

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5593 Folio 323

Parent Title(s) CT 5403/932
Creating Dealing(s) RTU 8535967
Title Issued 05/11/1998 Edition 4 Edition Issued 17/01/2019

Estate Type

FEE SIMPLE

Registered Proprietor

THOMAS EDMUND HELPS
OF 7 WILDI COURT HAPPY VALLEY SA 5159

Description of Land

ALLOTMENT 214 DEPOSITED PLAN 50637
IN THE AREA NAMED HAPPY VALLEY
HUNDRED OF NOARLUNGA

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED D FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

Dealing Number	Description
8535968	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2) FOR MANAGEMENT PRESERVATION AND CONSERVATION
8661129	ENCUMBRANCE TO CRAEPHIL NOMINEES PTY. LTD. (SINGLE COPY ONLY)
13045325	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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

Property Interest Report

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

Title Reference	CT 5593/323	Reference No. 2357800
Registered Proprietors	T E*HELPS	Prepared 26/04/2022 12:17
Address of Property	7 WILDI COURT, HAPPY VALLEY, SA 5159	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|--|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC 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 Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any direction affecting this title |

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any agreement affecting this title

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

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

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

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

5.1 section 42 - Condition (that continues to apply) of a development authorisation State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space State Planning Commission in the Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department has no record of any notice affecting this title

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Attorney-General's Department 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 Attorney-General's Department has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply |
| | | also |
| | | Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Attorney-General's Department 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 |
| | | <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> |

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|--|
| 7.1 | section 16 - Notice to pay levy | <p>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.</p> <p>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</p> |
|-----|---------------------------------|--|

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

- | | | |
|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire
also
Contact the Local Government Authority for other details that might apply |
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18. *Landscape South Australia Act 2019*

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

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

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| 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**

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

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| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
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23. **Metropolitan Adelaide Road Widening Plan Act 1972**

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also

Code Amendments on Consultation

O'Sullivan Beach - proposed amendment seeks to rezone two vacant allotments of approximately 6 hectares, from Strategic Employment Zone to General Neighbourhood Zone, to allow for low to medium density residential development. For more information please refer to the 'Code Amendments' page on the PlanSA portal: <https://plan.sa.gov.au/have_your_say/> or contact the City of Onkaparinga Council.

Following the repeal of the Development Act 1993 and its replacement with the Planning, Development and Infrastructure Act 2016 on 19 March 2021, all new Development Applications will now be assessed against the Planning and Design Code (The Code).

The Code is the cornerstone of South Australia's new planning system, and is the single source of planning policy for assessing development applications across the State. The purpose of this is to make the planning process quicker, simpler and more equitable than ever before, affording South Australians greater access to planning information that is consistent and clear. This in turn will help the community to navigate the planning system when building a house, developing a business, or progressing large commercial developments.
The Code has now replaced all South Australian Development Plans.

Further information on the Code is available on the PlanSA Portal.
<https://code.plan.sa.gov.au>

Or call 1800 752 664 (Option 1)

- 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department 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 Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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31. *Public and Environmental Health Act 1987 (repealed)*

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also
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Contact the Local Government Authority for other details that might apply

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

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

Contact the Local Government Authority for other details that might apply

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

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

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

- 32.2 section 92 - Notice

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

Contact the Local Government Authority for other details that might apply

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

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

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

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

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

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

8661129



LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE

Table with 2 columns: Series No. (3), Prefix (E)

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

Solicitor/Licensed Land Broker/Encumbrancer (Signature)

NOTES

- 1. This form is designed to suit the simplest type of Encumbrance. Lending institutions which prefer to have encumbrance forms printed privately may do so, but proposed forms must be submitted to the Registrar-General and will not be acceptable for registration unless the format is approved.
2. All panels to be completed. If insufficient space use Annexure Form B.1. This panel should then only contain the words "See Annexure A (or as the case may be) attached".
3. State whether whole or portion of the land comprised in the Certificate of Title and/or Crown Lease. If portion only, specify.
4. Insert "estate in fee simple", "estate as Crown Lessee" or "estate as mortgagee" (as the case may be). If lease or mortgage state registered number.
5. List encumbrances which affect the estate being encumbered.
6. If address has changed identify as "formerly.....".
7. If tenants in common in unequal shares specify shares.
8. If the executing party is a natural person execution should read "SIGNED by the encumbrancer in the presence of.....". The witness must be a disinterested party. If an executing party is a body corporate execution must conform to any prescribed formalities relating to the affixing of the common seal.
9. The short form of proof is applicable where the witness is an authorised functionary.
10. The long form of proof is to be used where the witness is not an authorised functionary. The address and occupation of the witness must be stated.

BELOW THIS LINE FOR OFFICE USE ONLY

Table with columns: Date (8 APR 1999), Time (12.10), FEES (R.G.O., POSTAGE, ADVERT, NEW C.T.)

See Note 9

Appeared before me at the day of 19

the ENCUMBRANCER within described the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

Signed.....

See Note 10

Appeared before me at the day of 19

(hereinafter called "the witness"), a person known to me and of good repute attesting witness to this instrument and acknowledged his signature to the same and did further declare that the ENCUMBRANCER, the party executing the same was personally known to the witness and that the signature to the said instrument is in the handwriting of the ENCUMBRANCER and the ENCUMBRANCER did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

SINGLE COPY ONLY

EXAMINATION

Table with columns: CORRECTION, PASSED (with signature)

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: KELLY & CO. REAL ESTATE STATE BANK CENTRE 91 KING WILLIAM ST ADELAIDE SA 5000
Correction to: Stephen Summers P/C CAP
AGENT CODE: KELLY

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

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

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

- 1.
2.
3.
4.
5.

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

Table with 2 columns: ITEM CT/CL REF., AGENT CODE

DATED THIS

5th

DAY OF

March

1999

Signed by the Encumbrancers:

[Handwritten signature]

EXECUTION AND
ATTESTATION
(See Note 8)

in the presence of:

[Handwritten signature]

Signature of Witness - Signed in my presence by the Encumbrancers who are either personally known to me or has satisfied me as to their identity. A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing.

AVRIL BARRY
Print Full Name of Witness (BLOCK LETTERS)

26 LAWSON RD
HAPPY VALLEY
Print Address of Witness

8377 2820
Business Hours Phone Number.

20 APR 1999

REGISTERED/...../19

K. Citti

REGISTERED GENERAL


IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:

1. Owners Benefit

- 1.1 for the benefit of each of the registered proprietors of the land comprised in all of the allotments in Deposited Plan Number 50637 at the Lands Titles Registration Office at Adelaide (in this Memorandum of Encumbrance called "Oakford Estate" AND
- 1.2 for the benefit of all of the successors in title of the registered proprietors of the land in "Oakford Estate" AND
- 1.3 for the purpose of the common building scheme of development of "Oakford Estate" AND
- 1.4 for the benefit of the encumbrancee with the payment of the yearly rent charge AND
- 1.5 with the intent that these covenants shall run with and bind the land

2. Owners Obligations - Common Building Scheme

- 2.1 Not to erect or permit to be erected any dwelling house made of timber unless architecturally designed
- 2.2 Not to erect or permit to be erected on the land any dwelling house, shed, garage, fence or any other structure containing any asbestos material whatsoever
- 2.3 Not to erect or permit to be erected any transportable home or dwelling house on the said land
- 2.4 Not to erect or permit to be erected any fence of steel construction unless such steel material is "Rivergum" coloured colourbond.
- 2.5 Allotments 101-121 inclusive, 207-223 inclusive, 314 to 321 inclusive and 328 to 337 inclusive are not to erect any front fence other than a beige timber picket fence in "Gothic" style

3. Commencement of Constructions

- 3.1 If the construction of a dwelling approved by the Encumbrancee is not commenced within twelve (12) calendar months from the date of this Encumbrance or such further time as the Encumbrancee may approve, the Encumbrancer will, within twenty-eight (28) days ("date of transfer") of a written request of the Encumbrancee:
 - a) Execute a Memorandum of Transfer for an estate in fee simple of the Land, subject only to this Encumbrance, in a form registrable under the Real Property Act 1886;
 - b) The consideration on the said Memorandum of Transfer shall be for such price (not being less than 32000) as the Encumbrancee may in its sole discretion determine;
 - c) Return the Memorandum of Transfer to the Encumbrancee or its nominee with the duplicate certificate of Title for the land prior to the due date of the transfer;
 - d) Rates and taxes and all other outgoings in respect of the land will be adjusted to the date of transfer and all costs associated with the Memorandum of Transfer shall be born by the Encumbrancee or its nominee;
 - e) The consideration shall be payable to the Encumbrancer on delivery to the Encumbrancee or its nominee of the Memorandum of Transfer and duplicate Certificate of Title for the Land.

4. Miscellaneous

- 4.1 AND IT IS HEREBY AGREED and declared between the encumbrancer and the encumbrancee that the encumbrancer shall be released and discharged from the payment of the said rent charge and from the observance and performance of the several covenants conditions and restrictions hereinbefore contained forthwith upon the encumbrancer and successive assigns respectively ceasing to be registered as the proprietor of the said land to be the intent that the rent charge and covenants conditions and restrictions shall be binding upon the registered proprietor or proprietors of the said land for the time being AND subject as aforesaid the encumbrancee by virtue of the provisions of the Real Property Act 1886.
- 4.2 SUBJECT AS AFORESAID the encumbrancee shall be entitled to all powers and remedies given to the encumbrancee by the Real Property Act 1886 as amended from time to time.

MEMORANDUM OF ENCUMBRANCE

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CERTIFICATE(S) OF TITLE BEING ENCUMBERED
(See Note 3) The whole of the land comprised and described in Certificate of Title Register Book
VOLUME 5593 FOLIO 323

ESTATE AND INTEREST
(See Note 4) Estate in Fee Simple

ENCUMBRANCES
(See Note 5) Land Management Agreement 8535968

ENCUMBRANCER
Full Name and Address
(See Note 6) FRANCIS PATRICK SWEENEY
of 5/6 Mary Street Mitchell Park SA 5043

ENCUMBRANCEE
Full Name and Address
(See Note 7) CRAEPHIL NOMINEES PTY. LTD. A.C.N. 007 764 212 of 18 Stuart Road Dulwich SA 5065

(a) State the term of the annuity, if for life use the words "during his lifetime"
THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT TO THE ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON WITH AN ANNUITY OF Ten (10) cents if demanded
(a) TO BE PAID TO THE ENCUMBRANCEE

For a term of Ninety-nine (99) years

(b) State the times appointed for payment of the annuity and any special covenants
(b) AT THE TIMES AND IN THE MANNER FOLLOWING
A yearly rent of TEN (10) CENTS payable on the 30th day of June each year commencing on the 30th day of June next ensuing after the execution hereof for a term on NINETY-NINE (99) YEARS to the intent that the encumbrancee shall hold the said yearly rent charge IN FEE SIMPLE and with the performance and observance of the covenants by the encumbrancer contained and implied herein.

Telephone (08) 83840666 Facsimile (08) 8382 8744

Certificate No:
109035

IMPORTANT INFORMATION REGARDING SEARCHES

Aberfoyle Happy Valley Conveyancers
Shop 15/130-150 Hub Dr
ABERFOYLE PARK SA 5159

Please note that new fees for the 2021-22 year will be

Section 187 Rates Certificate **\$36.50**

Section 7 Full Council Search **\$62.50**

Urgent Section 7 Full Council Search **\$75.25**

Attention All Conveyancers

The City of Onkaparinga recognises it is essential to consider the customer experience when providing a service to our customers. It is for this reason we have made some positive changes regarding Section 187 Certificate requests and how you can now make payment of settlement monies.

Please be aware due to the current climate of Covid-19, we have taken this opportunity to implement the changes a little earlier than first anticipated.

o **Section 187 certificate update request free of charge (One Update):**

- o Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: Section 7 certificates remain valid for a 30 day period only.

o **BPAY biller code added to searches to enable electronic settlement of funds**

- o Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method of payment and we request that you cease the use of cheques to affect settlement.

o **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- o If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- o If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via mail@onkaparinga.sa.gov.au. Electronic settlement of funds is still preferred.

Yours sincerely



Julie Janssan
Team Leader
Customer Relations

Telephone (08) 83840666 Facsimile (08) 8382 8744

Certificate No:
109035

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the
The Land & Business (Sale & Conveyancing) Act, 1994

TO: Aberfoyle Happy Valley Conveyancers
Shop 15/130-150 Hub Dr
ABERFOYLE PARK SA 5159

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	83111-6
VALUER GENERAL NO	:	1464830103
VALUATION	:	\$355,000
OWNER	:	Mr T E Helps
PROPERTY ADDRESS	:	7 Wildi Court, HAPPY VALLEY SA 5159
VOLUME/FOLIO	:	CT-5593/323
LOT/PLAN NUMBER	:	Allot 214 Sec 518 DP 50637
WARD	:	04 Pimpala Ward

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Development Act 1993

Section 42

Condition (that continues to apply) of a development authorisation

YES

Application Number: 145/893/1999
Description: Domestic dwelling
Decision: Approved
Decision Date: 20-Apr-1999

Development Plan Consent Conditions

1. No part of the proposed structure shall overhang the surveyed boundary.
2. The building shall be constructed in compliance in all respects with the approved plans, the Development Act and Regulations.
3. Where an allotment is served by deep drainage (sewers) or is within the drainage area, the owner is required to give notice to SA Water. A block plan is required with measurements of the proposed structure. The SA Water's approval should be obtained before any work is commenced.
4. This approval is granted pursuant to the Development Act, 1993 and approves the proposal only for the purpose of that 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.
5. Pursuant to Regulation 76 Development Regulations 1993, the owner must, within a reasonable time after installing the self-contained smoke alarms, provide to the council a certificate that the alarms have been installed in accordance with AS3786. The owner is required to test the smoke alarms for audible alarm on a three monthly basis and replace batteries as necessary.
6. It is requested that a copy of the Engineer's Footing Inspection Certificate be forwarded to Council.
7. Pursuant to Regulation 74 of the Development Regulations, 1993 Council shall be given at least one business day's notice at the following stage/s of the building work:
 - (a) prior to the placement of concrete in any footing;
8. All development shall be completed in accordance with the plans and supporting information submitted with and forming part of the Development Application.
9. The front setback area (between the front property boundary and front of the house) shall be planted with suitable trees, shrubs, lawn and/or ground covers, with species selection and location having regard to the structural design of the dwelling. Such landscaping shall be completed within 12 months of the date of this approval and maintained in a neat and tidy manner at all times.
10. Council wishes to advise that future fencing and landscaping must be in accordance with the requirements outlined within the Land Management Agreement that exists on the subject land.

Application Number: 145/1061/2005
Description: Domestic outbuilding- verandah
Decision: Approved
Decision Date: 08-Jun-2005

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
3. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:

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

Application Number: 145/893/1999
 Description: Domestic dwelling
 Decision: Approved
 Decision Date: 20-Apr-1999

Building Rules Consent Conditions

1. Details of member sizes and connections of the trusses, including Engineer's calculations shall be submitted to Council and approved prior to their erection on site.
2. Control joints shall be formed in masonry at locations and to details as given in the Engineer's Footing Construction Report.

Application Number: 145/1061/2005
 Description: Domestic outbuilding- verandah
 Decision: Approved
 Decision Date: 08-Jun-2005

Building Rules Consent Conditions

1. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a Council approved storm water drainage system.
2. Roof sheeting and purlins shall be fixed in accordance with the manufacturer's recommendation and specifications.
3. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation NO

Building Act 1971 (repealed)

Condition (that continues to apply) of an approval or authorisation granted under the repealed authorisation NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

GN General Neighbourhood

Subzones

No

Zoning overlays

Overlays

All structures over 30 metres Airport Building Heights (Regulated)

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

Affordable Housing

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

Urban Interface Hazards (Bushfire - 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.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Urban Tree Canopy

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

Is the land situated in a designated State Heritage place? NO

Is the land designated as a place of local heritage value? 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 declared to be a significant tree or a stand of trees declared to be significant trees on the land? UNKNOWN

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/>

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?

Code Amendments are now inputted into the Property Interest Report by the Land Tenure team.

Section 127

Condition (that continues to apply) of a development authorisation NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space NO

Section 50(2)

Agreement to vest land in council to be held as open space NO

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement YES

A Land Management Agreement exists on this property. Please contact the Lands Titles Office (Land Services Group in the state government) for a copy.

Dealing 8535968 - AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

Section 84

Enforcement notice NO

Section 85(6), 85(10) or 106

Enforcement order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

Section 105F

Notice issued NO

Notice issued NO

Section 56 (repealed)

NO

Section 83 (repealed)

Notice issued NO

Food Act 2001

Section 44

Improvement notice

There are **no** current Section 44 Notices of the Food Act 2001 issued under Standard **3.2.2** Food Safety Practices

There are **no** current Section 44 Notices of the Food Act 2001 issued under Standard **3.2.3** Food Premises and Equipment

Section 46

Prohibition order NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation NO

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Refer to separate attachment for Rates and Charges

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access NO

Section 140

Notice requesting access NO

Section 141

Order to remove or perform work NO

Section 142

Notice to complete development NO

Section 155

Emergency order NO

Section 157

Fire safety notice NO

Section 192 or 193

Land Management Agreements NO

Section 198(1)

Requirement to vest land in a council or the Crown to be held as open space NO

Section 198(2)

Agreement to vest land in a council or the Crown to be held as open space NO

Part 16 - Division 1

Proceedings NO

Section 213

Enforcement notice NO

Section 214(6), 214(10) or 222

Enforcement order NO

Public and Environmental Health Act 1987 (repealed)

Part 3

Notice NO

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked

Part 2 – Condition (that continues to apply) of an approval
Condition (that continues to apply) of an approval NO

Public and Environmental Health (Waste Control) Regulations 2010 revoked

Regulation 19 - Maintenance order (that has not been complied with) NO

South Australian Public Health Act 2011

Section 92

Notice NO

South Australian Public Health (Wastewater) Regulations 2013

Part 4 – Condition (that continues to apply) of an approval
Condition (that continues to apply) of an approval NO

Particulars of building indemnity insurance

Details of Building Indemnity Insurance still in existence for building work on the land NO

Particulars relating to environment protection

Further information held by council

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*)?

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 council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

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

It should be noted that –

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

General

Easement

Easement exists for drainage purposes – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies). YES

Easements over private land may show on a certificate of title and indicate that council or another authority have some form of infrastructure within them, such as stormwater drainage pipes or other services. Refer to [‘Encroachment over council easements’](#) on our website for further information.

Are you aware of any encroachment on the easement? NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy.

The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.) NO

Caveat

NO

Other

Charge for any kind affecting the land (not included in another item) NO

PLEASE NOTE:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 26-Apr-2022

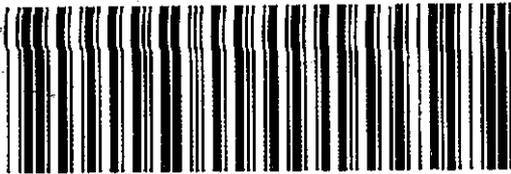


Cherie Bonham

Team Leader for Development Support

AUTHORISED OFFICER

8535968



LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

Series No.	Prefix
2	AC

Copy Reason

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

Solicitor/Licensed Land Broker/Applicant
Sonia Joy Tarrad

NOTES

1. This form may be used only when no panel form is suitable.

BELOW THIS LINE FOR OFFICE USE ONLY

Date	- 7 AUG 1998	Time	15:40
FEES			
R.G.O.	POSTAGE	ADVERT	NEW C.T.
80	6.00		

Post \$6
25 SEP 1998

25 SEP 1998 0100256207.1.0

07 AUG 1998 0100130421.1.0

07 AUG 1998 0100120421.1.0

DP 50637 EXAMINATION		CM
CORRECTION	EX04- 9.9.98.	PASSED <i>[Signature]</i>

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: _____ AGENT CODE
AND A

Correction to: *Craephul Nominees Plc*
PO Box 219 Glenelg SA 5045 *CMR*

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

-
 -
 -
 -
 -
- Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

-
-
-
-
-

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

ITEM CTICL REF.	AGENT CODE
<i>Long Copy</i>	<i>PO Box 219 Glenelg SA 5045</i>

REGISTERED/...../19

[Handwritten Signature]

PRO



REGISTRAR-GENERAL

To the Registrar General,

The CITY OF ONKAPARINGA of Post Office Box 1, Noarlunga Centre hereby applies pursuant to the provisions of section 57(5) of the Development Act, 1993 for the registration of the attached Deed dated August 7th 1998 made between the CITY OF ONKAPARINGA aforesaid as the Council of Post Office Box 1, Noarlunga Centre of the one part and the registered proprietor CRAEPHIL NOMINEES PTY. LTD. A.C.N. 007 764 212 of 18 Stuart Road Dulwich 5065 as owners of the other part as a Land Management Agreement pursuant to section 57(2) of the said Act.

The said Deed binds Allotments 207, 209 to 214 inclusive and 216-223 inclusive in Deposited Plan 50637 being portion of the land comprised in Certificate of Title Register Book Volume 5403 Folio 932 and operates to control the future management preservation and conservation of the said land.

DATED THE 7th DAY OF August 1998

The Common Seal of CITY OF ONKAPARINGA is hereunto affixed in the presence of:



Handwritten signature of the Mayor and Chief Executive Officer.

Mayor

Chief Executive Officer

The Owners hereby consent to the noting of the attached Land Management Agreement

The Common Seal of CRAEPHIL NOMINEES PTY. LTD. A.C.N. 007 764 212 is hereunto affixed in the presence of:

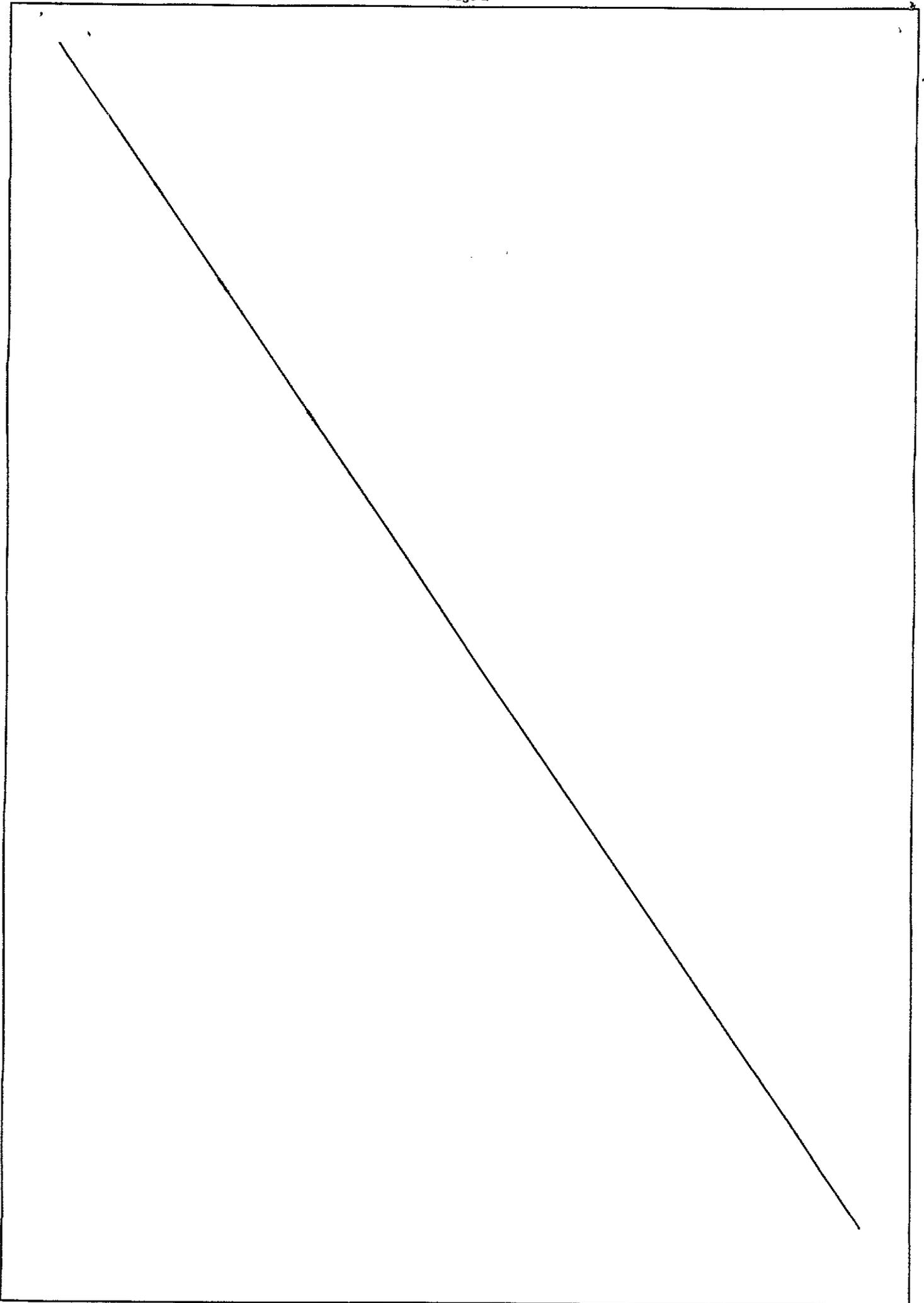


Handwritten signature of the Director.

Director

Handwritten signature of the Secretary.

Secretary



THIS DEED is made the

7th

day of

August

1998

BETWEEN:

The **CITY OF ONKAPARINGA** of Post Office Box 1, NOARLUNGA CENTRE in the State of South Australia (hereinafter with its successors and assigns called "the Council") of the one part

AND:

CRAEPHIL NOMINEES PTY LTD ACN 007 764 212 care of Post Office Box 219, GLENSIDE in the State of South Australia (hereinafter with its successors and assigns called "the Owner") of the other part.

RECITALS:

- A. The Owner is the registered proprietor of Allotments 207, 209 to 214 inclusive and 216 to 223 inclusive as comprised and described in Deposited Plan Number ~~5063~~ which land is hereinafter called "the Land".
- B. By a Development Application numbered 140/D004/97/LD (hereinafter called "the Application") the Owner sought development authorisation pursuant to the provisions of the Development Act, 1993 (hereinafter called "the Act") from the Council to develop the Land by dividing the Land as delineated on the plan attached hereto and marked annexure A (hereinafter called "the proposed development").
- C. The Council wishes to manage preserve and conserve the visual amenity of the Land by ensuring that all fences on the Land are consistent in materials construction and design and that the Land is attractively landscaped.
- D. The Council wishes to manage preserve and conserve the amenity of the Land as a place to live by ensuring that all buildings on the Land are appropriately designed constructed and located.
- E. The Council wishes to ensure that adequate carparking is provided for residential development on the Land.
- F. The Owner and the Council have agreed upon certain design and siting guidelines annexed hereto and marked annexure B (hereinafter called the "Design and Siting Requirements").
- G. Pursuant to the provisions of Section 57 of the Act the Owner has agreed with the Council to enter into this Deed relating to the management preservation and conservation of the Land subject to the terms and conditions hereinafter mentioned.

NOW THIS DEED WITNESSETH as follows:

1.0 INTERPRETATION

1.1 The parties acknowledge that the matters hereinbefore recited are true and accurate and agree that they shall form a part of the terms of this Deed.

1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:

- (a) words and phrases used in this Deed which are defined in the Act or in the Regulations made under the Act shall have the meanings ascribed to them by the Act or the Regulations as the case may be;
- (b) references to any statute or subordinate legislation shall include all statutes and subordinate legislation amending consolidating or replacing the statute or subordinate legislation referred to;
- (c) the term "the Owner" where the Owner is a company includes its successors, assigns and transferees and where the Owner is a person includes his heirs, executors, administrators and transferees and where the Owner 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 being registered or entitled to be registered as the proprietor of an estate in fee simple to the Land or to each and every one of all separate allotments into which the Land may be divided after the date of this Deed subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Certificate of Title thereof;
- (d) the term "person" shall include a corporate body;
- (e) the term "the Land" shall include any part or parts of the Land;
- (f) words importing any gender shall include every gender;
- (g) words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively;
- (h) where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally;
- (i) any clause heading or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Deed; and
- (j) any term which is defined in the statement of the names and descriptions of the parties or in the Recitals shall have the meaning there defined.

- 1.3 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 provided the remainder of the Deed is capable of being read in a manner which is not inimical to the interests of the Council hereunder the parties hereby request and direct such court to sever such provision from this Deed.
- 1.4 The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.

2.0 THE OWNER'S OBLIGATIONS

The Owner shall ensure that any development of the Land is undertaken in accordance with the Design and Siting Requirements.

3.0 RESTRICTION ON LEASING AND OTHER DEALINGS

The Owner shall not grant any lease licence easement or other right of any nature whatsoever which may give any person the right to possession or control of or entry onto the Land upon any terms whatsoever unless such grant:

- 3.1 is expressed in writing;
- 3.2 is made with the previous written consent of the Council; and
- 3.3 contains as an essential term a covenant by the grantee not to do or omit to do (or suffer or permit any other person to do or omit to do) any act matter or thing which would constitute a breach by the Owner of the Owner's obligations under this Deed.

4.0 COUNCIL'S POWERS OF ENTRY, ETC

- 4.1 The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the Land for the purpose of:
 - 4.1.1 inspecting the Land and any building or structure thereupon;
 - 4.1.2 exercising any other powers of the Council under this Deed or pursuant to law.
- 4.2 If the Owner is in breach of any provision of this Deed, the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owner fails so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may enter and perform any necessary works upon the Land and recover any costs thereby incurred from the Owner.

4.3 If in a notice referred to in Clause 4.2 the Council requires the removal of the building or structure from the Land the Council and its servants or agents are hereby authorised and empowered by the Owner to enter and remove the building or structure from the Land and dispose of it in any manner determined by the Council provided that if the building or structure shall have any monetary value then the Council shall use its best endeavours to realise that monetary value and shall after the disposal account to the Owner and pay to him the realised value less all expenses incurred.

4.4 The Council may delegate any of its powers under this Deed to any person.

5.0 MISCELLANEOUS PROVISIONS

5.1 Each party shall do and execute all such acts documents and things as shall be necessary to ensure that this Deed is registered and a memorial thereof entered on the title to the Land pursuant to the provisions of Section 57 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 AND the parties expressly agree that this Deed shall be lodged for registration at the Lands Titles Registration Office as soon as practicable after it has been fully executed.

5.2 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.

5.3 This Deed may not be varied except by a Supplementary Deed signed by the Council and the Owner.

5.4 The Council may waive compliance by the Owner with the whole or any part of the obligations on the Owner's part herein contained provided that no such waiver shall be effective unless expressed in writing and signed by the Council.

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

5.6 Notice shall for the purposes of this Deed be properly served on the Owner if it is:

(a) posted to the Owner's last address known to the Council; or

(b) affixed in a prominent position on the Land.

5.7 The Council may delegate any of its powers under this Deed to any person.

5.8 The Owner hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses (including without limitation legal costs and expenses) of and incidental to the negotiation preparation stamping and registration of this Deed and the implementation including the enforcement of its terms.

CERTIFICATION

Australia & New Zealand Banking)
Group Limited ACN 005 357 522)
having a legal interest in the Land)
virtue of Registered Mortgage)
number 8251009 hereby consents)
to the Owner entering into this deed.)

EXECUTED by AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED A.C.N. 005 357 522
by being Signed by its Attorney *R. Howlett*
ROBERT JOHN HOWLETT MANAGER SECURITIES
under Power of Attorney No. 7407568
in the presence of: *P. Gattolone*
~~SHARON TINA GARRISHORE~~

213 Grenfell St Adelaide
Bank Officer ph 08 82188000

.....
The Owner **HEREBY CERTIFIES** pursuant to Section 57 (4) of the Development Act
1993 that no other person has a legal interest in the Land.

The common seal of)
CRAEPHIL NOMINEES PTY LTD)
ACN 007 764 212)
was hereunto affixed)
in the presence of:



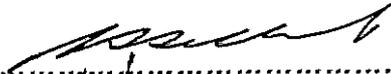
Phillip Charles Craven
.....
Phillip Charles Craven (Director)

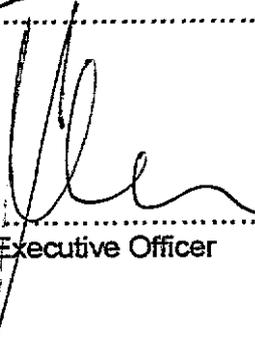
EK Craven
.....
Elizabeth Keats Craven (Secretary)

IN WITNESS WHEREOF the parties hereto have executed this Deed.

The common seal of the
CITY OF ONKAPARINGA)
was hereunto affixed)
in the presence of:)

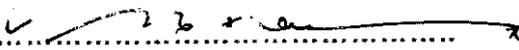



.....
Mayor


.....
Chief Executive Officer

The common seal of
CRAEPHIL NOMINEES PTY LTD)
ACN 007 764 212)
was hereunto affixed)
in the presence of:)




.....
Phillip Charles Craven (Director)


.....
Elizabeth Keats Craven (Secretary)

ANNEXURE A

THE PROPOSED DEVELOPMENT



ANNEXURE A

THE PROPOSED DEVELOPMENT



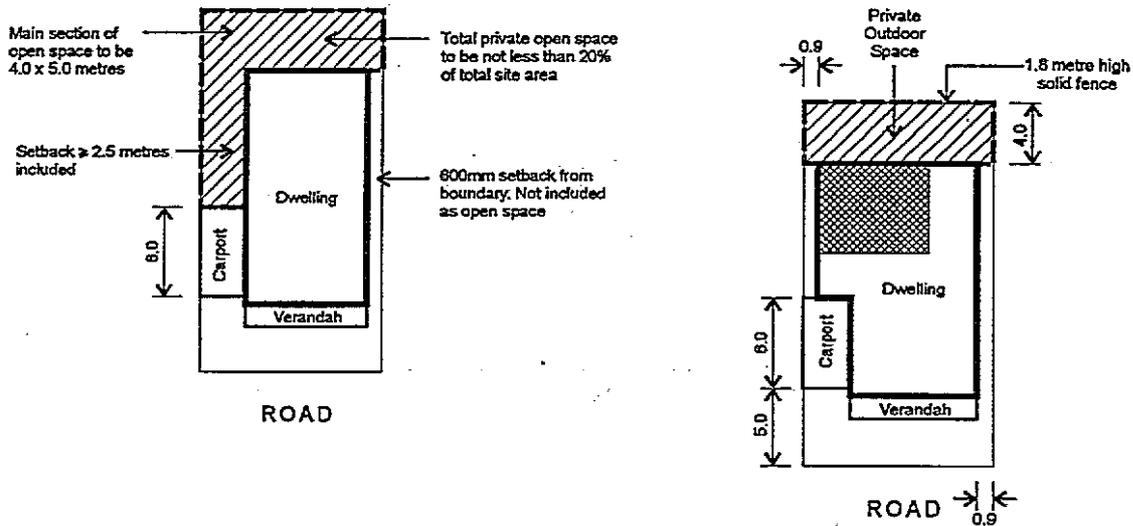
LAND DIVISION STAGE 1

ALLOTMENTS IN STAGE 1 AFFECTED BY THIS LAND MANAGEMENT AGREEMENT



Scale 1:2000
0 40 m



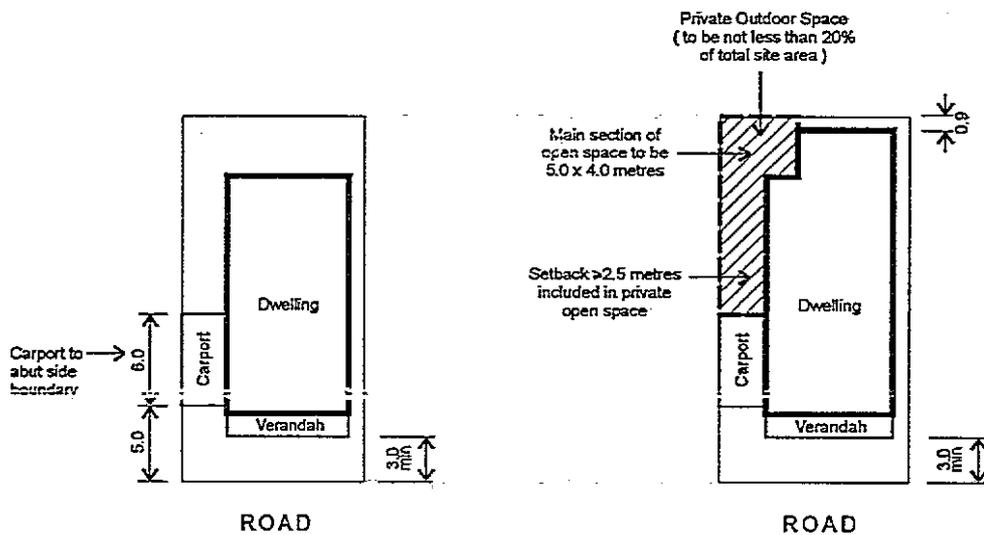


2.3 Boundary Setbacks

No part of any wall of the house is to be closer than 3.0 metres to the front boundary of the allotment. If the home has a front verandah, the verandah shall not be any closer than 3.0 metres to the road boundary.

Carports must abut the side boundary and must be at least 5.0 metres back from the front road boundary of the allotment. The other side walls of the house are to be no closer than 900 millimetres from the side boundary. However, if there are no windows or door openings on the side wall, it may be built on the side boundary.

No walls of a house are to be closer than 900 millimetres to the rear property boundary.

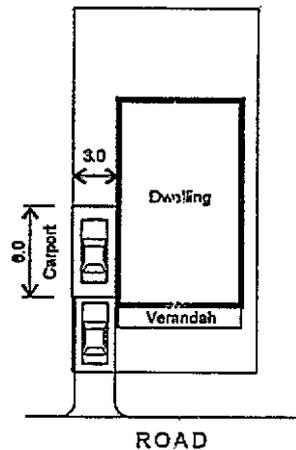


2.4 Carparking and Driveways

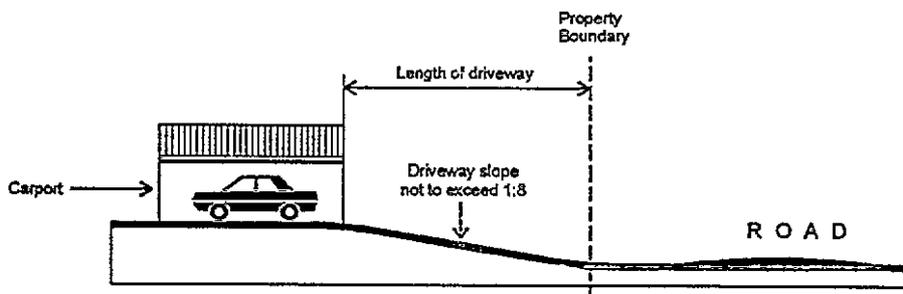
There shall be sufficient space on each allotment for the parking of two (2) vehicles. One of these parking spaces will be the carport, and the other space (or spaces) will be in the driveway between the front boundary and the carport. If the allotment has four or more bedrooms, three carparking spaces must be provided on the allotment.

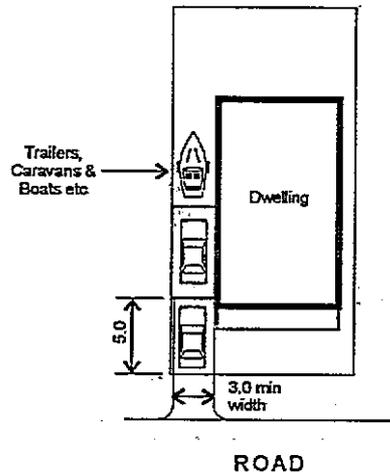
The carport must be set back from the walls of the house that face the road to allow the house itself to dominate the streetscape.

Each carport shall be at least 3.0 metres wide and 6.0 metres long. Walls of the carport located on the side boundary must be constructed of open materials (such as open lattice screening) above the fence line.



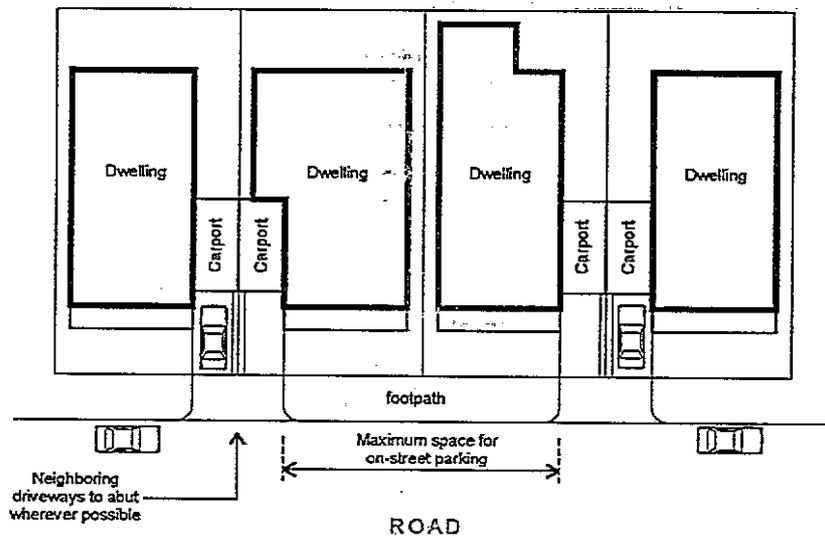
The uncovered parking space between the carport and front boundary must be at least 3.0 metres wide and at least 5.0 metres long. The maximum gradient for the driveway that is used as an uncovered parking space is to be 1 in 8 (ie a fall or rise of 1.0 metre over a distance of 8.0 metres), with gradient transitions provided at all change of gradients.





Each allotment shall have no more than 1 driveway which shall be at least 3.0 metres wide.

In order to increase the amount of kerbside parking space, houses should be designed so that the driveway abuts the driveway of the adjacent dwelling.



Driveways shall be paved with brick or block, exposed aggregate or stamped pattern concrete.

2.5 Fences

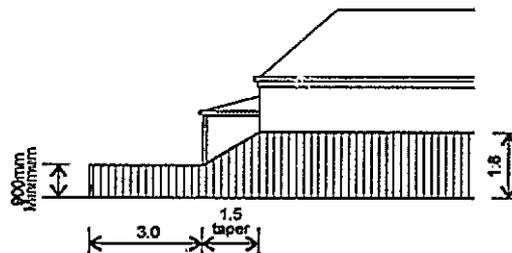
Allotments shall be fenced on side and rear boundaries. Any front boundary fence shall be at least 900 millimetres high and be built of one or a combination of the following materials:

- timber pickets;
- wire;
- wrought iron or tubular steel;
- stone/brick or
- brush.

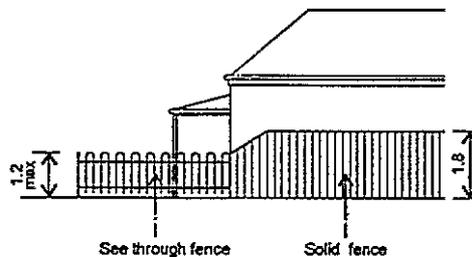
Side and rear boundary fences are to be 1.8 metres high, post and rail, with capped, doubled-sided pre-colour coated metal sheeting.

Side and rear boundary fences shall not be constructed of galvanised iron or zinc aluminium coated steel fencing.

Side fences shall taper down from 1.8 metres to the height of the front fence. The taper shall commence at a point aligned to the front wall of the house. The horizontal distance of the fence taper shall be 1.5 metres.



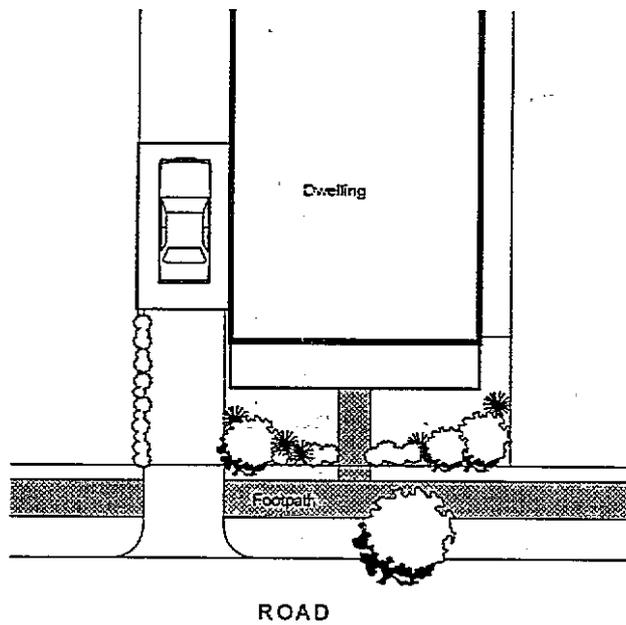
To maintain adequate vision for motorists on street corners, front fences and a portion of the side fencing from the lowest edge of the taper shall on corner allotments be constructed of a see through material such as timber pickets, wire, tubular steel or wrought iron and shall be no more than 1.2 metres high.



2.6 Landscaping

All garden areas within public view, including front yards, shall be landscaped to a reasonable standard within 6 months of the dwelling being occupied.

On corner allotments, plants shall not impede the vision of motorists.



ANNEXURE B
DESIGN AND SITING REQUIREMENTS

DESIGN AND SITING REQUIREMENTS FOR COTTAGE ALLOTMENTS

1.0 ALLOTMENTS AFFECTED

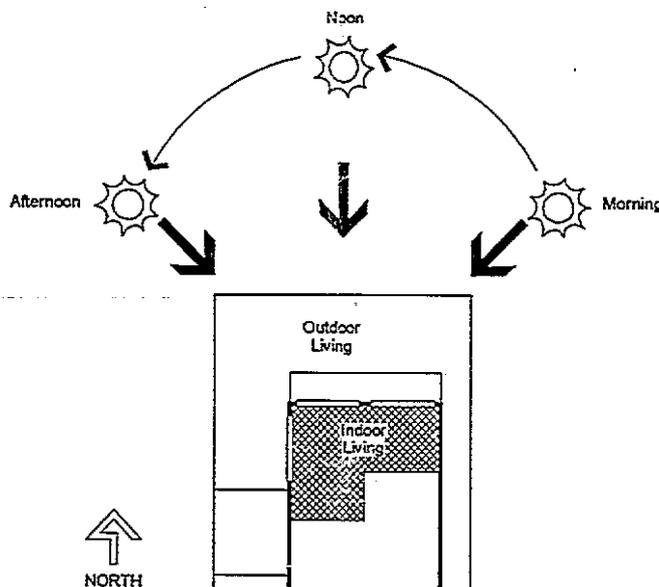
Only those allotments which are 400 square metres or less in area are affected. The affected allotments are clearly identified on the plan contained in Annexure A of the Land Management Agreement, and are numbered on that plan as Allotments 101 to 121 inclusive, 207, 209 to 214 inclusive, 216 to 223 inclusive, 315, 317 to 321 inclusive, 329 and 331 to 333 inclusive.

In addition to these requirements, the Development Plan applicable to the City of Onkaparinga contains provisions dealing with residential development throughout the Council area. Council's approval is required, in order to ensure that proposed residential development complies with the Development Plan.

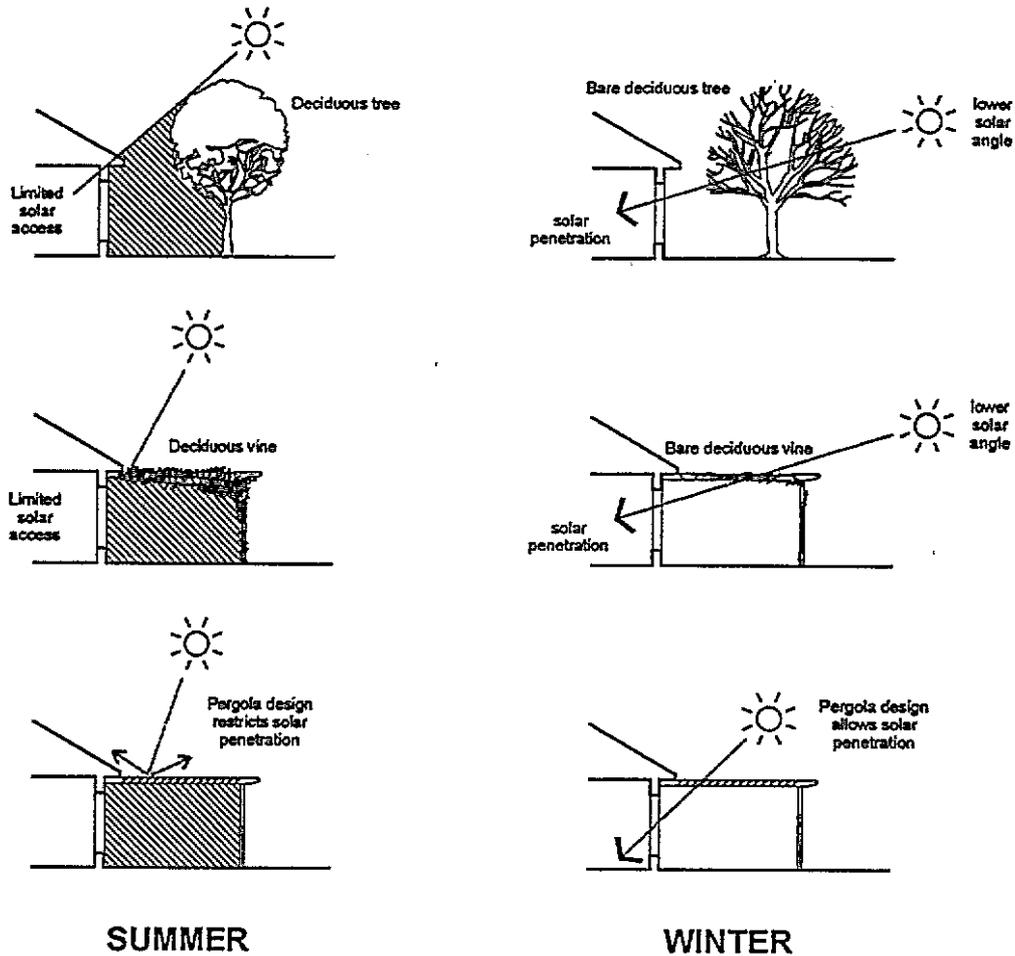
2.0 DESIGN AND SITING REQUIREMENTS

2.1 Orientation

Indoor and outdoor living areas must face north in order to increase the amount of winter sunlight penetration, and result in cooler inside temperatures during summer.



Eaves, pergolas, blinds and awnings must be designed and constructed and landscaping must be established and maintained to maximise the penetration of winter sun to the indoor and outdoor living areas.



2.2 Private Outdoor Areas

Each house must be provided with private outdoor open space for outdoor living, entertainment, clothes drying and storage.

Private open space is to be provided for each allotment at the rate of 20% of the allotment area.

Private open space must:

- have dimensions of at least 4.0 metres by 5.0 metres;
- be directly accessible from the indoor living area of the home;
- provide privacy by such means as boundary fences, the house itself, or the walls of neighbouring houses.

Strips of land that are narrower than 2.5 metres are not to be included in the calculation of private open space.



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: 2357800

H A & N A BAGGS
HAROLD A BAGGS
SHOP 15
130-150 HUB DRIVE
ABERFOYLE PARK SA 5159

DATE OF ISSUE

27/04/2022

ENQUIRIES:

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
17975744	T E HELPS			
PROPERTY DESCRIPTION				
7 WILDI CT / HAPPY VALLEY SA 5159 / LT 214				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1464830103	CT 5593/323	\$355,000.00	R4 1.000	RE 0.400

LEVY DETAILS:	FIXED CHARGE	\$	50.00
	+ VARIABLE CHARGE	\$	189.95
FINANCIAL YEAR	- REMISSION	\$	126.20
2021-2022	- CONCESSION	\$	0.00
	+ ARREARS / - PAYMENTS	\$	-113.75
	= AMOUNT PAYABLE	\$	0.00

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

EXPIRY DATE **26/07/2022**



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au

Email: revsupport@sa.gov.au

Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2357800

DATE OF ISSUE

27/04/2022

H A & N A BAGGS
HAROLD A BAGGS
SHOP 15
130-150 HUB DRIVE
ABERFOYLE PARK SA 5159

ENQUIRIES:

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

OWNERSHIP NAME

T E HELPS

FINANCIAL YEAR

2021-2022

PROPERTY DESCRIPTION

7 WILDI CT / HAPPY VALLEY SA 5159 / LT 214

ASSESSMENT NUMBER

1464830103

TITLE REF.

(A "+" indicates multiple titles)

CT 5593/323

TAXABLE SITE VALUE

\$188,000.00

AREA

0.0300 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

26/07/2022



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

CITY OF ONKAPARINGA
PO BOX 1
NOARLUNGA CENTRE SA 5168

Telephone (08) 8384 0666

Facsimile (08) 8382 8744

Cert No. 109035

LOCAL GOVERNMENT RATES SEARCH

26-Apr-2022

TO: Aberfoyle Happy Valley Conveyancers
Shop 15/130-150 Hub Dr
ABERFOYLE PARK SA 5159

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No : 83111 -6
Valuer General No : 1464830103
Valuation : \$355,000
Owner : Mr T E Helps
Property Address : 7 Wildi Court, HAPPY VALLEY SA 5159
Volume/Folio : CT-5593/323
Lot/Plan Number : Allot 214 Sec 518 DP 50637
Ward : 04 Pimpala Ward

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

Rates and Fines in Arrears (not paid 30 June 2021) and/or Block Clearing Charges	0.00
Postponed Amount in Arrears (if applicable) monthly interest of 0.2541% applies	0.00
Interest on Arrears charged in current financial year monthly interest of 0.4208% applies	0.00
Rates for the current 2021-2022 Financial Year applicable from 1 July 2021:	
Amount payable by 1 st September 2021	1,565.12
PLUS Current postponed amount (if applicable)	0.00
Total Rates Levied 2021-2022	\$1,565.12

PLEASE NOTE: If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added on the first working day of each month following, until the total amount overdue is paid

Less Council Rebate.	0.00	
Less Council Capping Rebate	0.00	
Less Council CWMS Rebate	0.00	
Fines and interest for the current financial year (2% fine when rates first become overdue and 0.4208% interest applied per month thereafter)	0.00	
Postponed Interest (0.2541% per month on total of postponed rates and interest)	0.00	
Less paid current financial year	-1,565.12	
Overpayment	0.00	
Legal Fees and / or Bank Charges (current)	0.00	
Legal Fees and / or Bank Charges (arrears)	0.00	
Refunds, Rates Remitted or Small Balance Adjustments	0.00	
Balance - rates and other monies due and payable	0.00	
Property Related Debts	0.00	
BPAY Biller Code: 48470	TOTAL BALANCE	\$0.00
Ref: 831116		

AUTHORISED OFFICER Lauren Pinfold

This statement is made the 26 April, 2022

South Australian Water Corporation

Name:
T E HELPS

Water & Sewer Account
Acct. No.: **14 64830 10 3**

Amount: _____

Address:
7 WILDI CT HAPPY VALLEY LT 214

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1464830103



Bill code: 8888
Ref: 1464830103

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: 1464830103

