

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 6051 Folio 536

Parent Title(s) CT 5469/382
Creating Dealing(s) ACT 11318897
Title Issued 14/01/2010 **Edition** 5 **Edition Issued** 30/07/2021

Estate Type

FEE SIMPLE

Registered Proprietor

MICHELLE NOBLE
CRAIG RONALD NOBLE
OF 158B ESPLANADE ESPLANADE ALDINGA BEACH SA 5173
WITH NO SURVIVORSHIP

Description of Land

LOT 7 PRIMARY COMMUNITY PLAN 25869
IN THE AREA NAMED ALDINGA BEACH
HUNDRED OF WILLUNGA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL**Priority Notices** NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
23/12/2009	11318898	BY-LAWS	FILED
23/12/2009	11318899	SCHEME DESCRIPTION	FILED
23/12/2009	11318900	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes NIL**Administrative Interests** NIL

IMPORTANT INFORMATION REGARDING SEARCHES

NL Conveyancers Pty Ltd
PO Box 295
Sellicks Beach SA 5174

Attention Conveyancers

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

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

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

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

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

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

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

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

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

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

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S71129/2024

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

The Land & Business (Sale & Conveyancing) Act, 1994

TO: NL Conveyancers Pty Ltd
PO Box 295
Sellicks Beach SA 5174

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	105884
VALUER GENERAL NO	:	1308716202
VALUATION	:	\$620,000.00
OWNER	:	Mr Craig Ronald Noble & Mrs Michelle Noble
PROPERTY ADDRESS	:	7/6 Aldinga Beach Road ALDINGA BEACH SA 5173
VOLUME/FOLIO	:	CT-6051/536
LOT/PLAN NUMBER	:	Community Plan Parcel 7 CP 25869
WARD	:	01 South Coast Ward

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

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

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

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

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

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

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

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

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation

YES

Application Number	145/4078/2007
Description	Demolition of existing buildings and the construction of 4 residential flat buildings comprising 2 x 2 two storey dwellings and 2 x 3 two storey dwellings including common driveway, landscaping and masonry fencing.
Decision	Approved
Decision Date	19 June 2008

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
3. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb. Verge slope shall be no greater than 2.5 per cent fall towards the road, suitable for pedestrian traffic under the Disability Discrimination Act and in accordance with Council's specifications found at www.onkaparingacity.com.
4. The eastern and western elevation of the balconies of units noted as 1 to 6 herein approved shall be permanently fitted with a fixed screen eg close weave lattice capable of minimizing overlooking into the adjoining property to a minimum height of 1700mm above finished floor level, to the reasonable satisfaction of Council prior to use of the structure.
5. Landscaping is to be established along the northern boundary adjoining Aldinga Beach Road, comprising a mixture of local shrub and tree species, and capable of providing an effective visual screen. The landscaping is to be established prior to occupation of the dwelling and nurtured and maintained and replaced when necessary.
6. Graffiti shall be removed from any structure on the site at the cost of the applicant or owner within two business days of the graffiti being placed on the structure.
7. The area set aside for the parking of vehicles shall be made available for such use and shall not be used for any other purpose.
8. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains
 - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
 - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure or
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

Building Rules Consent Conditions

1. The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 is required to serve upon the adjoining owner a notice of their intention to perform that work at least 28 days prior to commencing work as required by Section 60 of the Development Act, (Section 60 Regulation 75).

2. For buildings within 1km of the coastline all external metal roof cladding must be corrosion protected, any external leaf brick lintels must be hot dip galvanized, internal and external steelwork and all connectors used in timber fixings must be corrosion protected with a protective coating in accordance with the requirements of AS 1214, AS1397, AS1562, AS1684, AS1720, AS/NZS2179, AS/NZS2699, AS3623, AS4100 AZ/NZS4534, AS/NZS4600 and AS/NZS4791. (BCA P2.1)
3. Party wall construction, notifications, costs and registering rights of easements of the certificate of titles for each adjoining owner must be in accordance with the Real Property Act, 1886, the Registration of Deeds Act, 1935 (if applicable) and with this Section of the Act. (Section 61).
4. The land titles must be amalgamated into a single certificate of title prior to the occupation of the buildings. (BCA P2.3.1).
5. The roof skylight must have the required thermal performance rating in accordance with the energy requirements. (BCA P2.6.1).
6. The stairs and balustrades are to be manufactured by the accredited manufacturer in accordance with the accreditation certificate requirements with such construction complying with the geometry requirements of the BCA. (BCA Part 1.2 & BCA P2.1 & P2.5.1)
7. The gaps in the balustrade must not permit the passage of a sphere of 125mm to pass in accordance with the requirements of this part of the BCA. Note that the tension in the balustrade wires must be maintained at all times to comply with this requirement. (BCA P2.1).
8. The timber durability and weather exposure requirements for exposed structural timbers, including supporting timber members must be in accordance with Clause 1.10 of AS1684 National Timber Framing Code. (BCA P2.1)
9. The development proposal must conform to the development plan consent requirements, including any conditions of that consent. (Section 93).

Planning Act 1982 (repealed)

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

Building Act 1971 (repealed)

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

Planning and Development Act 1966 (repealed)

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

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

General Neighbourhood (GN)

Subzones

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)

NO

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

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a designated State Heritage Place/Area? NO

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 to be a significant tree or trees on the land?

Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information. <https://code.plan.sa.gov.au/>

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

The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

Section 127

Condition (that continues to apply) of a development authorisation YES

Application ID: 21029693

Development Description: Verandah and Deck

Site Address: UNIT 7 6 ALDINGA BEACH RD ALDINGA BEACH SA 5173

Development Authorisation: Planning Consent

Date of authorisation: 18 October 2021

Name of relevant authority that granted authorisation: City of Onkaparinga

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.

Condition 3

That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to: Prevent silt run-off from the land to adjoining properties, roads and drains. Control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site. Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure. Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Development Authorisation: Building Consent

Date of authorisation: 10 November 2021

Name of relevant authority that granted authorisation: City of Onkaparinga

Condition 1

The development granted (Building Consent / Development Approval) shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by the conditions below (if any).

Associated Building Indemnity Insurance

Building Work: Verandah and Deck

Not Applicable

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 10 November 2021

Name of relevant authority that granted authorisation: City of Onkaparinga

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space	NO
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Section 50(2)

Agreement to vest land in council to be held as open space	NO
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Section 55

Order to remove or perform work	NO
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Section 56

Notice to complete development	NO
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Section 57

Land management agreement	NO
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Section 69

Emergency order	NO
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Section 71 (only)

Fire safety notice	NO
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Section 84

Enforcement notice	NO
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Section 85(6), 85(10) or 106
Enforcement Order

NO

Part 11 Division 2
Proceedings

NO

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed))
Notice

NO

Section 56 (repealed)
Notice issued

NO

Food Act 2001

Section 44
Improvement notice *issued against the land*

NO

Section 46
Prohibition order

NO

Housing Improvement Act 1940 (repealed)

Section 23
Declaration that house is undesirable or unfit for human habitation

NO

Land Acquisition Act 1969

Section 10
Notice of intention to acquire

NO

Local Government Act 1934 (repealed)

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

NO

Local Government Act 1999

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

NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30
Nuisance or litter abatement notice *issued against the land*

NO

Planning, Development and Infrastructure Act 2016

Section 139
Notice of proposed work and notice may require access

NO

Section 140

Notice requesting access	NO
<i>Section 141</i>	
Order to remove or perform work	NO
<i>Section 142</i>	
Notice to complete development	NO
<i>Section 155</i>	
Emergency order	NO
<i>Section 157</i>	
Fire safety notice	NO
<i>Section 192 or 193</i>	
Land Management Agreements	NO
<i>Section 198(1)</i>	
Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i>	
Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i>	
Proceedings	NO
<i>Section 213</i>	
Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i>	
Enforcement order	NO

Public and Environmental Health Act 1987 (repealed)

<i>Part 3</i>	
Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i>	
Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i>	
Regulation 19 - Maintenance order (that has not been complied with)	NO

South Australian Public Health Act 2011

<i>Section 92</i>	
Notice	NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i>	
Part 4 – Condition (that continues to apply) of an approval	NO

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

Particulars relating to environment protection

Further information held by council

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

NO

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

Note –

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

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

It should be noted that –

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

General

Easement

NO

Does a drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Are you aware of any encroachment on the easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Other

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

NO

PLEASE NOTE:

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

This statement is made the 01 July 2024

Thomas Caiapich
(Acting) Team Leader Development Support
AUTHORISED OFFICER

Important information – 2024/2025 rating information is expected to be declared and available from 10 July 2024. Should this become available before the 10 July 2024, our website will have the most current information. Searches ordered before this date will reflect the 2023/2024 financial information. To receive the 2024-2025 rates information, please order a free update via the portal after the 10 July 2024.

City Of Onkaparinga
PO Box 1
Noarlunga Centre SA 5168
 Telephone (08) 8384 0666



Certificate No: S71129/2024

LOCAL GOVERNMENT RATES SEARCH

TO:	NL Conveyancers Pty Ltd	02 July 2024
	PO Box 295	
	Sellicks Beach SA 5174	

DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	105884 -2
Valuer General No	:	1308716202
Valuation	:	\$570,000
Owner :		Mr C R Noble and Mrs M Noble
Property Address	:	7/6 Aldinga Beach Road, ALDINGA BEACH SA 5173
Volume/Folio	:	CT-6051/536
Lot/Plan Number	:	Lot 7 CP 25869
Ward	:	01 South Coast Ward

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

Rates and Fines in Arrears (not paid 30 June 2023) and/or Block Clearing Charges	0.00
Postponed Amount in Arrears (if applicable) monthly interest of 0.31666% applies	0.00
Interest on Arrears charged in current financial year monthly interest of 0.48333% applies	0.00

Rates for the current 2023-2024 Financial Year applicable from 1 July 2023:

Amount payable by 1 st September 2023	1,857.79
PLUS Current postponed amount (if applicable)	0.00
Total Rates Levied 2023-2024	\$1,857.79

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

Less Council Rebate.	0.00
Less Council Capping Rebate Not removed on sale of property	-8.98
Less Council CWMS Rebate	0.00
Fines and interest for the current financial year (2% fine when rates first become overdue and 0.48333% interest applied per month thereafter)	0.00
Postponed Interest (0.31666% per month on total of postponed rates and interest)	0.00
Less paid current financial year	-1,848.81
Overpayment	0.00
Legal Fees and / or Bank Charges (current)	0.00
Legal Fees and / or Bank Charges (arrears)	0.00
Refunds, Rates Remitted or Small Balance Adjustments	0.00
Balance - rates and other monies due and payable	0.00

Property Related Debts

0.00

BPAY Biller Code: 48470

TOTAL BALANCE

\$0.00

Ref: 1058842

AUTHORISED OFFICER

Carol Rafanelli

This statement is made the 2 July, 2024

Property Interest Report

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

Title Reference	CT 6051/536	Reference No. 2580573
Registered Proprietors	M & C R*NOBLE	Prepared 01/07/2024 11:11
Address of Property	Unit 7, 6 ALDINGA BEACH ROAD, ALDINGA BEACH, SA 5173	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

- | | | |
|-----|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment 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
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7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

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

Act

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

19. *Land Tax Act 1936*

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

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au |
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20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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|------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
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22. *Local Nuisance and Litter Control Act 2016*

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

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|------|------------------------------------------|-----------------------------------------------------------------------------------------------|
| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT has no record of any restriction affecting this title |
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24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <i>Natural Resources Management Act 2004 (repealed)</i>		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
27. <i>Outback Communities (Administration and Management) Act 2009</i>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and
- Contact the vendor for these details

notice may require access

- | | | |
|-------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.6 | section 142 - Notice to complete development | State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.7 | section 155 - Emergency order | State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.8 | section 157 - Fire safety notice | Building Fire Safety Committee in the Department for Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title |

30. *Plant Health Act 2009*

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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.	<i>South Australian Public Health Act 2011</i>	
32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> 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.	<i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
34.	<i>Water Industry Act 2012</i>	
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.	<i>Water Resources Act 1997 (repealed)</i>	
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
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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*

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 6051/536
Status: CURRENT
Edition: 5

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
23/12/2009	06/01/2010	11318898	BY-LAWS	FILED	C25869
23/12/2009	06/01/2010	11318899	SCHEME DESCRIPTION	FILED	C25869
23/12/2009	06/01/2010	11318900	DEVELOPMENT CONTRACT	FILED	C25869

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 6051/536
Status: CURRENT
Parent Title(s): CT 5469/382
Dealing(s) Creating Title: ACT 11318897
Title Issued: 14/01/2010
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/07/2021	30/07/2021	13575473	TRANSFER	REGISTERED	MICHELLE NOBLE, CRAIG RONALD NOBLE
22/07/2021	30/07/2021	13575472	DISCHARGE OF MORTGAGE	REGISTERED	13307728
27/05/2020	10/06/2020	13307728	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)
27/05/2020	10/06/2020	13307727	TRANSFER	REGISTERED	MELANIE JANE GREAVES, ADAM JASON GREAVES, MARILYN FRIEDA GERLACH
27/05/2020	10/06/2020	13307726	APPLICATION TO NOTE DEATH	REGISTERED	RANDALL GORDON GERLACH (DECD), MARILYN FRIEDA GERLACH
27/05/2020	10/06/2020	13307725	DISCHARGE OF MORTGAGE	REGISTERED	11341740
11/02/2010	23/02/2010	11341740	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
11/02/2010	23/02/2010	11341739	TRANSFER	REGISTERED	MARILYN FRIEDA GERLACH, RANDALL GORDON GERLACH, MELANIE JANE GERLACH, ADAM JASON GREAVES
11/02/2010	23/02/2010	11341738	DISCHARGE OF MORTGAGE	REGISTERED	10879154
14/01/2008	11/02/2008	10879154	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION

Certificate of Title

Title Reference CT 6051/536
Status CURRENT
Easement NO
Owner Number 18923620
Address for Notices POST OFFICE BOX 397, ALDINGA BEACH, SA 5173
Area 186m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

MICHELLE NOBLE
CRAIG RONALD NOBLE
OF 158B ESPLANADE ESPLANADE ALDINGA BEACH SA 5173
WITH NO SURVIVORSHIP

Description of Land

LOT 7 PRIMARY COMMUNITY PLAN 25869
IN THE AREA NAMED ALDINGA BEACH
HUNDRED OF WILLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 13575473
Dealing Date 22/07/2021
Sale Price \$448,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1308716202	CURRENT	Unit 7, 6 ALDINGA BEACH ROAD, ALDINGA BEACH, SA 5173

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
23/12/2009 11:59	11318898	BY-LAWS	FILED
23/12/2009 11:59	11318899	SCHEME DESCRIPTION	FILED
23/12/2009 11:59	11318900	DEVELOPMENT CONTRACT	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1308716202
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2010
Property Location	Unit 7, 6 ALDINGA BEACH ROAD, ALDINGA BEACH, SA 5173
Local Government	ONKAPARINGA
Owner Names	MICHELLE NOBLE CRAIG RONALD NOBLE
Owner Number	18923620
Address for Notices	POST OFFICE BOX 397, ALDINGA BEACH, SA 5173
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1330 - Townhouse - Defined As Home Unit With Both Ground And First Floor Areas
Description	5HDGVDECK
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C25869 LOT 7	CT 6051/536


Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$325,000	\$620,000			
Previous	\$250,000	\$570,000			

Building Details

Valuation Number	1308716202
Building Style	Conventional
Year Built	2010
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Galvanised Iron
Equivalent Main Area	170 sqm
Number of Main Rooms	5

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

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	ALDINGA BEACH	APPROVED: ANGELA WESTTHORP 17/11/2009	 C25869 SHEET 1 OF 2 20957_text_01_v03_Version_3				
MAP REF:	6527/26/K	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED: JENNY COTTNAM 05/01/2010					
LAST PLAN:	F52448	DEVELOPMENT NO: 145/C077/09/001/23170							
AGENT DETAILS: LOCK SURVEYS 87 SPRINGBANK ROAD CLAPHAM SA 5062 PH: (08) 8277 9552 FAX: (08) 8357 6491		SURVEYORS CERTIFICATION:	I Michael Grant Lock , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 4th day of November 2009 Michael Grant Lock Licensed Surveyor						
AGENT CODE: LOCK									
REFERENCE: 08081CP									
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5469	382		ALLOTMENT(S)	24	D	3244	WILLUNGA	
CT	5432	499		ALLOTMENT(S)	25	D	3244	WILLUNGA	
CT	5311	914		ALLOTMENT(S)	26	D	3244	WILLUNGA	
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF		CREATION	
ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 01 / 10 / 2008									

C25869

SHEET 2 OF 2

20957_pland_1_V01_Version_3

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PSM 6527/3756 & 6527/8469

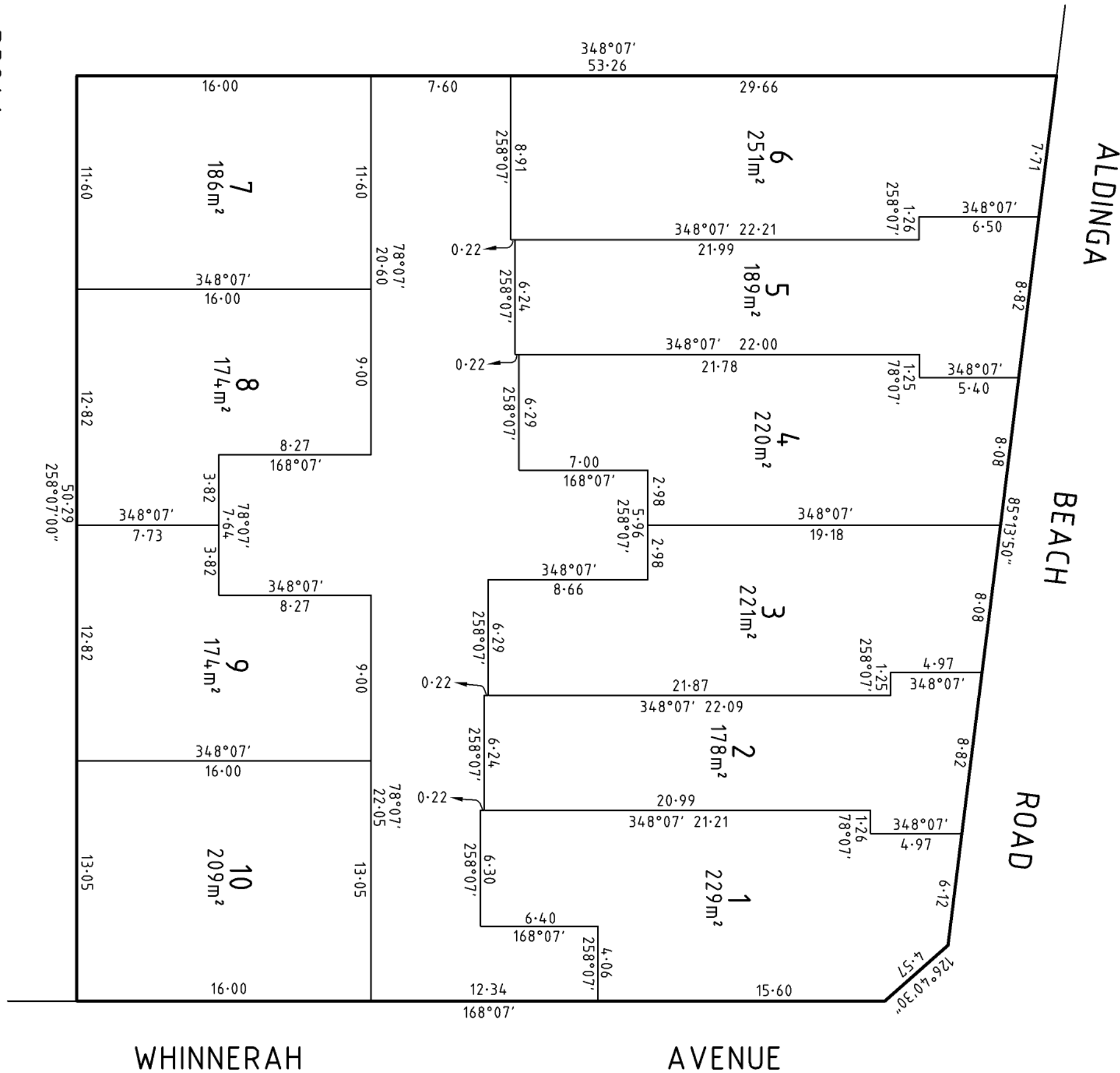
TOTAL AREA: 2516m²

LOCATION PLAN



LOCK SURVEYS

LICENSED AND ENGINEERING SURVEYS
87 SPRINGBANK ROAD CLAPHAM SA 5062
PH (08) 8277 9552 FAX (08) 8357 6491
MOBILE 0407 719455
Email locksveys@bigpond.com.au
REF 08081



LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER
C 25869

THIS IS SHEET **1** OF **1** SHEETS

APPROVED

DEPOSITED



5 / 11 / 2009



PRO REGISTRAR GENERAL

APPLICATION **11318597**

SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENT	SUBDIVIDED
1	1080	
2	930	
3	1028	
4	1028	
5	980	
6	1370	
7	880	
8	862	
9	862	
10	980	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I, **KOFI ADIH OF 507 SOUTH ROAD ASHFORD 5035** being
A land Valuer within the meaning of the Land Valuers Act 1994
Certify that this schedule is correct for the purposes of the
Community Titles Act 1996

Dated the **...9th...** Day of **...November 2009...**



Signature of Land Valuer



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: 2580573

NICOLE LEAVEY
POST OFFICE BOX 295
SELICKS BEACH SA 5174

DATE OF ISSUE

03/07/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

18923620

OWNERSHIP NAME

M & C R NOBLE

PROPERTY DESCRIPTION

7 / 6 ALDINGA BEACH RD / ALDINGA BEACH SA 5173 / LT 7 C25869

ASSESSMENT NUMBER

1308716202

TITLE REF.

(A "+" indicates multiple titles)

CT 6051/536

CAPITAL VALUE

\$620,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 233.60
\$ 143.85
\$ 0.00
\$ 0.00
\$ 139.75

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

01/10/2024



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

18923620

OWNERSHIP NAME

M & C R NOBLE

ASSESSMENT NUMBER

1308716202

AMOUNT PAYABLE

\$139.75

AGENT NUMBER

100035984

AGENT NAME

NICOLE LEAVEY

EXPIRY DATE

01/10/2024

+80012952320022> +001571+ <0550986284> <0000013975> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**Online at:****OR****By Post to:****www.revenuesaonline.sa.gov.au****RevenueSA
Locked Bag 555
ADELAIDE SA 5001**

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2580573

DATE OF ISSUE

03/07/2024

NICOLE LEAVEY
POST OFFICE BOX 295
SELICKS BEACH SA 5174**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

M & C R NOBLE

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

7 / 6 ALDINGA BEACH RD / ALDINGA BEACH SA 5173 / LT 7 C25869

ASSESSMENT NUMBER

1308716202

TITLE REF.

(A "+" indicates multiple titles)

CT 6051/536

TAXABLE SITE VALUE

\$325,000.00

AREA

0.0186 HA

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

CURRENT TAX	\$	174.70	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	174.70			

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 01/10/2024**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE**PAYMENT REMITTANCE ADVICE****OWNERSHIP NUMBER**

18923620

OWNERSHIP NAME

M & C R NOBLE

ASSESSMENT NUMBER

1308716202

AMOUNT PAYABLE

\$174.70

AGENT NUMBER

100035984

AGENT NAME

NICOLE LEAVEY

PAYABLE ON OR BEFORE

01/10/2024

+80012952310012> +000927+ <0550986284> <0000017470> +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
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
13 08716 20 2	CT6051536	3/7/2024	7849	2580573

NICOLE JAY LEAVEY 2
PO BOX 295
SELICKS BEACH SA 5174
nicole@nlconveyancers.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: C R & M NOBLE
Location: U7 6 ALDINGA BEACH RD ALDINGA BEACH LT 7 C25869
Description: 5HDGVDECK **Capital Value:** \$ 620 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2024

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/2010	Water rates	: 0.00
Sewer main available:	1/7/2010	Sewer rates	: 0.00
		Water use	: 0.00
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 0.00
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 96.41 Bill: 4/9/2024

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

The last Water Use Year ended on 21/05/2024.

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.



**Government of
South Australia**

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

1300 SA WATER
(1300 729 283)
ABN 69 336 525 C19
sawater.com.au

South Australian Water Corporation

Name:

C R & M NOBLE

Water & Sewer Account

Acct. No.: 13 08716 20 2

Amount: _____**Address:**U7 6 ALDINGA BEACH RD ALDINGA
BEACH LT 7 C25869

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1308716202

**Bill code: 8888**
Ref: 1308716202

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au**Paying online**Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.**Paying by phone**Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 1308716202**Government of
South Australia****South Australian Water Corporation**
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 50011300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

F01 Orig. LF 11318898



11:59 23-Dec-2009

2 of 4

Fees: \$0.00

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER
THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Prefix
LF
Series No.
2

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:

PSARROS & ALLEN CONVEYANCERS PSAL67

Correction to:

PSARROS & ALLEN CONVEYANCERS PSAL67

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

- 1
- 2
- 3
- 4

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED
FILED 5.1.2010 REGISTRAR-GENERAL	

R-G 010107

COMMUNITY TITLES ACT 1996

BY – LAWS

COMMUNITY CORPORATION NO. 25869 INC

**ADDRESS: 2 ALDINGA BEACH ROAD
ALDINGA BEACH SA 5173**

Certified correctly, prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared the document.


.....
Lina Psarros

Unit 5, 72-78 Carrington Street, Adelaide SA 5000

**COMMUNITY TITLES ACT 1996.
COMMUNITY SCHEME PLAN NO. 25869**

- Note: 1. These notes **DO NOT** form part of the annexed by-laws.
2. These notes **ARE NOT** a summary of the Community Titles Act 1996. Prospective purchasers and owners of lots should read a copy of the Act. Copies can be obtained from State Information, 101 Grenfell Street, Adelaide.

Persons bound by these by-laws

1. These by-laws bind –
 - (a) the owners and occupiers of the community lots in the scheme,
 - (b) the community corporation, and
 - (c) persons entering the community parcel. (See section 43).

Variation of by-laws

2. These by-laws may be varied by a special resolution of the community corporation. (Section 39).

Insurance

3.
 - (a) The buildings on the community lots **ARE NOT** insured by the community corporation.
 - (b) The owners of lots who share a party wall must insure the buildings on their lots against risks that a normally prudent person would insure against for the full cost of replacing the buildings with new materials and must insure against incidental costs such as demolition, site clearance and architect's fees. Evidence of the insurance must be delivered to the community corporation. (Section 106).
 - (c) The owners of lots should insure the buildings on their lot for their own protection.
 - (d) The community corporation must take out the insurance specified in sections 103 and 104 of the Act.
 - (e) The developer must insure and maintain that insurance for 6 months after the plan is deposited. (Section 107)

Membership of community corporation

4. The owners of the lots are members of the community corporation and are responsible for its debts. The affairs of the community corporation must be managed and conducted in accordance with the Community Titles Act 1996.

Fences

5. The owners of lots are responsible for the maintenance and repair of the fencing of their lots. The Fences Act 1975 applies as between adjoining owners.

COMMUNITY TITLES ACT 1996

COMMUNITY PLAN NO. 25869

INDEX TO BY-LAWS

PART 1 – PRELIMINARY

1. Interpretation

PART 2 – COMMON PROPERTY

- 2 Administration of common property
- 3 Use of common property
- 4 Offences on common property
- 5 Traffic and Parking
- 6 Notice of defects in common property

PART 3 – COMMUNITY PROPERTY

- 7 Use of lots
- 8 Building work on lots
- 9 Repair
- 10 Painting
- 11 Gardens
- 12 Offensive objects and rubbish
- 13 Garbage
- 14 Disturbances

PART 4 – THE CORPORATION

- 15 Votes of members

PART 5 – GENERAL

- 16 Prevention of contravention of By-Laws
- 17 Offences

COMMUNITY SCHEME PLAN NO. 25869

BY-LAWS of the community scheme in relation to the land divided by the plan of community division deposited in the Lands Titles Registration Office and numbered 25869 made pursuant to section 34 of the Community Titles Act 1996.

PART 1 – PRELIMINARY

Interpretation

1. (1) In these by-laws, unless the contrary intention appears –

“the Act” means the Community Titles Act 1996;

“the corporation” means the community corporation established upon the deposit of the plan;

“the plan” means the plan of community division deposited in the Lands Titles Registration Office and numbered 25869;

“building” means building or other improvement;

“the common property” means the common property created by the plan and includes the driveway (if any) and the service infrastructure (except any part of the service infrastructure that provides a service to only one lot or that is vested in a Minister of the Crown or other authority or person) and any other common property described in section 28 (1) of the Act;

“the community parcel” means the land divided by the plan except any street, road, thoroughfare, reserve or other similar open space that is vested in a council or a prescribed authority or that reverts to the Crown under section 26 of the Act;

“lots” means a lot created by the division of the land divided by the plan and includes any building on the lot;

“occupier” in relation to a lot means the occupier of the lot and, if the lot is not occupied, means the owner of the lot;

“service infrastructure” means any cables, wires, pipes, sewers, drains, ducts, plant or equipment by which lots or common property are provided with water, gas or electricity supply or reticulation, telephone services, sewer systems or drainage or other systems or services designed to improve the amenity, or enhance the enjoyment, of lots or common property;

“visitor” means any person who is on the community parcel at the invitation, by the licence, or with the permission, of the owner or occupier of a lot.

- (2) Any term defined in the Act and used in these by-laws has the meaning stated in the Act unless the contrary intention appears.
- (3) Notes to provisions of these by-laws or attached to these by-laws do not form part of these by-laws.

PART 2 – COMMON PROPERTY

Administration of common property

- 2. The corporation shall administer, manage and control the common property.
 - (a) The Corporation shall maintain repair and replace all of the improvements and service infrastructure in or forming part of the common property,
 - (b) without limiting the effect of By-Law 2 (a) the community corporation shall regularly service and clean all storm water silt traps situated in any roadway or driveway forming part of the common property,
 - (c) the corporation shall ensure that all public lighting within the common property is in good working order and the corporation shall maintain repair and replace the public lighting as and when required,
 - (d) the corporation shall irrigate and properly maintain all lawns gardens and trees situated on the common property,

Use of common property

- 3.
 - (1) Subject to the Act, these by-laws and any rights that may be granted by the corporation, the owners and occupiers of lots in the community parcel and their visitors may, jointly with the owners and occupiers of the other lots in community parcel and their visitors, use and enjoy the common property for the purposes for which it is provided.
 - (2) Owners and occupiers of lots must comply with these by-laws and any rules made, or conditions imposed, by the corporation from time to time relating to the use or enjoyment of the common property.
 - (3) Owners and occupiers of lots must not, without the prior consent in writing of the corporation, construct any building fence pergola or other structure on the common property.
 - (4) The corporation may withdraw any consent given under this by-law at any time unless the consent specifies a period of notice that must be given before the consent is withdrawn.

Offences on common property

4. A person must not without the prior consent in writing of the corporation –
- (a) enter upon the common property or use the common property in any manner or for any purpose provided that this clause does not apply to the owners and occupiers of lots or their visitors,
 - (b) obstruct, or unreasonably interfere with, the lawful use of the common property by the owner or occupier of any lot or his or her visitors,
 - (c) damage or interfere with any building, tree, plant or garden on the common property, or
 - (d) deposit any rubbish, waste or other material (whether of a similar nature or not) on the common property.

Traffic and Parking

5. (1) A person must not drive a motor vehicle on the common property except on a roadway provided by the corporation for use by motor vehicles.
- (2) A person must not obstruct vehicular or pedestrian traffic on the common property.
- (3) Subject to clause (4) of this by-law, a person must not park, service or repair a motor vehicle on the common property.
- (4) Owners and occupiers of lots and their visitors may park motor vehicles in any area provided by the corporation for the parking of motor vehicles by owners and occupiers and their visitors subject to compliance with these by-laws and any rules made, or conditions imposed, by the corporation from time to time.
- (5) A person must not ride a skate board, roller skates, roller blades, or any other similar device on the common property.

Notice of defects in common property

6. Owners and occupiers of lots must give the corporation notice of any damage to, or defect in, the common property immediately they become aware of the damage or defect.

PART 3 – COMMUNITY LOTS

Use of lots

7. (1) Lots may be used for residential purposes and for purposes that are normally incidental or ancillary to the use of land for residential purposes but must not be used for any other purpose.
- (2) A person must not use, or suffer or permit a lot to be used, for any unlawful purpose.

Building work on lots

8. The owner or occupier of a lot must not, without the corporation's approval:-
- (1) Erect any further buildings or structural improvements on a lot which may be visible from a portion of the common property which comprises the driveway, or
- (2) alter the external appearance of their lot in such a manner as to be visible from the driveway, or
- (3) effect any penetration whatsoever of any acoustic or fire rated party wall.

Repair

9. (1) The owner of a lot must –
- (a) maintain and keep the lot and any buildings on the lot in good order and condition, and
- (b) carry out any work ordered by a council or public authority in respect of the lot.
- (2) Without limiting the effect of clause (1) of this by-law, if any building on a lot is destroyed or damaged by any cause whatsoever, within three months after the damage or destruction, the owner of the lot must –
- (a) repair the building and restore it to its state and condition before the damage or destruction occurred, or
- (b) replace the building with a new building of similar construction and appearance to the building that was damaged or destroyed.
- (3) The occupier of a lot must keep the lot and any buildings on the lot in a clean and tidy condition at all times.

Painting

10. (1) A person must not, without the prior consent in writing of the corporation paint or decorate the façade, verandah or any other external part of any building on a lot with colours different to the existing colours thereof.
- (2) Subject to clause (1) of this by-law, a person may paint or redecorate the exterior of any building on a lot at any time.

Gardens

11. The owner and the occupier of each lot must establish, cultivate, and keep the garden and grounds of the lot and all lawns, plants, trees and shrubs on the lot in good order and condition and properly tended and cultivated and must replace any plants, trees or shrubs which may perish.

Offensive objects and rubbish

12. A person must not –
- (a) bring on to the community parcel any object or material of a kind that is likely to cause justified offence to the owner or occupier of any lot or his or her visitors; or
- (b) allow refuse to accumulate on the community parcel so as to cause justified offence to the owner or occupier of any lot or his or her visitors.

Garbage

13. The owner and the occupier of a lot –
- (a) must maintain on the lot a receptacle for garbage properly covered; and
- (b) must comply with all by-laws relating to the disposal of garbage.

Disturbances

14. A person must not engage in conduct that unreasonably disturbs the occupier of a lot or his or her visitors on the lot or the common property.

PART 4 – THE CORPORATION

Votes of Members

15. One vote may be cast in respect of each Community Lot on any matter arising for decision at a general meeting of the corporation.

PART 5 – GENERAL

Prevention of Contravention of By-Laws

- 16 (1) Owners and occupiers of lots must not authorize or suffer or permit it any person to contravene, or fail to comply with, any provision of these by-laws.
- (2) Owners and occupiers of lots must take all reasonable steps to ensure that their visitors do not contravene, or fail to comply with, any provision of these by-laws.

Offences

17. A person who contravenes, or fails to comply with, any provision of these by-laws is guilty of an offence.

Maximum penalty: \$500.00

F Orig. LF 11318899



11:59 23-Dec-2009

3 of 4

Fees: \$0.00

Prefix
LF
Series No.
3

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER
THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

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

Lands Services Group
11:01 04/01/2010 02-002530
REGISTRATION FEE \$117.00

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by:

PSARROS & ALLEN CONVEYANCERS PSAL67

Correction to:

PSARROS & ALLEN CONVEYANCERS PSAL67

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

- 1
- 2
- 3
- 4

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED
FILED 5.1.2010 REGISTRAR-GENERAL	

R-G 010107

COMMUNITY TITLES ACT 1996

SCHEME DESCRIPTION

COMMUNITY CORPORATION NO. 25869 INC.

**ADDRESS: 2 ALDINGA BEACH ROAD
ALDINGA BEACH SA 5173**

*Certified correctly, prepared in accordance with the requirements of the Community Titles Act 1996 by the person
who prepared the document.*


.....
Lina Psarros

Unit 5, 72-78 Carrington Street, Adelaide SA 5000

**COMMUNITY SCHEME DESCRIPTION
COMMUNITY PLAN NO. 25869**

INDEX

1. Identification of the community parcel, lots and common property.
2. Purposes for which the lots and common property may be used.
3. Standard of buildings and other improvements.
4. Conditions of development imposed pursuant to the Development Act, 1993.
5. Other Important features of the scheme.
6. Other information required by the regulations.

Attachment "A"

1. Identification of the Community Parcel, Lots and Common Property.

- 1.1 The community parcel and the lots and common property into which the parcel is to be divided are identified on the plan attached hereto (see attachment A).
- 1.2 The community plan is a primary plan being the division of an allotment into 10 community lots and common property.
- 1.3 The community plan comprises a residential land and building development in which the developer will construct 10 two storey dwellings with associated driveway and landscaping.

2. Purposes for which the Lots and Common Property may be used.

- 2.1 The community lots may be used for residential purposes.
- 2.2 Not more than one dwelling may be erected on a community lot.
- 2.3 The common property shall be used as a driveway to the community lots, for carparking, vehicle manoeuvring and for the accommodation of service infrastructure.

3. Standard of Buildings and Other Improvements

- 3.1 The developer will construct the 10 two storey dwellings, landscaping, carparking and driveway on the community parcel as referred to in Paragraph 1.3 of this Scheme Description in accordance with the development approval granted by the – City of Onkaparinga
- 3.2 The standard of the work to be performed and the materials to be used on the community lots and common property will be a fair average standard or such higher standard as the developer, in its absolute discretion, may determine.
- 3.3 The estimated time for completion of the community lots and the common property is 31st day of January 2010.
- 3.4 Any additional buildings or improvements, or alterations or additions to existing buildings or improvements, or replacement of existing buildings or improvements, whether on lots or common property, shall be located, designed and constructed in a manner and to a standard consistent with the buildings and improvements undertaken by the developer and referred to in Paragraph 3 of this Scheme Description.

4. Conditions of Development Imposed Pursuant to the Development Act, 1993

The division of the community parcel and erection of a dwelling on each community lot is subject to conditions imposed by the City of Onkaparinga

- 4.1 the development plan consents and land division consent; and
- 4.2 the building rules consent and the Development Plan consent contained within the development approval referred to in Paragraph 3.1 of this Scheme Description.

A copy of each of the Decision Notification Forms with the conditions set out in full are attached (see Attachment A).

5. Other Important Features of the Scheme

There shall be no division of a community lot by a secondary plan.

6. Other Information required by the regulations.

No other information is required by the regulations.

**ENDORSEMENT BY THE RELEVANT AUTHORITY PURSUANT TO REGULATION 45A OF THE
DEVELOPMENT REGULATIONS 1993**

All the consents or approvals required under the Development Act 1993 in relation to the division of the land (and a change in the use of the land (if any) in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.

This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this scheme description.

The City of Onkaparinga as the relevant authority endorses the within scheme description.

CITY OF ONKAPARINGA

Per:

Signature of Authorised Officer:



Name of Authorised Officer

Ben victory (Team Leader planning)

Date of Consent

1 December 2009

ATTACHMENT A

DECISION NOTIFICATION FORMS

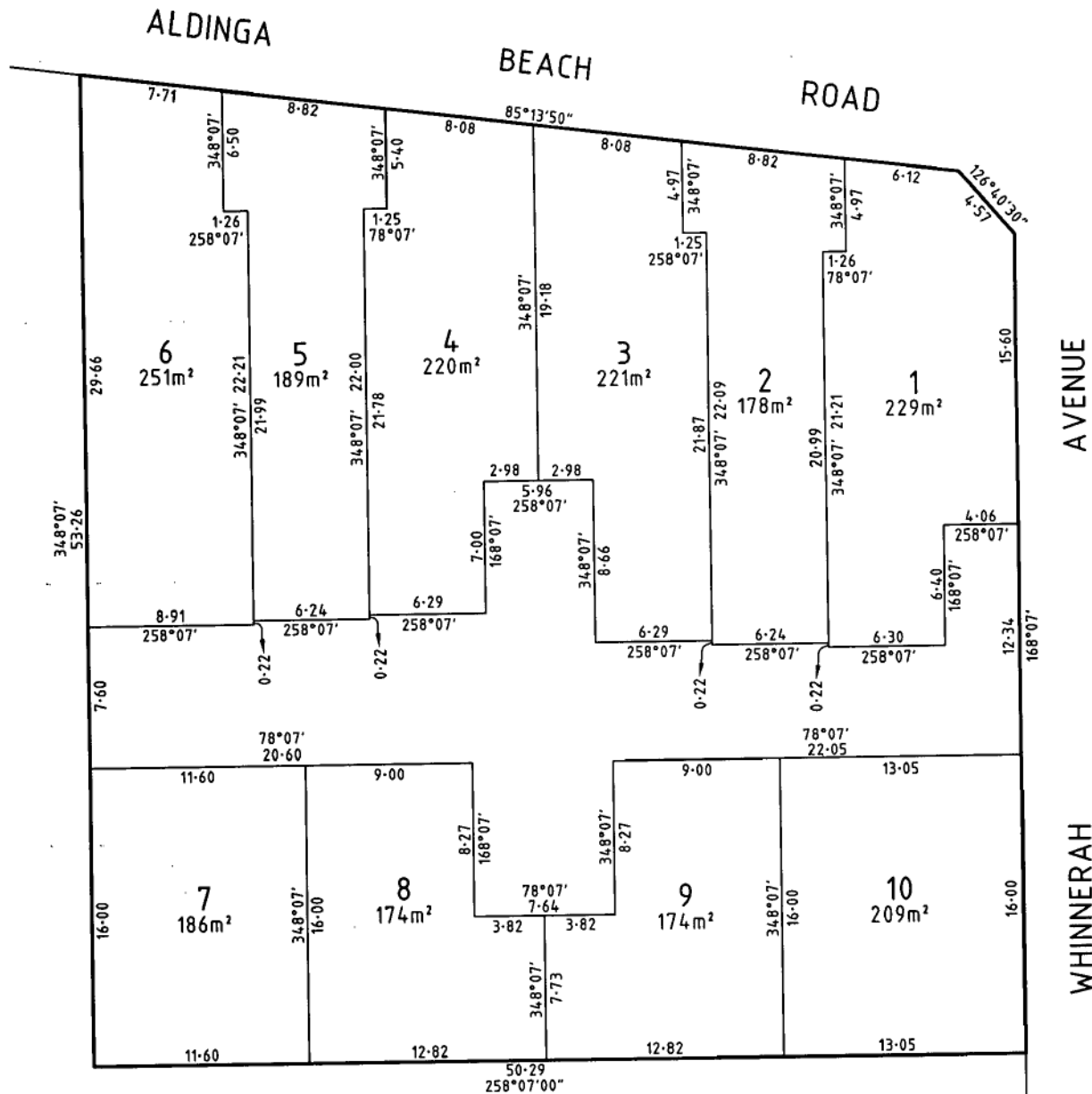
1. Copy of Community Plan
2. Decision Notification Forms

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	ALDINGA BEACH	APPROVED:																																													
MAP REF:	6527/26/K	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED/FILED:	C																																												
LAST PLAN:	FX52488	DEVELOPMENT NO:	145/C077/09		SHEET 1 OF 3																																												
VO1.																																																	
<p>AGENT DETAILS: LOCK SURVEYS LICENSED AND ENGINEERING SURVEYS 87 SPRINGBANK ROAD CLAPHAM SA 5062 PH (08) 8277 9552 FAX (08) 8357 6491 MOBILE 0407 719455 DATE: 05/02/09 Email locksveys@bigpond.com.au</p> <p>SURVEYORS I, Michael Grant LOCK a licensed Surveyor under the Survey Act 1992, certify that this CERTIFICATION: I am uncertain about the location of that part of the service infrastructure shown between the points marked → and ← on the plan and this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation</p> <p>AGENT CODE: LOCK</p> <p>REFERENCE: 08081 Dated the day of 20 Michael Grant LOCK Licensed Surveyor</p>																																																	
<p>SUBJECT TITLE DETAILS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PREFIX</th> <th>VOLUME</th> <th>FOLIO</th> <th>OTHER</th> <th>PARCEL</th> <th>NUMBER</th> <th>PLAN</th> <th>NUMBER</th> <th>HUNDRED / IA / DIVISION</th> <th>TOWN</th> <th>REFERENCE NUMBER</th> </tr> </thead> <tbody> <tr> <td>CT</td> <td>5469</td> <td>382</td> <td></td> <td>ALLOTMENT(S)</td> <td>24</td> <td>D</td> <td>3244</td> <td>WILLUNGA</td> <td></td> <td></td> </tr> <tr> <td>CT</td> <td>5432</td> <td>499</td> <td></td> <td>ALLOTMENT(S)</td> <td>25</td> <td>D</td> <td>3244</td> <td>WILLUNGA</td> <td></td> <td></td> </tr> <tr> <td>CT</td> <td>5311</td> <td>914</td> <td></td> <td>ALLOTMENT(S)</td> <td>26</td> <td>D</td> <td>3244</td> <td>WILLUNGA</td> <td></td> <td></td> </tr> </tbody> </table>						PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	CT	5469	382		ALLOTMENT(S)	24	D	3244	WILLUNGA			CT	5432	499		ALLOTMENT(S)	25	D	3244	WILLUNGA			CT	5311	914		ALLOTMENT(S)	26	D	3244	WILLUNGA		
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OTHER TITLES AFFECTED:																																																	
EASEMENT DETAILS:																																																	
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION																																										
<p>ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 1st OCTOBER 2008</p>																																																	

LOCATION PLAN

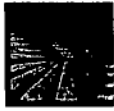


LOCK SURVEYS
LICENSED AND ENGINEERING SURVEYS
87 SPRINGBANK ROAD CLAPHAM SA 5062
PH (08) 8277 9552 FAX (08) 8357 6491
MOBILE 04 07 719455
Email: locks-surveys@bigpond.com.au
REF: 08081



D3244





City of
Onkaparinga

8 July 2009

Qattro Property Development
LOCK SURVEYS
87 Springbank Rd
CLAPHAM SA 5062

Dear Sir/Madam

Development Application No.	: 6077/2009
DAC Reference	: 145/C077/09
Proposed Development	: Community Division (3 into 10)
Location of Proposed Development	: 2 Aldinga Beach Road, ALDINGA BEACH SA 5173
Property Identification	: Allot 24 Sec 418 DP 3244, Allot 26 Sec 418 DP 3244, Allot 25 Sec 418 DP 3244

A Decision Notification Form for the above land division application is attached. You will note that Development Approval has been issued and that conditions may be attached.

You have the right of appeal to the Environment, Resources and Development Court against any conditions imposed on this consent*. Any appeal should be lodged within 2 months after you receive notice of the decision, unless the Court in its discretion allows an extension of time.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide 5000 (Postal Address, GPO Box 2465, Adelaide SA 5001) telephone 8204 0300.

This approval will lapse twelve months after the date of the decision if an application for a Certificate under Section 51 of the Act has not been lodged with the Development Assessment Commission. In addition, the development must be fully or substantially completed within 3 years of the date of the approval. Council may, prior to the end of either period, grant an extension of time to the approval. Any request must be received in writing.

Please contact me if you require any information.

Yours sincerely

John Mason

Development Officer (Planning)

Telephone: 8384 0549 Facsimile: 8382 8744

johmas@onkaparinga.sa.gov.au

cc QK Developments (No 10) Pty Ltd, PO Box 432, GLENELG SA 5045

Attach.

* Section 86 Development Act

DNLD

■ **Contacts**

Phone (08) 8384 0666
mail@onkaparinga.sa.gov.au
www.onkaparingacity.com
ABN 97 047 258 128

■ **Postal address**

PO Box 1
Noarlunga Centre
South Australia 5168

■ **Noarlunga office**

Ramsay Place
Noarlunga Centre
Fax (08) 8382 8744

■ **Aberfoyle Park office**

The Hub
Aberfoyle Park
Fax (08) 8270 1155

■ **Willunga office**

St Peters Terrace
Willunga
Fax (08) 8556 2641

CITY OF ONKAPARINGA

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

**DEVELOPMENT
NUMBER**

6077/2009

LAND DIVISION

DAC Reference : 145/C077/09

FOR DEVELOPMENT APPLICATION

DATED:

09-Apr-2009

REGISTERED ON:

07-Apr-2009

TO:	Qattro Property Development LOCK SURVEYS 87 Springbank Rd CLAPHAM SA 5062
------------	------------------------------------------------------------------------------------

LOCATION OF PROPOSED DEVELOPMENT

PROPERTY DESCRIPTION	Allot 24 Sec 418 DP 3244, Allot 26 Sec 418 DP 3244, Allot 25 Sec 418 DP 3244
PROPERTY ADDRESS	2 Aldinga Beach Road, ALDINGA BEACH SA 5173
CERTIFICATE(S) OF TITLE	CT-5469/382, CT-5311/914, CT-5432/499

NATURE OF PROPOSED DEVELOPMENT

Community Division (3 into 10)

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	2
LAND DIVISION CONSENT	Granted	3
DEVELOPMENT APPROVAL	Granted	5

No work can commence on this development until the Development Assessment Commission has issued a Certificate of Approval pursuant to Section 51 of the Development Act 1993.

Date of Decision: 03-Jul-2009

Signed: 

☒ **Council Chief Executive Officer or Delegate**

Date: 9/07/09

☒ **Sheets Attached**

CITY OF ONKAPARINGA

DEVELOPMENT APPLICATION NUMBER : 6077/2009
APPLICANT : Qattro Property Development
LOCATION : 2 Aldinga Beach Road, ALDINGA BEACH SA
5173
PROPOSED DEVELOPMENT : Community Division (3 into 10)
DECISION : Development Approval
DATE OF DECISION : 03-Jul-2009

DEVELOPMENT PLAN CONSENT

Conditions of Consent by Council

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).
2. The existing buildings sited on the subject three allotments shall be removed prior to Council issuing a Certificate of Compliance pursuant to Section 51 of the Development Act to the Development Assessment Commission.

Conditions of Consent by the Development Assessment Commission

Nil

LAND DIVISION CONSENT

Land Division Conditions

Nil

Statement of Development Assessment Commission Requirements

1. The financial requirements of the S A Water Corporation shall be met for the provision of water supply and sewerage services. (S A Water 03571/09)
2. Payment of \$31451 shall be made into the Planning and Development Fund (7 lots @ \$4493/lot). Cheques shall be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made on the 5th Floor, Roma Mitchell House, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, or via the internet at www.eda.la.sa.gov.au
3. A certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

Note(s)

1. Please note this division may result in changes to the current street number(s). Please contact the authorised officer for confirmation of this.
2. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb. Verge slope shall be no greater than 2.5 per cent fall towards the road, suitable for

pedestrian traffic under the Disability Discrimination Act and in accordance with Council's specifications found at www.onkaparingacity.com.

3. In accordance with Regulation 60(4)(b), Council advises that:

- The Verandah and pergola on the land were erected in the year 1993 – No 2 Aldinga Beach Road
- The shed on the land was erected in the year 1987 – No 2 Aldinga Beach Road
- The garage on the land was erected in the year 2001 – No 2 Aldinga Beach Road
- The sign on the land was erected in the year 1987 – No 2 Aldinga Beach Road
- The addition to shop and residence on the land was erected in the year 1992 – No 2 Aldinga Beach Road
- The verandahs on the land were erected in the year 1993 – No 2 Aldinga Beach Road
- The garage on the land were erected in the year 1985 - 4-6 Aldinga Beach Road, ALDINGA BEACH SA 5173
- The additions to the dwelling on the land was erected in the year 1992 - 4-6 Aldinga Beach Road, ALDINGA BEACH SA 5173
- The address of the proposed site is Units 1 to 10/6 Aldinga Beach Road Aldinga Beach SA 5173.

4. SA Water advises that pursuant to Section 33 of the Development act it is necessary for the developer to satisfy this Corporation's requirements, which are listed below

- The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.
- For further processing of this application by SA Water to establish the full requirements and costs of this development the developer will need to advise SA Water of their preferred servicing option. Information of our servicing options can be found at: <http://www.sawater.com.au/SAWater/DevelopersBuilders/ServicesForDevelopers/Customers+Connections+Centre.htm>. For further information or queries please contact SA Water Land Developments on 7424 1119.

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



John Mason

AUTHORISED OFFICER

Dated: 9/07/09

The applicant is reminded to contact Council when all the Council's conditions have been complied with and accordingly, the Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.