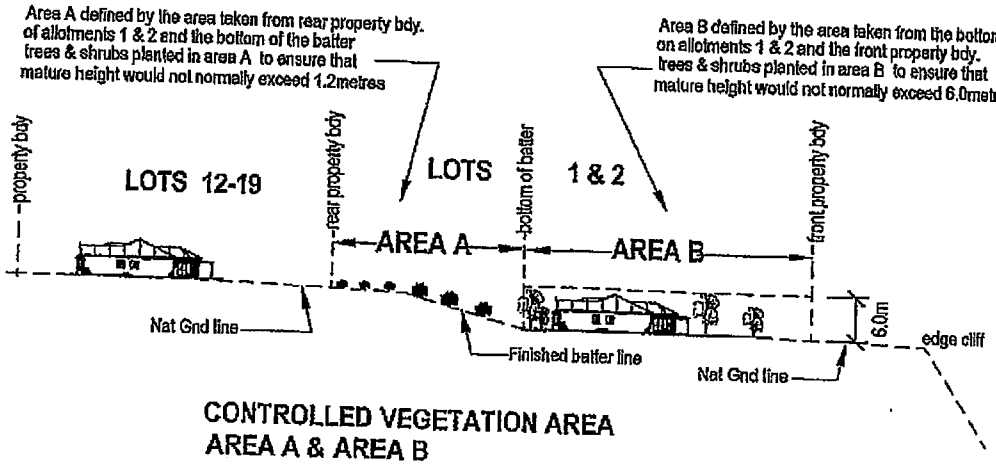
AREA B TO LOTS 1 & 2 IS DEFINED BY THE BOTTOM OF THE BATTER L AND THE FRONT PROPERTY (EASTERN) BOUNDARY INCLUDES THE SIDE PROPERTY BOUNDARIES

AREA A & B = "CONTROLLED VEGETATION" AREA REFER TO CROSS SECTION FOR ADDITONAL DETAILS

bottom of batter line = BOTTOM MOST POINT OF BANK SLOPE
Note: bottom of batter line indicative only and shall be defined by batter on site

PLAN FOR CONTROLLED VEGETATION AREA

SCALE 0 20 40 60 80 100 metres



CONTROLLED VEGETATION AREA AREA A & AREA B

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

PURPOSE:	DIVISION	AREA NAME:	STANSBURY	APPROVED:	D
MAP REF:	6428/38/N.43/D	COUNCIL:	DISTRICT COUNCIL OF YORKE PENINSULA	DEPOSITED/FILED:	SHEET 1 OF 3
LAST PLAN:		DEVELOPMENT NO:	544/D036/08		V01

AGENT DETAILS: **PYPER LEAKER SURVEYING SERVICES PTY LTD**
ABN 70 718 006 161
PO BOX 1030
GLENELG SOUTH SA 5045
PH 08 8373 3880 FAX 08 8294 0843
DATE: 20/01/10
AGENT CODE: PLS6P
REFERENCE: PL2322

SURVEYORS CERTIFICATION:

I, David Edward PYPER Licensed surveyor of South Australia do hereby certify

(1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992

(2) That the field work was completed on 12th DECEMBER 2009
~~except for final placement of survey marks (strike out if not applicable)~~

Dated .... Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5876	334		SECTION(S)	200		DALRYMPLE		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
NEW	15.16	SERVICE	EASEMENT(S)	A(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	223LGRPA

ANNOTATIONS:
NO OCCUPATION ON SUBJECT LAND UNLESS SHOWN OTHERWISE

Development Assessment Commission

LAND DIVISION CERTIFICATE

Approved in accordance with the requirements of Section 51 of the Development Act 1993

Signed

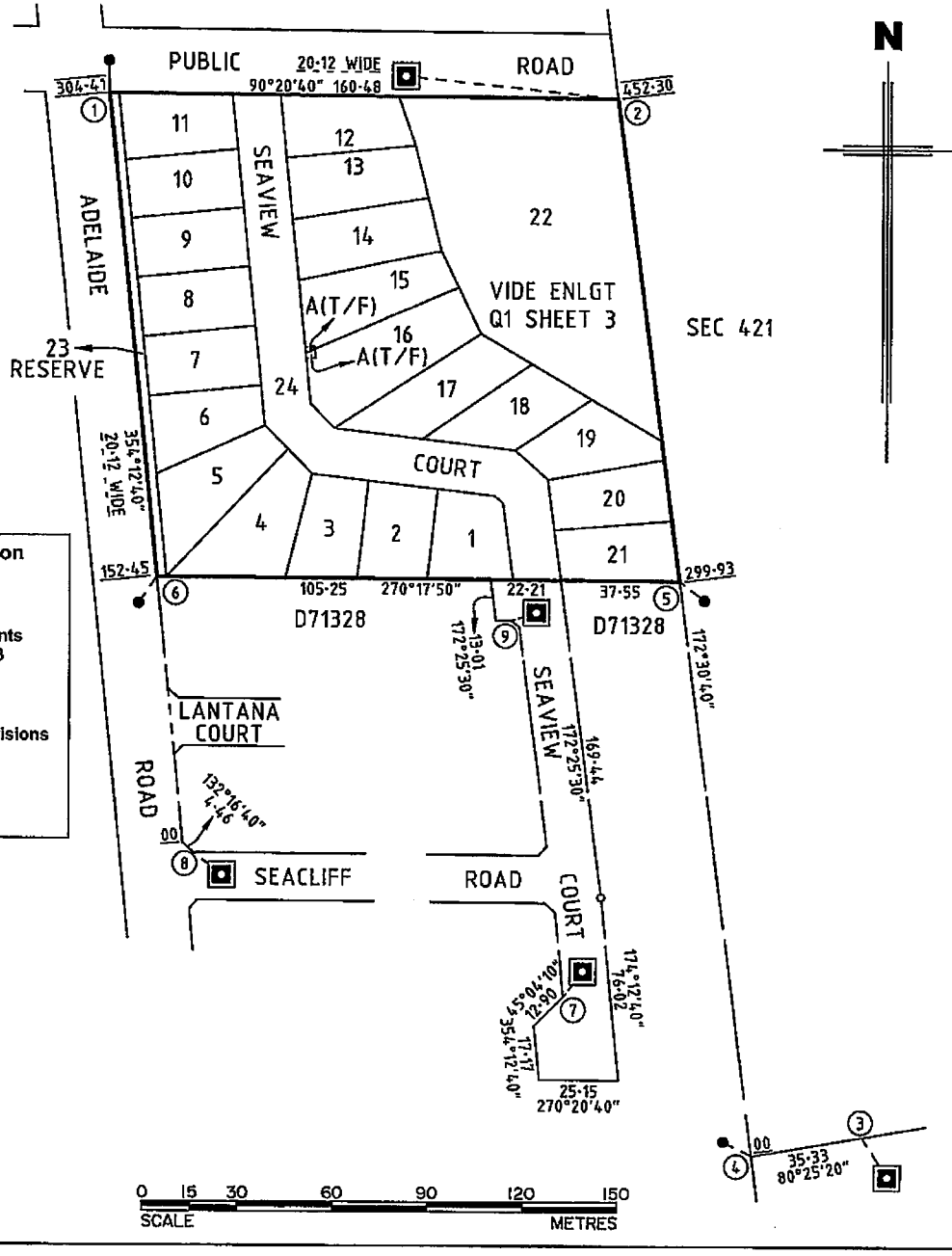
Description of signatory: Supervisor of Land Divisions as delegate of D.A.C.

Dated 05/11/2010, 03:38 pm

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PSM NO
1	179°30'	MP FD	0.34	
2	92°01'	PSM FD	67.06	6428/1802
3	327°30'	PSM FD	0.47	6428/1656
4	116°22'	MP FD	2.54	
5	308°06'	MP FD	0.99	
6	34°37'	MP FD	1.02	
7	216°31'	PSM FD	5.60	6428/2040
8	307°22'	PSM FD	5.89	6428/2041
9	250°18'	PSM FD	3.55	6428/2086



Development Assessment Commission

LAND DIVISION CERTIFICATE

Approved in accordance with the requirements of Section 51 of the Development Act 1993

Signed

Description of signatory: Supervisor of Land Divisions as delegate of D.A.C.

Dated 05/11/2010, 03:39 pm

D

SHEET 2 OF 3

V01

BEARING DATUM: (1) - (2) 90°20'40"
DERIVATION: D71328 (ADOPTED)

TOTAL AREA:

PYPER LEAKER SURVEYING SERVICES PTY LTD
PO BOX 1030
GLENELG SOUTH SA 5045
PH 08 8373 3880 FAX 08 8294 0843

REF PL2322

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

Development Assessment Commission

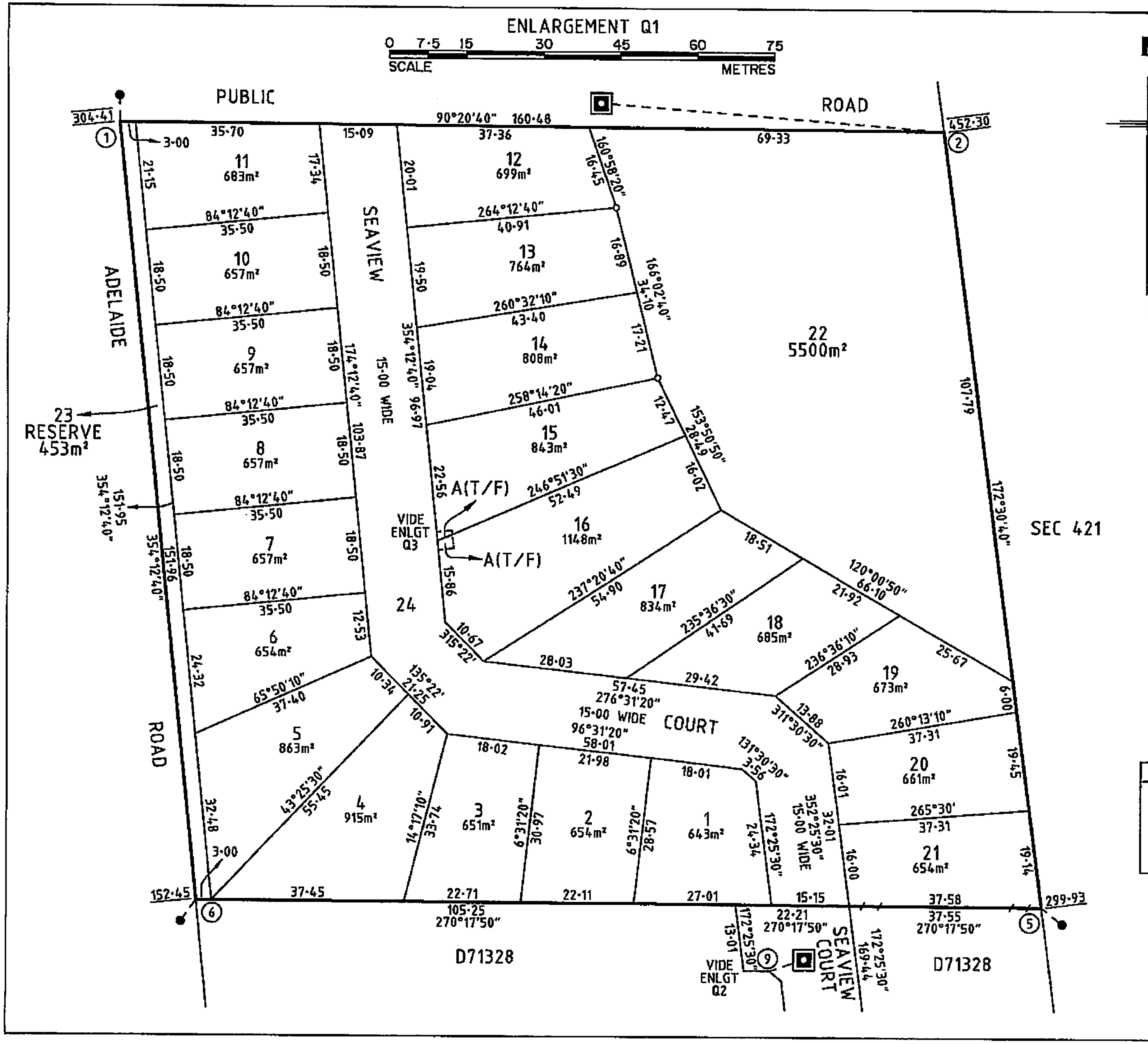
LAND DIVISION CERTIFICATE

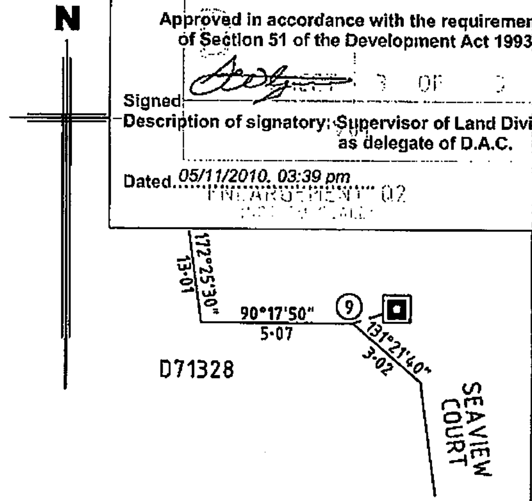
Approved in accordance with the requirements of Section 51 of the Development Act 1993

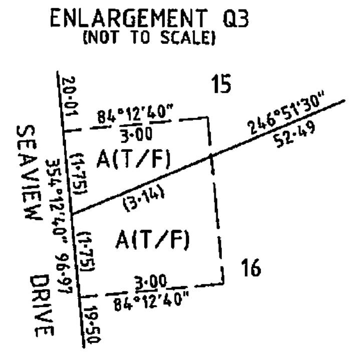
Signed

Description of signatory: Supervisor of Land Divisions as delegate of D.A.C.

Dated 05/11/2010, 03:39 pm







REFERENCE MARKS

CNR	BEARING	FROM	DIST	PSM NO
1	179°30'	MP FD	0.34	
2	92°01'	PSM FD	67.06	6428/1802
5	308°06'	MP FD	0.99	
6	34°37'	MP FD	1.02	
9	250°18'	PSM FD	3.55	6428/2086

PYPER LEAKER
SURVEYING SERVICES PTY LTD
PO BOX 1030
GLENELG SOUTH SA 5045
PH 08 8373 3880 FAX 08 8294 0843

REF PL2322

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
54 04804 48 9	CT6069307	8/7/2025	7836	2690056

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

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: N A & S J LEACH
Location: 39 SEAVIEW CT STANSBURY LT 7 D85487
Description: 8HVBALCDG IG
Capital Value: $ 710 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2025

				$
		Arrears as at: 30/6/2025	:	0.00
Water main available:	15/9/2011	Water rates	:	0.00
Sewer main available:		Sewer rates	:	0.00
		Water use	:	0.00
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	0.00
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 0.00 Bill: 6/8/2025

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

The last Water Use Year ended on 05/05/2025.

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

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

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

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

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

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

SA Water

South Australian Water Corporation

Name:
N A & S J LEACH

Water & Sewer Account
Acct. No.: 54 04804 48 9

Amount: _____

Address:
39 SEAVIEW CT STANSBURY LT 7 D85487

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	5404804489

BPAY

Biller code: 8888
Ref: 5404804489

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: 5404804489

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2690056

DATE OF ISSUE
08/07/2025

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

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

OWNERSHIP NUMBER
06261746

OWNERSHIP NAME
N A & S J LEACH

PROPERTY DESCRIPTION
39 SEAVIEW CT / STANSBURY SA 5582 / LT 7 D85487

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R2	RE
5404804489	CT 6069/307	$710,000.00	0.500	0.400

LEVY DETAILS:

FINANCIAL YEAR
2025-2026

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	120.10
- REMISSION	$	72.25
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	97.85

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

EXPIRY DATE **06/10/2025**

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
06261746

OWNERSHIP NAME
N A & S J LEACH

AGENT NUMBER
100019503

ASSESSMENT NUMBER
5404804489

AGENT NAME
BERTRAM FORM 1 SHOP PTY LTD

AMOUNT PAYABLE
$97.85

EXPIRY DATE
06/10/2025

+70043623100022> +001571+ <0550105964> <0000009785> +444+

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

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 OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7004362310** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to: **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

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: 2690056

DATE OF ISSUE
08/07/2025

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

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

OWNERSHIP NAME
N A & S J LEACH

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION
39 SEAVIEW CT / STANSBURY SA 5582 / LT 7 D85487

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
5404804489	CT 6069/307	$136,000.00	0.0657 HA

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

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

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

ON OR BEFORE **06/10/2025**

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

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

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 OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456293 **Ref: 7004362229** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to: **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

Orig. AG 11483674

13:10 29-Oct-2010
1 of 1 Fees: $121.00

OFFICE
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyance/Applicant

Series No.	Prefix

AGENT CODE

Lodged by:

Correction to:

BELOW THIS LINE FOR OFFICE USE ONLY

Date	Time
FEES	
R.G.O.	POSTAGE	NEW C.T.

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

1. C/T 5876/334
2.
3.
4.
5.

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.
2.
3.

Rev. Index - Comp Duty - ASN 19 040 349 865 ©
Land Value Parcels No.: 124 538 673
Orig. 1 of 1 1 copies
Certificate/Valuer/Clerk: EXEMPT
Apportion (if applicable):
Stat $ EXEMPT Fee Paid $ -
Init: Refund Paid $ -
Signature: Date: 28/10/10

CORRECTION	PASSED

REGISTERED 10 NOV 2010

REGISTRAR-GENERAL

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

ITEM(S)	AGENT CODE
D.P LMA	ICON (44)
C/T 5876/334	BSAB 76

© CORPORATE FORMS PTY LTD (May 2000) Lic No.1

LANDS TITLES REGISTRATION

C:\Documents and Settings\HP_Administrator\My Documents\Final LMA sept10\Stansbury LMA form B2 301109.DOC

ITR:ITR:P81332_002.DOC

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

NB: This form may be used only when no panel form is suitable. A penalty of up to $2000 or 6 months imprisonment applies for improper witnessing.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

Form B2 **APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT - DEVELOPMENT ACT, 1993**

TO: The Registrar General

DISTRICT COUNCIL OF YORKE PENINSULA of 8 Elizabeth Street MAITLAND SA 5573 **HEREBY APPLIES** pursuant to the provisions of Section 57(2) of the Development Act, 1993 for the notation of the attached Land Management Agreement pursuant to the provisions of Section 57(2) of the said Act which said Land Management Agreement is dated the 28th day of October 2010 and made between **DISTRICT COUNCIL OF YORKE PENINSULA** aforesaid as the Council of the one part and **TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD** (ACN 115 916 786), 9 Dakota Drive, PARAFIELD SA 5106 as the Owner of the other part which Agreement binds the whole of the land comprised in Certificate of Title Register Book Volume 5876 Folio 334 and operates to control the future development, management, preservation or conservation of the said land.

DATED the 28th day of October 2010

THE COMMON SEAL of
DISTRICT COUNCIL OF YORKE PENINSULA
was hereunto affixed in the presence of:

R L Agnew
Mayor

Chief Executive Officer

DISTRICT COUNCIL OF YORKE PENINSULA COMMON SEAL ESTABLISHED 1997

The Owner **HEREBY CONSENTS** to the noting of the attached Land Management Agreement Deed.

EXECUTED by **TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD**
in accordance with s127(1) of the Corporations Act by:

Signature

GIUSEPPE GIROLAMO
Print Name

DIRECTOR
Director

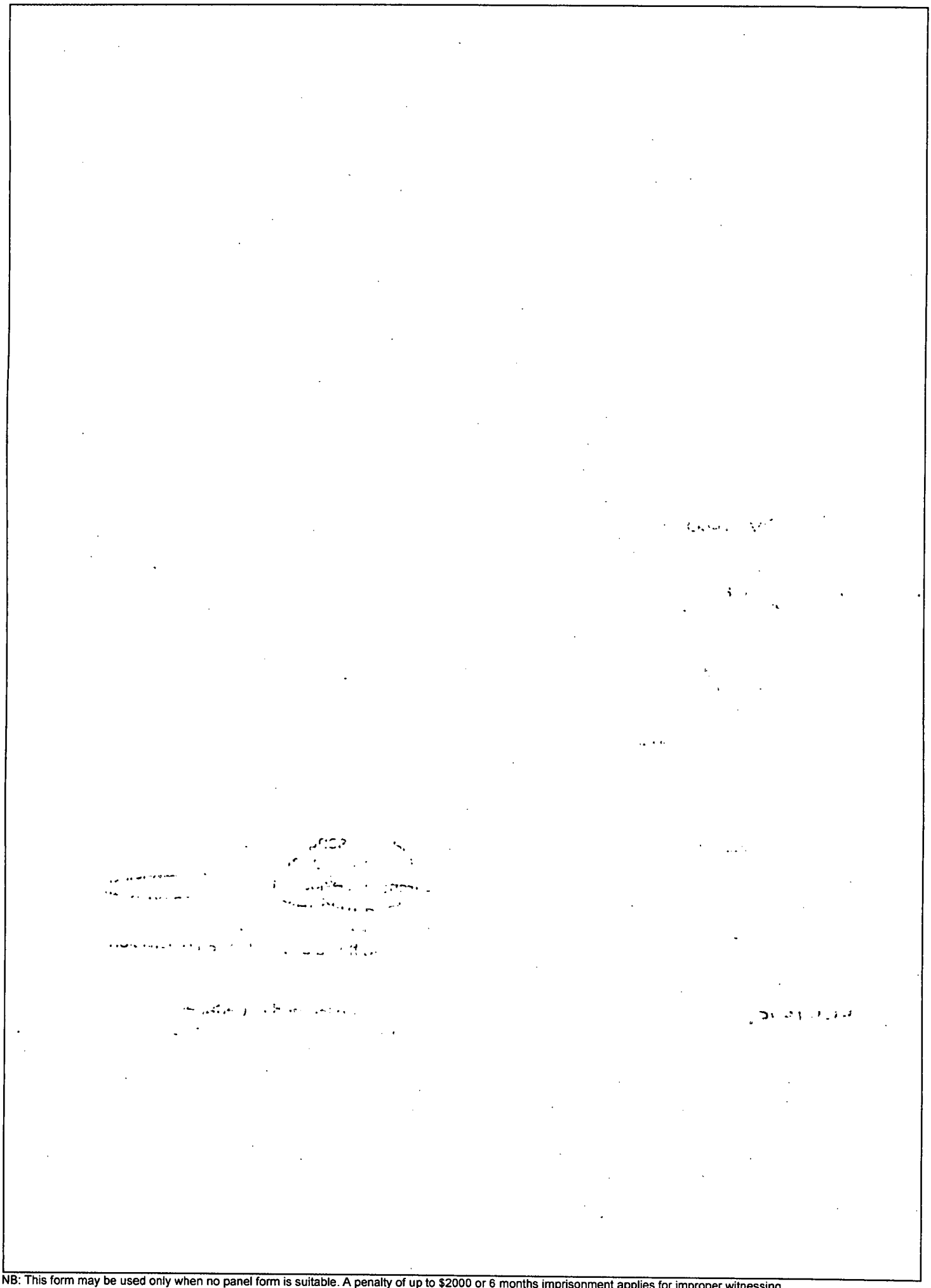
Signature

JOHN IACOPETTA
Print Name

SECRETARY
~~Director~~ / Secretary (delete inapplicable)

and if only one person has signed, that person states that he/she is the sole director and sole secretary of the company

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51



Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

THIS DEED is made the 28th day of October 2010

BETWEEN:

DISTRICT COUNCIL OF YORKE PENINSULA of 8 Elizabeth Street MAITLAND SA 5573 ("the Council") of the one part

and

TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD (ACN 115 916 786) of the address specified in Item 1 of the Schedule (hereinafter with its successors and assigns, as the case may be, referred to as "the Owner") of the other part

RECITALS:

A. The Owner is the registered proprietor of an estate in fee simple in the whole of the land specified in Item 2 of the Schedule ("the Land").

B. Save and except the Owner and the person(s) specified in Item 3 of the Schedule, if any, as at the date of this Deed no other person has any legal interest in the Land.

C. The Owner was granted Development Plan consent, Land Division consent and Development Approval pursuant to the provisions of the *Development Act 1993* ("the Act") to divide the Land creating 23 additional allotments from one existing allotment comprising 21 Torrens titled allotments, 2 Community titled allotments, a road reserve, and vested of the portion of the Land to the Council for drainage purposes ("the Development") as depicted on the Plan of Division attached to Item 4 of the Schedule to this Deed ("the Plan of Division").

D. The Owner wishes to enter into this Deed to ensure that fencing, building works, building heights, outbuildings and landscaping are controlled and undertaken in an appropriate manner to maintain a high standard of design and residential amenity of the Land.

E. Pursuant to the provisions of section 57 (2) of the Act the Owner has agreed with the Council to enter into this Deed relating to the future development, management, preservation and conservation of the Land subject to the terms and conditions that follow.

NOW THIS DEED WITNESSES:

INTERPRETATION

1. The parties acknowledge that the matters recited above are true and accurate and agree that they form part of the terms of this Deed.

2. In the interpretation of this Deed unless the context otherwise requires or admits:

   Words and phrases used in this Deed that are defined in the Act, or in the regulations made under the Act, have the meanings ascribed to them by the Act or the regulations as the case may be;

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

References to any statute or subordinate legislation include all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to;

The term "the Owner" where it is a company includes its successors, assigns and transferees and where it is a person includes his or her heirs, executors, administrators and transferees and where it consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons for the time being registered or entitled to be registered as the proprietor of an estate in fee simple of the Land;

The term "person" includes a corporate body;

The term "the Land" shall include any part or parts of the Land;

The term "Plan of Division" is the plan of division that is depicted in Item 4 of the Schedule;

The term "dwelling" shall mean any building, capable of human habitation, proposed to be constructed on the Land and which is or will be an approved development under the Act but does not include a "second hand transportable building";

The term "landscaping plan" shall mean a landscaping plan which will encourage (but will not be solely restricted to) the re-establishment of endemic (local) vegetation and provide screening of any dwelling from adjoining allotments and/or public places to the reasonable satisfaction of Council;

The term "side rear boundary" shall mean the side property boundary of an allotment, for a distance of 8.0m along the side boundary of the allotment taken from a point where the side boundary intersects the rear boundary of the allotment;

The term "solid form fence" shall mean a masonry or similar type of fence (including factory pre-painted steel sheet fence);

The term "transportable building" shall mean any building that is capable of being moved or removed on, to or from the Land;

The term "pre-fabricated building" shall mean any building that is capable of being constructed, whether in part or whole, off the Land and then being transported onto the Land;

Any term which is defined in the statement of the names and descriptions of the parties or in the Recitals has the meaning there defined;

Words importing the singular number of plural number are to be taken to include the plural number and the singular number respectively;

Words importing any gender include both genders;

Where two or more persons are bound hereunder to observe or perform any obligation or Deed whether express or implied they are bound jointly and each of them severally.

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

3. Clause headings are provided for reference purposes only and are not to be resorted to in the interpretation of this Deed.

4. The requirements of this Deed are at all times to be construed as additional to the requirements of the Act and any other legislation affecting the Land.

5. Nothing contained in this Deed shall fetter the Council in the exercise of its discretion as the Relevant Authority under the Act.

ACKNOWLEDGMENTS OF THE OWNER:

6. The Owner acknowledges that fences on allotments are to be erected in the following way:

6.1 no fencing on any allotment shall be constructed along the front boundary of the allotment, being the primary street frontage, and/or forward of the dwelling line (with the exception of the fencing on allotment 1 which shall be negotiated with Council, and agreed in writing by the Owner and Council prior to its construction) unless it is constructed of an open type construction of the following types:

6.1.1 Picket (timber, steel, aluminium with minimum 55mm separation between uprights),

6.1.2 Pier brick or masonry posts with timber, steel or aluminium uprights with minimum 55mm separation between uprights maximum height shall be 1.50 metres;

6.2 The height of any fencing to the rear (eastern) allotment boundaries on allotments 12 -21 shall be a maximum 1.50 metres high above natural ground level and constructed of an open type construction of tubular steel or aluminium with vertical members of maximum diameter of 25mm and a minimum 70mm separation between uprights, support posts should be a maximum of 90x90mm or 90mm diameter;

6.3 The maximum height of any fencing on the side rear boundary of allotments 12 -21 shall be a maximum height of 1.50 metres above natural ground level and constructed of an open type construction of tubular steel or aluminium with vertical members of maximum diameter of 25mm and a minimum 70mm separation between uprights, support posts should be a maximum of 90x90mm or 90mm diameter.

6.4 A solid form fence on the side rear boundary of allotments 12 – 21 is allowable to a maximum height of 1.0metre above natural ground level, and the tubular style fence noted in clause 6.3 may be constructed to the top of the solid form fence, provided the overall combined maximum height of the fence does not exceed 1.50metres.

6.5 Fencing on a side boundary, not the side rear boundary, on allotments 12 – 21 should be a solid form fence to maximum height 1.80metres above natural ground level. Factory pre painted steel sheet fencing is also acceptable.

6.6 The northern side boundary to allotment 12 is excluded from the requirements of 6.5.

7. The Owner acknowledges that rainwater tanks on allotments are to be erected in the following way:

7.1 Each allotment shall have a rainwater tank of nominal minimum capacity of 10,000 litres fitted with outlets in a manner to provide 7500 litres of domestic water supply and provide 2,500litres of roof water detention. The tanks will be as depicted on the

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

Rainwater Tank Detail attached to Item 5 of the Schedule to this Deed ("the Rainwater Tank Detail");

7.2 The rainwater tanks should be constructed of either plastic, fibreglass or colorbond steel and meet regulatory requirements for containment of potable water;

7.3 Location of the rainwater tanks will be in accordance with Council Development Plan guidelines but must not encroach on the area marked "No Structure" on the Plan of Division. Rainwater tanks are to be screened from public view.

8. The Owner acknowledges that all buildings on any of the allotments shall be erected in the following way:

8.1 Buildings on any of the allotments should be of a high standard and comply with the guidelines in Council's Development Plan. No transportable or prefabricated buildings are to be located on allotments 12 to 21 inclusive or on Community Lots 1 & 2;

8.2 Building setbacks from the primary street frontage to any of the allotments must be in accordance with the guidelines in Council's Development Plan;

8.3 No building on allotments 12-21 shall encroach on the area marked "No Structure" as depicted on the Plan of Division;

8.4 Buildings on allotments 12 - 21 shall be of single storey construction with a maximum roof height of 5.2m above the top of the average finished kerb level directly in front of the respective allotment, except that split level construction is acceptable and overall roof height is not greater than 5.2m from the top of the average finished kerb level directly in front of the respective allotment;

8.5 Any buildings on Community allotments 1 and 2 shall be constructed with a maximum building height level of AHD 22.40metres, except that and in any event, shed walls shall not be greater than 3metres in height with overall height of the shed (including roof) not exceeding 4.5metres in height. Two storey or split level buildings are acceptable provided overall building height is not greater than a level of AHD 22.40metres.

8.6 All outbuildings to community lots 1 and 2 shall have a maximum height of AHD 22.40metres as depicted Item 6 of the Schedule to this Deed except that, and in any event, shed walls shall not be greater than 3metres in height with overall height of the shed (including roof) not exceeding 4.5metres in height;

8.7 Garages to allotments 12 - 21 (inclusive) should be incorporated under the main roof of any dwelling built on the allotment;

8.8 Outbuildings to allotments 12 - 21 (inclusive) are not to be separate from the dwelling to which they relate;

8.9 Garages to allotments 1 – 11 (inclusive) are to be located no further forward than the dwelling line;

9. The Owner acknowledges that landscaping will be undertaken on allotments in the following way:

9.1 At the time of lodging an application for a dwelling on any allotment, the Owner shall provide to the Council a detailed landscaping plan satisfactory to the Council with such

Docusign Envelope ID: C5F5B0F1-49A1-40FA-9707-32207230AF51

landscaping being completed to the reasonable satisfaction of Council within 12 months of occupation of the dwelling;

9.2 Landscaping to allotments 12 – 21 and Community allotments 1 and 2 shall incorporate suitable species to the reasonable satisfaction of Council that do not unduly impair neighbouring properties views of the coastline and are located in areas so as to maximise benefit and minimise interruption to coastal views from neighbouring properties;

9.3 Landscaping of Community allotments 1 – 2 shall incorporate suitable species to the reasonable satisfaction of Council that do not impair neighbouring properties views of the coastline and be planted as depicted on Item 7 of the Schedule to this Deed.

10. The Owner acknowledges that the purpose of any landscaping plan shall be to encourage (but will not be solely restricted to) the re-establishment of endemic (local) vegetation and to provide screening of any dwelling from adjoining allotments and/or public places.

UNDERTAKINGS OF THE OWNER:

11. The Owner shall ensure that buildings on any of the allotments are of a high standard and comply with the guidelines in Council's Development Plan. Further the Owners shall not cause, suffer or permit any transportable or prefabricated buildings to be located on allotments 12 to 21 inclusive nor on Community Lots 1 & 2.

12. The costs and expenses incurred by the Owner in relation to any requirement pursuant to clauses 6, 7, 8 and/or 9 of this Deed shall be borne by the Owner.

OPERATION OF THIS DEED

13. The parties expressly declare and agree that the provisions of this Deed shall not be binding or impose any obligation upon them unless and until the Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of section 57 (5) of the Act in priority to any other registrable interest in the land save and except for the estate and interest of the Owner therein.

RESCISSION

14. If any development authorisation obtained for the Development is not granted, or if granted, lapses or expires by virtue of the provisions of the Act without being implemented by the Owner, the Council agrees to rescind this Deed at the request of the Owner and the reasonable costs of and incidental to the preparation, stamping and registration of the Deed of Rescission shall be borne by the Owner.

COUNCIL'S POWERS OF ENTRY

15. The Council or any employee or authorised officer of the Council may at any time enter into or upon the Land for the purposes of:

16.1 inspecting the Land or any building thereon;

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

VARIATION AND WAIVER

16. This Deed may not be varied except by a supplementary Deed signed by the Council and the Owner.

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17. The Council may waive compliance by the Owner with the whole or any part of the obligations of the Owner herein contained but no such waiver is effective unless expressed in writing and signed by the Council.

NOTICES

18. Notice for the purposes of this Deed is to be taken to be properly served on the Owner if it is:

    18.1 posted to the Owner at the Owner's last address known to the Council; or

    18.2 any method prescribed by the *Development Regulations 2008* for the service of a notice.

NOTING OF THIS DEED

19. Each party must do and execute all such acts, documents and things as are necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties, this Deed is noted by the Registrar-General against the Certificate of Title for the Land pursuant to Section 57(5) of the Act.

COSTS

20. The Owner is to bear the costs of and incidental to the negotiation and preparation of this Deed and the stamping and the noting of this Deed on the Certificate of Title to the Land.

21. The Owner hereby agrees to indemnify the Council and keep the Council forever indemnified in respect to the whole of its costs and expenses (including without limitation legal costs and expenses) of and incidental to the implementation of this Deed including the enforcement of its terms.

GOVERNING LAW

22. The law governing the interpretation and implementation of the provisions of this Deed is the law of South Australia.

GENERAL PROVISIONS

23. If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law then and in such case the parties hereby record that it is their intention that such provision be severed from this Deed and that the remaining provisions are to be effective and enforceable according to their terms.

24. This Deed contains the whole Deed between the parties in respect of the matters referred to herein.

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EXECUTED as a Deed

THE COMMON SEAL of the)
DISTRICT COUNCIL OF YORKE PENINSULA)
was hereunto affixed in the presence of:)

.....
Mayor

.....
Chief Executive Officer

DISTRICT COUNCIL OF YORKE PENINSULA
COMMON SEAL
ESTABLISHED 1997

SIGNED by)
TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD)
) .....
in the presence of:)

.....
Witness

.....
Name

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The person named in Item 3 of the Schedule, if any, who has a legal interest in the Land by virtue of the interest specified therein **HEREBY CONSENTS** to the Owner entering into this Deed.

Signed for and on behalf of)
ST GEORGE BANK LIMITED)
by its lawful attorney in the) .....
presence of)

.....

WESTPAC BANKING CORPORATION ABN 33 007 457 141 of 97 King William Street ADELAIDE SA 5000 Pursuant to Registered Mortgage No. 11015948 as successor in law to St.George Bank Limited pursuant to the Financial Sector (Business Transfer and Group Restructure) Act 1999 (Cth) and successor in law to Advance Bank Australia Limited pursuant to the Bank Mergers (Advance Bank) Regulation 1998 (NSW).

By its Tier Three Attorney
Roger David Campbell
pursuant to Power of Attorney Registered Number 9037336 of which s/he has no notice of any revocation of the said Power of Attorney.

Signature of Attorney No. 9037336

Signature of Witness

Susan Marion Cabot
Full Name of Witness

97 King William Street ADELAIDE SA 5000
Address

(08) 8424 5439
Telephone No.

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THE OWNER HEREBY CERTIFIES pursuant to Section 57(4) of the Act that no other person has a legal interest in the land.

SIGNED by)
TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD) .....
in the presence of:)

.....
Witness

SIAN TARGA
.....
Name

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SCHEDULE

ITEM 1 **Full Name of Owner:**

TRIUMPH RESIDENTIAL AND COMMERCIAL PTY LTD

Address of Owner:

9 Dakota Drive
PARAFIELD SA 5106

ITEM 2 **Land Description:**

The whole of the land comprised within Certificate of Title Register Book Volume 5876 Folio 334 being Section 200 in the area named Stansbury Hundred of Dalrymple.

ITEM 3 **Full Name of person with legal interest in the Land (if any) and details of interest in the Land**

ST GEORGE BANK LTD

ITEM 4 **Plan of Division**
Attached hereto

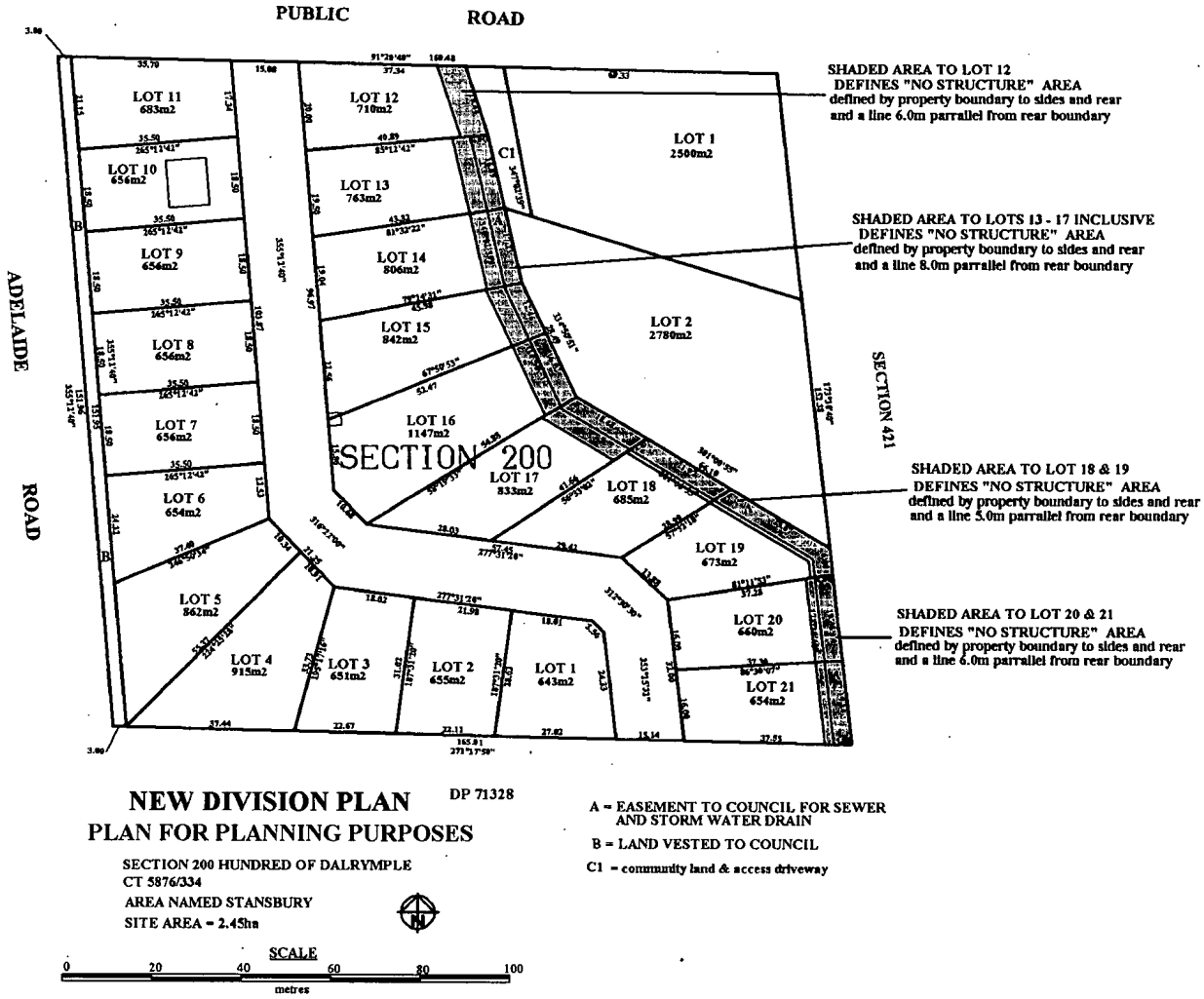
ITEM 5 **Rainwater Tank Detail**
Attached hereto

ITEM 6 **Community Lots 1 & 2 Building Height Detail**
Attached hereto

ITEM 7 **Controlled Vegetation Plan**
Attached hereto

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ITEM 4 PLAN OF DIVISION



NEW DIVISION PLAN DP 71328

PLAN FOR PLANNING PURPOSES

SECTION 200 HUNDRED OF DALRYMPLE
CT 5876/334
AREA NAMED STANSBURY
SITE AREA = 2.45ha

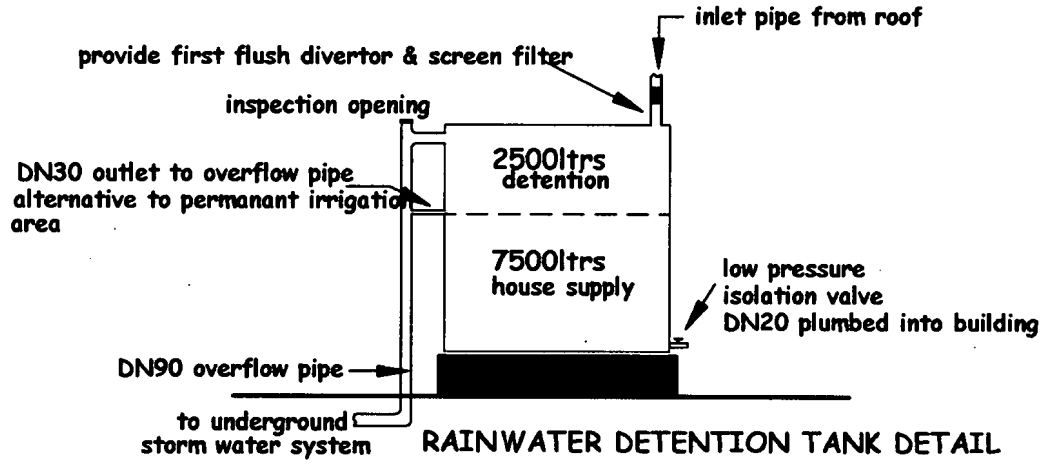
A = EASEMENT TO COUNCIL FOR SEWER AND STORM WATER DRAIN
B = LAND VESTED TO COUNCIL
C1 = community land & access driveway

SCALE
0 20 40 60 80 100
metres

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ITEM 5 RAINWATER TANK DETAIL

Sample of acceptable rain water tank setup

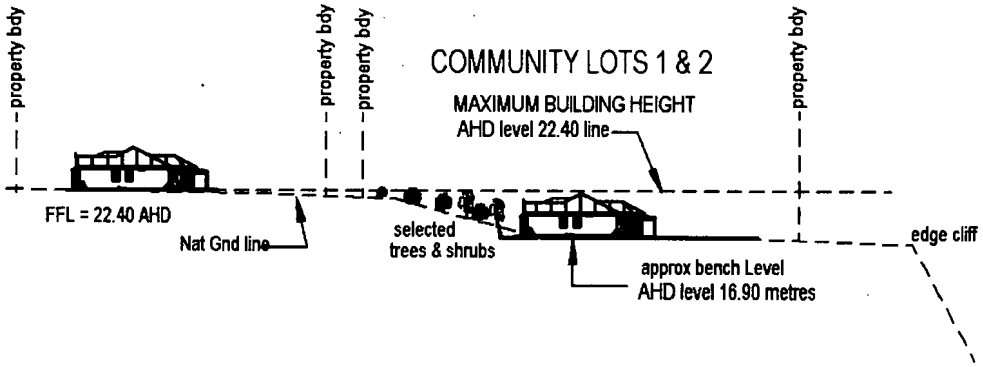


ROOF WATER MANAGEMENT

DWELLINGS TO BE FITTED WITH 10,000LTR TANKS
UTILISE TANKS AS ROOF WATER DETENTIONAND HOUSEHOLD USE
ROOF WATER TO BE DIRECTED TO TANKS VIA SEALED SYSTEM
TANK WATER CONTINUOUSLY FED TO HOUSE VIA PUMP AND SUPPLY
WC AND L'DRY AS MINIMUM. OVERFLOW TO COUNCIL STORM WATER
DRAIN . MINIMUM 7500ltrs AVAILABLE FOR HOUSEHOLD USE AND
2500ltrs FOR DETENTION

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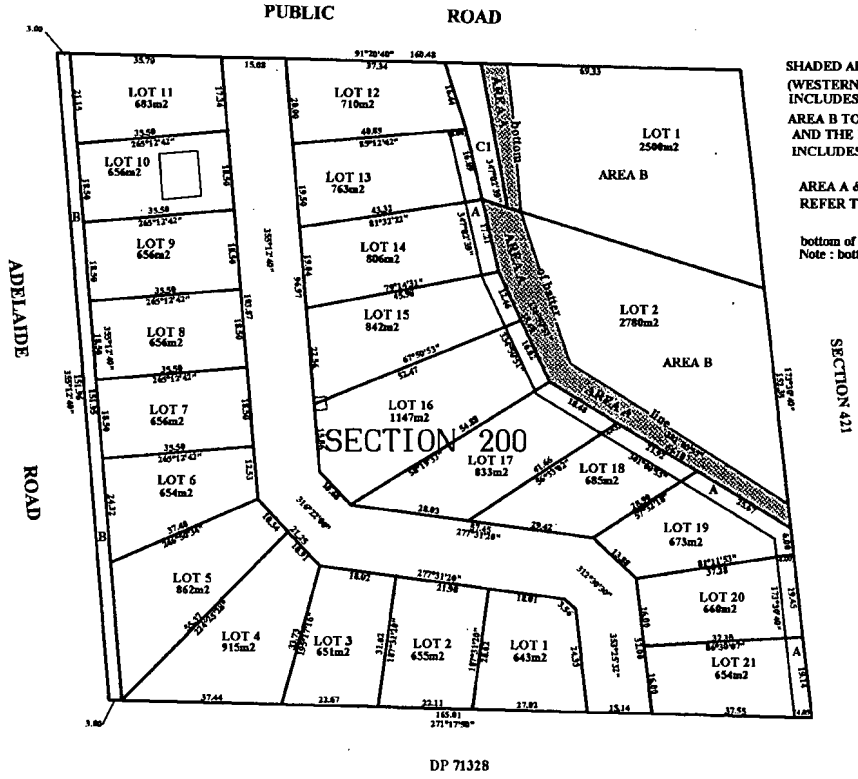
ITEM 6 COMMUNITY LOTS 1 & 2 BUILDING HEIGHT DETAIL



BUILDING HEIGHT TO COMMUNITY LOTS 1 AND 2

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ITEM 7 CONTROLLED VEGETATION PLAN.



SHADED AREA A TO LOTS 1 & 2 IS DEFINED BY THE REAR PROPERTY (WESTERN) BOUNDARY AND THE BOTTOM OF THE BATTER LINE INCLUDES THE SIDE PROPERTY BOUNDARIES

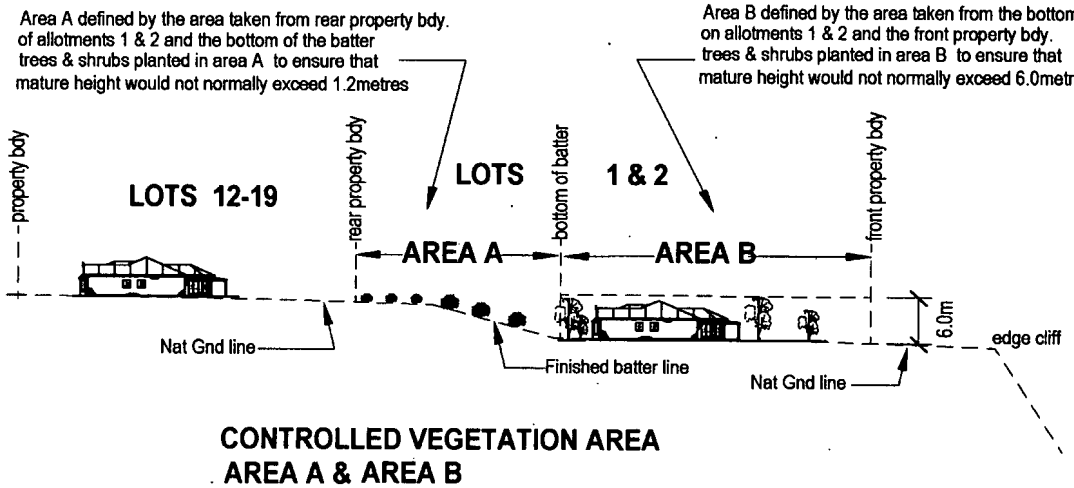
AREA B TO LOTS 1 & 2 IS DEFINED BY THE BOTTOM OF THE BATTER LI AND THE FRONT PROPERTY (EASTERN) BOUNDARY INCLUDES THE SIDE PROPERTY BOUNDARIES

AREA A & B = "CONTROLLED VEGETATION" AREA
REFER TO CROSS SECTION FOR ADDITONAL DETAILS

bottom of batter line = BOTTOM MOST POINT OF BANK SLOPE
Note : bottom of batter line indicative only and shall be defined by batter on site

PLAN FOR CONTROLLED VEGETATION AREA

SCALE
0 20 40 60 80 100
metres



CONTROLLED VEGETATION AREA
AREA A & AREA B

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IMPORTANT NOTICE

SMOKE ALARM LEGISLATION

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

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

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

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

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

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

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