

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 5301 Folio 918

Parent Title(s) CT 2938/133  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 23/10/1995 Edition 7 Edition Issued 28/03/2019  
Diagram Reference 2938133

## Estate Type

FEE SIMPLE

## Registered Proprietor

BRENTON SCOTT CARLE  
OF 12 FERGUSON ROAD GOOLWA BEACH SA 5214

## Description of Land

ALLOTMENT 309 DEPOSITED PLAN 6116  
IN THE AREA NAMED GOOLWA BEACH  
HUNDRED OF GOOLWA

## Easements

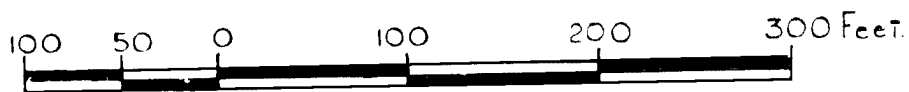
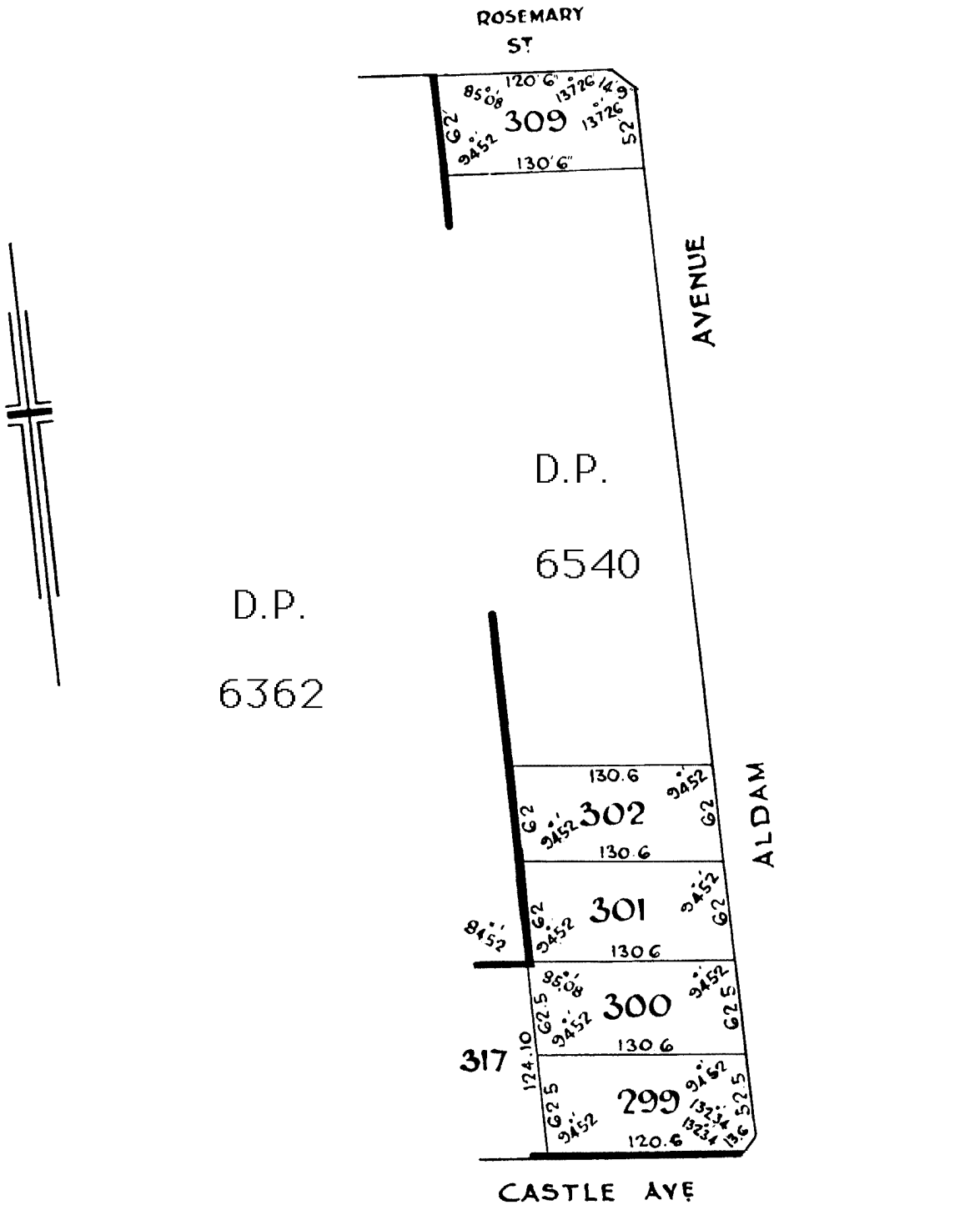
NIL

## Schedule of Dealings

| Dealing Number | Description   |
|----------------|---|
| 13080892       | 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 |



DISTANCES ARE IN FEET AND INCHES  
FOR METRIC CONVERSION

1 FOOT = 0.3048 metres

1 INCH = 0.0254 metres



## ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

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

**Search No:** CTRATES-2024-000347

**Property ID:** 27182

**Bpay Biller Code:** 435115

**Valuation No:** 4523409006

**Reference:** 21001 01160 02718 29

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

**Property Described as:** 25 Aldam Avenue GOOLWA BEACH SA 5214

**Owners Name/s:** Brenton S Carle

| Section | Allotment | Plan | Certificate of Title |
|---------|-----------|------|----------------------|
| 2365    | 309       | 6116 | 5301/918             |

### RATES AND CHARGES INFORMATION

**Declared Date:** 24 Jun 2024

**Period Ending:** 30 Jun 2025

|  |                 |
|--|-----------------|
| Rates and Fines in arrears b/fwd 1st July            | \$0.00          |
| Rates for current Financial Year                     | \$1,798.00      |
| Service Charges                                      | \$0.00          |
| Interest to Date                                     | \$3.55          |
| Legal Fees to Date                                   | \$0.00          |
| Fines to Date  | \$9.20          |
| Property Related Debt                                | \$0.00          |
| Regional Landscape Levy                              | \$42.00         |
| Less payments and adjustments                        | \$-932.75       |
| <b>TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE</b> | <b>\$920.00</b> |

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

### Conditions

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

|  |                              |
|--|------------------------------|
| <b>Authorised by Alexandrina Council</b> | <b>Date:</b> 30 October 2024 |
|--|------------------------------|

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

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

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

## ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

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

**Search No:** CTPROPERTY-2024-000348

**Property ID:** 27182

**Valuation No:** 4523409006

**Property Described as:** 25 Aldam Avenue GOOLWA BEACH SA 5214

**Owners Name/s:** Brenton S Carle

| Section | Allotment | Plan | Certificate of Title |
|---------|-----------|------|----------------------|
| 2365    | 309       | 6116 | 5301/918             |

### PROPERTY INFORMATION

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

|  |          |
|--|----------|
| <b>5.1</b> Section 42 – Condition (that continues to apply) of a development authorisation | Attached |
|--|----------|

**6.** *Repealed Act conditions*

|   |          |
|---|----------|
| <b>6.1</b> Conditions (that continue to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed) | Attached |
|---|----------|

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

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

|  |                                 |
|--|---------------------------------|
| <b>29.1</b> Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?   | No                              |
| <b>29.1</b> Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation has ended but whose proposed amendment has not yet come into operation? | Yes                             |
| <b>29.2</b> Section 127 – Condition (that continues to apply) of a development authorisation   | Refer to Attached PlanSA Report |

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

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

**10**      *Fire and Emergency Services Act*

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

**11**      *Food Act 2001*

|   |     |
|---|-----|
| <b>11.1</b> Section 44 – Improvement notice | Nil |
| <b>11.2</b> Section 46 – Prohibition order  | Nil |

**15**      *Housing Improvement Act 1940 (repealed)*

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

**17**     *Land Acquisition Act 1969*

|   |     |
|---|-----|
| <b>17.1</b> Section 10 – Notice of intention to acquire | Nil |
|---|-----|

**20**     *Local Government Act 1934 (repealed)*

|  |     |
|--|-----|
| <b>20.1</b> Notice, order declaration, charge, claim or demand given or made under the Act | Nil |
|--|-----|

**21**     *Local Government Act 1999*

|  |     |
|--|-----|
| <b>21.1</b> Notice, order declaration, charge, claim or demand given or made under the Act | Nil |
|--|-----|

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

|  |     |
|--|-----|
| <b>22.1</b> Section 30 – Nuisance or litter abatement notice | Nil |
|--|-----|

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

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

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

|   |     |
|---|-----|
| <b>31.1</b> Part 3 - Notice   | Nil |
| <b>31.2</b> Public and Environmental Health (Waste Control) 2010 (or 1995) (revoked)<br>Part 2 – Condition (that continues to apply) of an approval | Nil |
| <b>31.3</b> Public and Environmental Health (Waste Control) 2010 (revoked)<br>Regulation 19 – Maintenance order (that has not been complied with)   | Nil |

**32**     *South Australian Public Health Act 2011*

|   |     |
|---|-----|
| <b>32.2</b> Section 92 - Notice   | Nil |
| <b>32.3</b> South Australian Public Health (Wastewater) Regulations 2013<br>Part 4 – Condition (that continues to apply) of an approval | Nil |

**36**     *Other Charges*

|   |     |
|---|-----|
| <b>36.1</b> Charges of any kind affecting the land (not included in another item) | Nil |
|---|-----|

*Particulars of Building Indemnity Insurance*

**Note: Building Indemnity Insurance is required for -**

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

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

|                                       |    |
|---------------------------------------|----|
| Building indemnity insurance required | No |
|---------------------------------------|----|

*If yes:*



|   |  |
|---|--|
| <b>Name(s) of person(s) insured</b>                 |  |
| <b>Name of insurer:</b>                             |  |
| <b>Limitations of the liability of the insurer:</b> |  |
| <b>Name of the builder:</b>                         |  |
| <b>Builders Licence Number:</b>                     |  |
| <b>Date of Issue of insurance:</b>                  |  |
| <b>Description of insured building work:</b>        |  |

*Exemption from holding insurance*

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

*If yes:*

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

*Particulars relating to Environment Protection*

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

**Note -**

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain

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

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

It should be noted that –

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

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

**Authorised by Alexandrina Council**

**Date:** 30 October 2024

**CONFIRMED BY (as required):**

Environmental Health Officer

Date: 30 October 2024

Building Officer

Date: 30 October 2024

Planning Officer

Date: 30 October 2024

Compliance Officer

Date: 30 October 2024

## Data Extract for Section 7 search purposes

Valuation ID 4523409006

**Data Extract Date:** 30/10/2024

**Parcel ID:** D6116 A309

**Certificate Title:** CT5301/918

**Property Address:** 25 ALDAM AV GOOLWA BEACH SA 5214

**Zones**

Neighbourhood (N)

**Subzones**

No

**Zoning overlays**

**Overlays**

**Airport Building Heights (Aircraft Landing Area)**

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

**Affordable Housing**

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

**Building Near Airfields**

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

**Hazards (Bushfire - Urban Interface) (Urban Interface)**

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

**Hazards (Flooding - Evidence Required)**

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

**Murray-Darling Basin**

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

## Native Vegetation

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

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

No

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

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

### Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

## Associated Development Authorisation Information

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

No

## Land Management Agreement (LMA)

No

# DECISION NOTIFICATION FORM



For Development Application : Dated : 14.09.99  
Registered : 14.09.99

To MR TREVOR D ABROOK  
25 ALDAM AVE  
GOOLWA BEACH SA 5214

Development Number  
455/826/99

LOCATION OF PROPOSED DEVELOPMENT  
25 ALDAM AVENUE  
GOOLWA BEACH

ASSESSMENT: A8558

NATURE OF PROPOSED DEVELOPMENT : DOMESTIC GARAGE - SECONDHAND

In respect of this proposed development you are informed that :

| NATURE OF DECISION                   | CONSENT REQUIRED ? | CONSENT GRANTED | CONSENT REFUSED | NO. OF CONDITIONS |
|--------------------------------------|--------------------|-----------------|-----------------|-------------------|
| Provisional Development Plan Consent | YES                | 29.09.99        |                 | 2                 |
| Land Division                        | N/A                |                 |                 |                   |
| Land Division (Community Title)      | N/A                |                 |                 |                   |
| Provisional Building Rules Consent   | YES                | 27.10.99        |                 | 4                 |
| Other                                | N/A                |                 |                 |                   |
| <b>DEVELOPMENT APPROVAL</b>          | <b>YES</b>         | <b>27.10.99</b> |                 | <b>6</b>          |

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

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

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

DATE OF DECISION : 27.10.99

SIGNED :

Authorised Officer

DATE : 27.10.99

**ALEXANDRINA COUNCIL**

Preserving the Past - Securing the Future

Postal Address: Post Office Box 21 Goolwa SA 5214 Telephone (08) 8555 2202 Facsimile (08) 8555 3603

16 Dawson Street Goolwa Email alex@alexandrina.sa.gov.au 1 Colman Terrace Strathalbyn

## NOTES FOR APPLICANT

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

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

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

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

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

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

3. If this is a Development Approval:

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

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

AND

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

You will require a fresh Development Approval before commencing or continuing the development if you are unable to satisfy these requirements.

CONDITIONS OF APPROVAL - DEVELOPMENT APPLICATION No :- 455/826/99

OWNERS NAME: MR TREVOR D ABROOK

CONDITIONS OF DEVELOPMENT PLAN CONSENT:-

- 1 The garage/structure not being used for any other purpose i.e. for "living" or "business" purposes without first gaining approval from the Council for a "change of use" under the Development Act.

NOTE:-

a) "Living" includes temporary staying overnight or at weekends etc.

b) "Changing the use" of a structure without approval can result in legal action being taken under the Development Act 1993, which can incur substantial fines.

- 2 The building is painted or constructed with colour impregnated steel in a mid to dark range colour.

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

CONDITIONS OF BUILDING RULES CONSENT:-

BUILDING CLASSIFICATION: 10 - OUTBUILDING

- 1 NOTE: Roof water from every building or water flowing from any paved carpark, walkway or other paved area shall be disposed of in such a manner that it does not flow or discharge onto land of an adjoining owner except with the written consent of that owner. The stormwater drainage system must be designed so that any overflow during heavy rain periods is prevented from flowing back into the building.

BCA-Part 3.1.2.5

- 2 The condition of any pre-used materials being inspected and approved by Council prior to their use in the structure.
- 3 Notwithstanding the approval of this application, building work must comply with all the requirements of the Development Act & Regulations and Council By-Laws. Sec. 45(2)

Approval is valid for one (1) year only and should the building be not substantially commenced within that period a new application must be submitted. Reg. 48(1)

Any variations or additions to the original application must be submitted to the Council for approval.

IMPORTANT NOTE TO APPLICANT: This report does not imply compliance with the Electricity Trust of South Australia Act 1946, as amended or the Regulations thereunder. It is the responsibility of the owner and the person erecting the Building to ensure compliance with the same.

- 4 The owner or builder must notify the Building Inspector of any footings, excavations, placing of rods and/or reinforcements, piers, column pads, stumps, etc. to enable an inspection to be made before pouring of any concrete or backfilling is carried out. At least one business days notice must be given to the inspector i.e. 24 hours notice, not including week-ends or public holidays. Reg. 75

NOTE: Please contact the Building Inspector if you have any enquiries in relation to the Conditions of Building Rules Consent.



November 19, 79

Notice is hereby given that the following application was approved under the Building Act 1970-71 and Part V of the Planning and Development Act 1966-1975 (Interim Development Control) by Council at its meeting held on November 19, 1979

- \* A right of appeal to the Planning Appeal Board is available in respect of refusals of consent or of the granting of consent subject to conditions.

|                        |                                   |
|------------------------|-----------------------------------|
| Application No.        | 185/80                            |
| Name of applicant      | MJ & AB Flett                     |
| Location of Property   | Lot 309 Rosemary St, COOLWA BEACH |
| Details of application | Garage                            |
| Class of Building      | X                                 |

YOUR ATTENTION IS DIRECTED TO THE CONDITIONS OF APPROVAL AS LISTED HEREUNDER:- Subject to

1. Gaining Council approval for the position of the garage on the allotment prior to its erection.
2. This approval is for a Class X building only and as such may not be used for any other purpose, ie as for living or business purposes without first gaining Council approval for a change of classification. Reg 6.6

NOTE: Living purposes includes temporary accommodation for weekends.

.....  
Surveyor or Inspector

.....  
District Clerk

PLEASE SEE REVERSE FOR FURTHER CONDITIONS OF APPROVAL



#### FURTHER CONDITIONS OF APPROVAL

1. Notwithstanding the approval of this application, building work must comply with all the requirements of the Building Act and Regulations and Council By-Laws.
2. Approval is valid for one (1) year only and should the building be not substantially commenced within that period a new application must be submitted.
3. Any variations or additions to the original application must be submitted to the Council for approval.
4. Footings, foundation excavations, placing of rods or reinforcements, column pads, stumps, etc. must be inspected by the Building Inspector before pouring of concrete or back filling is carried out. At least one normal work day notice must be given to the Inspector, i.e. 24 hours notice not counting week ends.
5. Notice must be given to the Building Inspector of commencement date and completion date of any alterations or new buildings.
6. This approval is subject to submission to and approval by the Central Board of Health as required by Reg. 81 under HEALTH ACT for septic tank installation.
7. The Electricity Trust of South Australia should be notified of all proposed building work.
8. The drainage of all allotments as well as storm water from roofs shall be approved by Council and carried out to Council's satisfaction.

# Alexandrina Council

## Swimming Pool Safety



## Requirements on Sale of Property

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

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

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

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

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

### **Safety Fence Inspections**

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

**Please Note:** Alexandrina Council does not undertake such inspections.

**For further details log onto the State Government website:**

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

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

# Property Interest Report

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

|                        |  |                           |
|------------------------|--|---------------------------|
| Title Reference        | CT 5301/918                            | Reference No. 2617537     |
| Registered Proprietors | B S*CARLE                              | Prepared 23/10/2024 14:02 |
| Address of Property    | 25 ALDAM AVENUE, GOOLWA BEACH, SA 5214 |                           |
| Local Govt. Authority  | ALEXANDRINA COUNCIL                    |                           |
| Local Govt. Address    | PO BOX 21 GOOLWA SA 5214               |                           |

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

## Table of Particulars

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

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

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><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<br><br><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<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><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<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

## 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  |
| <b>9.</b>  | <b><i>Fences Act 1975</i></b>  |   |
| 9.1        | section 5 - Notice of intention to perform fencing work  | Contact the vendor for these details  |
| <b>10.</b> | <b><i>Fire and Emergency Services Act 2005</i></b>   |   |
| 10.1       | section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire              | Contact the Local Government Authority for other details that might apply<br>Where the land is outside a council area, contact the vendor                               |
| <b>11.</b> | <b><i>Food Act 2001</i></b>  |   |
| 11.1       | section 44 - Improvement notice  | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 11.2       | section 46 - Prohibition order   | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| <b>12.</b> | <b><i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>  |   |
| 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  |
| <b>13.</b> | <b><i>Heritage Places Act 1993</i></b>   |   |
| 13.1       | section 14(2)(b) - Registration of an object of heritage significance  | Heritage Branch in DEW has no record of any registration affecting this title   |
| 13.2       | section 17 or 18 - Provisional registration or registration  | Heritage Branch in DEW has no record of any registration affecting this title   |
| 13.3       | section 30 - Stop order  | Heritage Branch in DEW has no record of any stop order affecting this title   |
| 13.4       | Part 6 - Heritage agreement  | Heritage Branch in DEW has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title   |
| 13.5       | section 38 - "No development" order  | Heritage Branch in DEW has no record of any "No development" order affecting this title   |
| <b>14.</b> | <b><i>Highways Act 1926</i></b>  |   |
| 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  |
| <b>15.</b> | <b><i>Housing Improvement Act 1940 (repealed)</i></b>  |   |
| 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  |
| <b>16.</b> | <b><i>Housing Improvement Act 2016</i></b>   |   |

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

## **17. *Land Acquisition Act 1969***

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

## **18. *Landscape South Australia Act 2019***

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



Act

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

## **19. *Land Tax Act 1936***

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

## **20. *Local Government Act 1934 (repealed)***

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

## **21. *Local Government Act 1999***

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

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

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

## **23. *Metropolitan Adelaide Road Widening Plan Act 1972***

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

## **24. *Mining Act 1971***

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

|  |  |  |
|--|--|--|
| 24.9   | Proclamation with respect to a private mine  | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title        |
| <b>25. <i>Native Vegetation Act 1991</i></b>                                   |  |  |
| 25.1   | Part 4 Division 1 - Heritage agreement   | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.2   | section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider           | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.3   | section 25D - Management agreement   | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.4   | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation                              | DEW Native Vegetation has no record of any refusal or condition affecting this title                                   |
| <b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>             |  |  |
| 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                                   |
| <b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b> |  |  |
| 27.1   | section 21 - Notice of levy or contribution payable  | Outback Communities Authority has no record affecting this title   |

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

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

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Goolwa North - The Designated Entity, Ambo Pty Ltd, is proposing to rezone approx. 241 hectares of land between Alexandrina Rd and Byrnes Rd, Goolwa (the Affected Area) to accommodate a low density and low scale residential community. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).
- Code Amendment**
- Old Bull Creek Road, Strathalbyn - Nevarc Developments Pty Ltd proposes to rezone approximately 19.9 hectares of land located approx. 1km from the town's main street. The Affected Area is zoned 'Deferred Urban' and 'Neighbourhood' and is identified within The 30-Year Plan for Greater Adelaide as 'planned urban lands to 2045'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.
- Code Amendment**

Milang Local Heritage - proposal from Alexandrina council to provide appropriate recognition and protection of local heritage assets. For more information, visit the Code Amendments webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.

#### Code Amendment

Lakeside Goolwa - Goolwa Tourist Resort Pty Ltd are proposing to rezone land located to the north and east of the existing Lakeside Goolwa Residential Park to facilitate future expansion. For more information, visit the Code Amendments webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.

#### Code Amendment

Lot 485 Randell Road Hindmarsh Island - seeks to rezone approximately 9.4 hectares of land from the Rural Living Zone to the Rural Neighbourhood Zone to facilitate very low-density residential development outcomes. For more information, visit the Code Amendments webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.

#### Code Amendment

76 Kessell Road Goolwa - Seeks to facilitate the future development of this site, as an expansion of the adjoining Discovery Parks caravan park located at 40 Kessell Road. The intention is for 76 Kessell Road to be rezoned Caravan and Tourist Park, to align with the existing caravan park. For more information, visit the Code Amendments webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.

#### Code Amendment

Future Living - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. For more information, visit the Code Amendments webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.

|      |  |   |
|------|--|---|
| 29.2 | section 127 - Condition (that continues to apply) of a development authorisation<br><i>[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 29.3 | section 139 - Notice of proposed work and notice may require access  | Contact the vendor for these details  |
| 29.4 | section 140 - Notice requesting access   | Contact the vendor for these details  |
| 29.5 | section 141 - Order to remove or perform work  | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.6 | section 142 - Notice to complete development   | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply                    |
| 29.7 | section 155 - Emergency order  | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also   |

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. ***Plant Health Act 2009***

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

### 32. ***South Australian Public Health Act 2011***

32.1 section 66 - Direction or requirement to avert

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

spread of disease

32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

**34. *Water Industry Act 2012***

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

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

also

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

also

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

also

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

also

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

**35. *Water Resources Act 1997 (repealed)***

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

**36. Other charges**

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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

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

## Certificate of Title

Title Reference: CT 5301/918  
Status: CURRENT  
Edition: 7

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

## Certificate of Title

**Title Reference** CT 5301/918  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 16936006  
**Address for Notices** 3 MARINE PL SEAFORD RISE, SA 5169  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple

## Registered Proprietor

BRENTON SCOTT CARLE  
OF 12 FERGUSON ROAD GOOLWA BEACH SA 5214

## Description of Land

ALLOTMENT 309 DEPOSITED PLAN 6116  
IN THE AREA NAMED GOOLWA BEACH  
HUNDRED OF GOOLWA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13080891  
**Dealing Date** 14/03/2019  
**Sale Price** \$0  
**Sale Type** NO MONETARY CONSIDERATION

## Constraints

### Encumbrances

| Dealing Type | Dealing Number | Beneficiary                                       |
|--------------|----------------|---|
| MORTGAGE     | 13080892       | COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124) |

### Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status  | Property Location Address              |
|------------------|---------|--|
| 4523409006       | CURRENT | 25 ALDAM AVENUE, GOOLWA BEACH, SA 5214 |

## Notations

### Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

|                              |  |
|------------------------------|--|
| Valuation Number             | 4523409006                             |
| Type                         | Site & Capital Value                   |
| Date of Valuation            | 01/01/2024                             |
| Status                       | CURRENT                                |
| Operative From               | 01/07/1966                             |
| Property Location            | 25 ALDAM AVENUE, GOOLWA BEACH, SA 5214 |
| Local Government             | ALEXANDRINA                            |
| Owner Names                  | BRENTON SCOTT CARLE                    |
| Owner Number                 | 16936006                               |
| Address for Notices          | 3 MARINE PL SEAFORD RISE, SA 5169      |
| Zone / Subzone               | N - Neighbourhood                      |
| Water Available              | Yes                                    |
| Sewer Available              | No                                     |
| Land Use                     | 1100 - House                           |
| Description                  | 5H DI/G                                |
| Local Government Description | Residential                            |

## Parcels

| Plan/Parcel         | Title Reference(s) |
|---------------------|--------------------|
| D6116 ALLOTMENT 309 | CT 5301/918        |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current        | \$245,000  | \$420,000     |                     |                        |               |
| Previous       | \$220,000  | \$400,000     |                     |                        |               |

## Building Details

---

|                      |               |
|----------------------|---------------|
| Valuation Number     | 4523409006    |
| Building Style       | Conventional  |
| Year Built           | 1982          |
| Building Condition   | Very Good     |
| Wall Construction    | Other         |
| Roof Construction    | Steel Decking |
| Equivalent Main Area | 96 sqm        |
| Number of Main Rooms | 5             |

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

## Certificate of Title

**Title Reference:** CT 5301/918

**Status:** CURRENT

**Parent Title(s):** CT 2938/133

**Dealing(s) Creating Title:** CONVERTED TITLE

**Title Issued:** 23/10/1995

**Edition:** 7

## Dealings

| Lodgement Date | Completion Date | Dealing Number | Dealing Type          | Dealing Status | Details   |
|----------------|-----------------|----------------|-----------------------|----------------|---|
| 15/03/2019     | 28/03/2019      | 13080892       | MORTGAGE              | REGISTERED     | COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)         |
| 15/03/2019     | 28/03/2019      | 13080891       | TRANSFER              | REGISTERED     | BRENTON SCOTT CARLE                                       |
| 15/03/2019     | 28/03/2019      | 13080890       | DISCHARGE OF MORTGAGE | REGISTERED     | 11939349  |
| 17/05/2013     | 04/06/2013      | 11939349       | MORTGAGE              | REGISTERED     | COMMONWEALTH BANK OF AUSTRALIA                            |
| 17/05/2013     | 04/06/2013      | 11939348       | TRANSFER              | REGISTERED     | BRENTON SCOTT CARLE, LYNTON KEITH CARLE, LESLEE JOY CARLE |
| 17/07/1998     | 29/07/1998      | 8524036        | TRANSFER              | REGISTERED     | TREVOR DESMOND ABROOK, FRANCES DAWN ABROOK                |
| 17/07/1998     | 29/07/1998      | 8524035        | DISCHARGE OF MORTGAGE | REGISTERED     | 8440654   |
| 13/02/1998     | 19/02/1998      | 8440654        | MORTGAGE              | REGISTERED     | HOMESTART FINANCE   |
| 13/02/1998     | 19/02/1998      | 8440653        | TRANSFER              | REGISTERED     | ALEXANDER HUSH JOHNSTONE, MAUREEN NORAH JOHNSTONE         |
| 13/02/1998     | 19/02/1998      | 8440652        | DISCHARGE OF MORTGAGE | REGISTERED     | 8173934   |
| 13/09/1996     | 23/09/1996      | 8173934        | MORTGAGE              | REGISTERED     | AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.                |
| 13/09/1996     | 23/09/1996      | 8173933        | TRANSFER              | REGISTERED     | ALWYN LEIGH JOHNS, ENID CHRISTINE JOHNS                   |
| 13/09/1996     | 23/09/1996      | 8173932        | DISCHARGE OF MORTGAGE | REGISTERED     | 7993901   |
| 18/09/1995     | 07/11/1995      | 7993901        | MORTGAGE              | REGISTERED     | ST.GEORGE BANK LTD. (ACN: 055 513 070)                    |

| Lodgement Date | Completion Date | Dealing Number | Dealing Type                | Dealing Status | Details   |
|----------------|-----------------|----------------|-----------------------------|----------------|---|
| 18/09/1995     | 07/11/1995      | 7993900        | TRANSFER                    | REGISTERED     | HAROLD WILLIAM RAYMOND,<br>JOAN VALERIE RAYMOND |
| 18/09/1995     | 07/11/1995      | 7993899        | DISCHARGE<br>OF<br>MORTGAGE | REGISTERED     | 5297982   |
| 07/09/1984     | 14/09/1984      | 5297982        | MORTGAGE                    | REGISTERED     |   |



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: 2617537

ECKERMANN FORMS  
POST OFFICE BOX 7340  
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

24/10/2024

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

**OWNERSHIP NUMBER**

16936006

**OWNERSHIP NAME**

B S CARLE

**PROPERTY DESCRIPTION**

25 ALDAM AVE / GOOLWA BEACH SA 5214 / LT 309

**ASSESSMENT NUMBER**

4523409006

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5301/918

**CAPITAL VALUE**

\$420,000.00

**AREA / FACTOR**

R1  
0.800

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2024-2025

**FIXED CHARGE**

**+ VARIABLE CHARGE**

**- REMISSION**

**- CONCESSION**

**+ ARREARS / - PAYMENTS**

**= AMOUNT PAYABLE**

\$ 50.00  
\$ 126.60  
\$ 77.95  
\$ 0.00  
\$ -98.65  
\$ 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**

22/01/2025



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**



**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto: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](http://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: 2617537

**DATE OF ISSUE**

24/10/2024

ECKERMANN FORMS  
POST OFFICE BOX 7340  
HUTT STREET ADELAIDE SA 5000

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

B S CARLE

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

25 ALDAM AVE / GOOLWA BEACH SA 5214 / LT 309

**ASSESSMENT NUMBER**

4523409006

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5301/918

**TAXABLE SITE VALUE**

\$245,000.00

**AREA**

0.0770 HA

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

|                         |    |        |                       |    |      |
|-------------------------|----|--------|-----------------------|----|------|
| <b>CURRENT TAX</b>      | \$ | 345.88 | <b>SINGLE HOLDING</b> | \$ | 0.00 |
| <b>- DEDUCTIONS</b>     | \$ | 0.00   |                       |    |      |
| <b>+ ARREARS</b>        | \$ | 0.00   |                       |    |      |
| <b>- PAYMENTS</b>       | \$ | 0.00   |                       |    |      |
| <b>= AMOUNT PAYABLE</b> | \$ | 345.88 |                       |    |      |

**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** 22/01/2025

See overleaf for further information

**Government of  
South Australia**

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****OWNERSHIP NUMBER**

16936006

**OWNERSHIP NAME**

B S CARLE

**ASSESSMENT NUMBER**

4523409006

**AMOUNT PAYABLE**

\$345.88

**AGENT NUMBER**

100019480

**AGENT NAME**

ECKERMANN FORMS

**PAYABLE ON OR BEFORE**

22/01/2025

+80013601820012> +000927+ <0550715813> <0000034588> +444+

**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](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto: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](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

|                |                 |               |           |             |
|----------------|-----------------|---------------|-----------|-------------|
| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
| 45 23409 00 6  | CT5301918       | 24/10/2024    | 7793      | 2617537     |

ECKERMANN FORMS  
PO BOX 191  
CAMPBELLTOWN SA 5074  
searches@eckermannforms.com

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: B S CARLE  
Location: 25 ALDAM AVE GOOLWA BEACH LT 309  
Description: 5H DI/G      Capital Value: \$ 420 000  
Rating: Residential

### Periodic charges

Raised in current years to 30/9/2024

|                                |                          |   | \$       |
|--------------------------------|--------------------------|---|----------|
|                                | Arrears as at: 30/6/2024 | : | 0.00     |
| Water main available: 1/4/1980 | Water rates              | : | 78.60    |
| Sewer main available:          | Sewer rates              | : | 0.00     |
|                                | Water use                | : | 34.72    |
|                                | SA Govt concession       | : | 0.00     |
|                                | Recycled Water Use       | : | 0.00     |
|                                | Service Rent             | : | 0.00     |
|                                | Recycled Service Rent    | : | 0.00     |
|                                | Other charges            | : | 0.00     |
|                                | Goods and Services Tax   | : | 0.00     |
|                                | Amount paid              | : | 113.32CR |
|                                | Balance outstanding      | : | 0.00     |

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

Next quarterly charges:    Water supply: 78.60      Sewer: 0.00      Bill: 13/11/2024

A sewer main is not available to this property.

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

The last Water Use Year ended on 03/05/2024.

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

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

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

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

## South Australian Water Corporation

Name:  
B S CARLE

Water & Sewer Account  
Acct. No.: 45 23409 00 6

Amount: \_\_\_\_\_

Address:  
25 ALDAM AVE GOOLWA BEACH LT  
309

---

### Payment Options

**EFT**

EFT Payment

|                      |                             |
|----------------------|-----------------------------|
| Bank account name:   | SA Water Collection Account |
| BSB number:          | 065000                      |
| Bank account number: | 10622859                    |
| Payment reference:   | 4523409006                  |



Bill code: 8888  
Ref: 4523409006

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](http://bpay.com.au)



Paying online

Pay online at [www.sawater.com.au/paynow](http://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: 4523409006



**Government of  
South Australia**

**South Australian Water Corporation**  
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