

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 5130 Folio 156

Parent Title(s) CT 4133/297  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 06/07/1993 Edition 8 Edition Issued 04/09/2019

## Estate Type

FEE SIMPLE

## Registered Proprietor

GRAHAM KERRY CASTANELLI  
EMMA ANN POWELL  
OF 15 BARRAMUNDI DRIVE HALLETT COVE SA 5158  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 238 DEPOSITED PLAN 10701  
IN THE AREA NAMED HALLETT COVE  
HUNDRED OF NOARLUNGA

## Easements

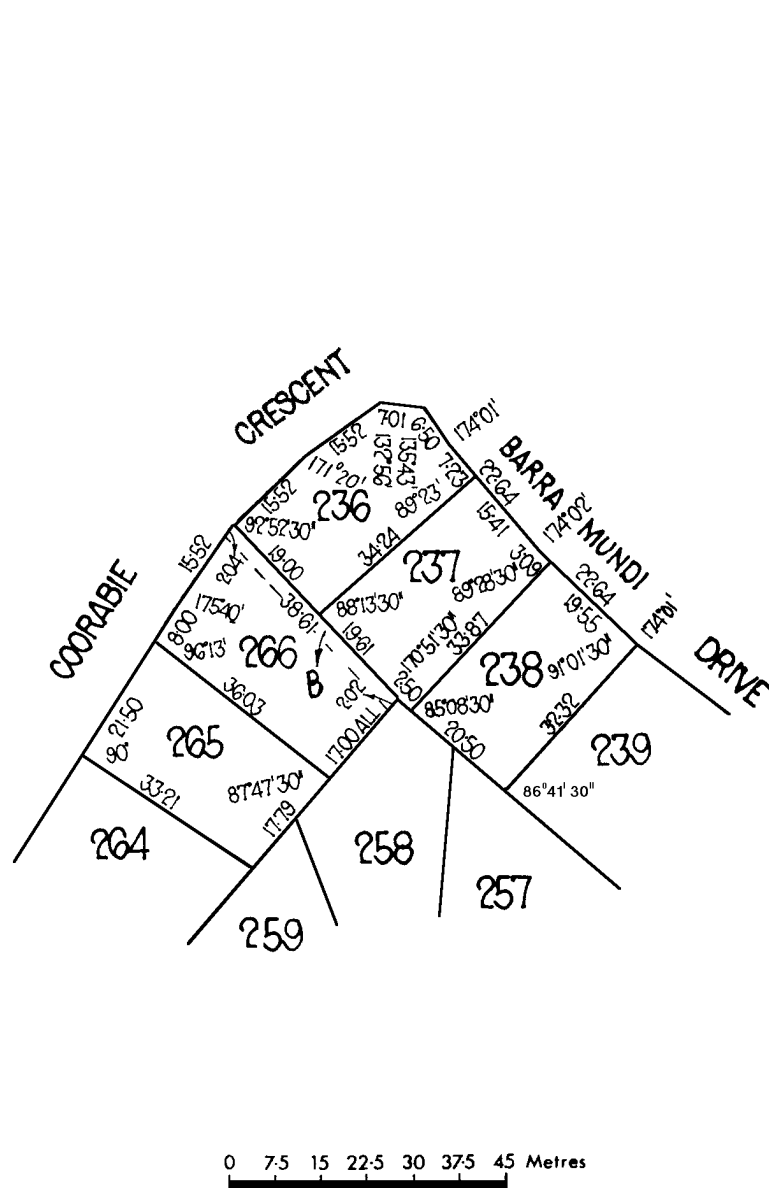
NIL

## Schedule of Dealings

Dealing Number	Description
5252565	ENCUMBRANCE TO SOUTH AUSTRALIAN URBAN PROJECTS AUTHORITY (SINGLE COPY ONLY)
11846566	MORTGAGE TO BEYOND BANK AUSTRALIA LTD. (ACN: 087 651 143)

## Notations

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



# Property Interest Report

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

Title Reference	CT 5130/156	Reference No. 2457840
Registered Proprietors	G K*CASTANELLI & ANR	Prepared 17/04/2023 15:51
Address of Property	15 BARRAMUNDI DRIVE, HALLETT COVE, SA 5158	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

## Table of Particulars

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

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

Prescribed encumbrance	Particulars (Particulars in bold indicates further information will be provided)
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### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

State Planning Commission in the Department for 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	<b>An Emergency Services Levy Certificate will be forwarded.</b> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b>  <b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b> <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b>
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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
<b>9.</b>	<b><i>Fences Act 1975</i></b>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10.</b>	<b><i>Fire and Emergency Services Act 2005</i></b>	
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11.</b>	<b><i>Food Act 2001</i></b>	
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title 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
<b>12.</b>	<b><i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>	
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
<b>13.</b>	<b><i>Heritage Places Act 1993</i></b>	
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title 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
<b>14.</b>	<b><i>Highways Act 1926</i></b>	
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
<b>15.</b>	<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
<b>16.</b>	<b><i>Housing Improvement Act 2016</i></b>	

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

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

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire 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

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

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

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

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

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

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

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

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

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

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

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

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

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
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## **25. *Native Vegetation Act 1991***

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

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

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

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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## 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**
- Miscellaneous Technical Enhancement - proposes a series of technical amendments which aim to enhance the general performance & operation of the Planning & Design Code (the Code). It is primarily focused on addressing technical & operational elements within the Code, as opposed to changing policy intent or outcomes. For more information, refer to the 'Code Amendments' page on PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone 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 notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for 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***

30.1 section 8 or 9 - Notice or order concerning pests Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice Public Health in DHW has no record of any notice or direction affecting this title  
also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DHW has no record of any order affecting this title  
also

Contact the Local Government Authority for other details that might apply

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

32.1 section 66 - Direction or requirement to avert Public Health in DHW has no record of any direction or requirement affecting this title

spread of disease

32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

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

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

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

also

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

also

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

also

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

also

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

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

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

**36. Other charges**

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

N  
E  
5252565  
NO.  
FORMAT 26  
CT 4133 297

(SEE NOTE 2)

SERIES NO.

TO BE COMPLETED BY AGENT

SINGLE COPY ONLY

ONLY

1. All panels to be completed. If insufficient space use Annexure Form B1. The panel should then only contain the words 'see Annexure A' (or as the case may be) attached.
2. Format 26 is to be completed by the agent. The prefix C.T., C.L. etc. in the 2 panel box and the volume and folio reference in the 4 panel boxes respectively. Commence with the first digit of each reference in the left hand box and list multiple references horizontally e.g. CT 1246 22
3. State whether the whole or portion only of the land comprised in the Certificate of Title. (If portion only, describe precisely.)
4. Insert 'estate in fee simple', 'estate as Crown lessee', 'estate as lessee' or 'estate as mortgagee' (as the case may be). If lease or mortgage state registered number.
5. List encumbrances which affect the estate being encumbered only.
6. If address and/or occupation has changed identify as 'formerly'.
7. If tenants in common in unequal shares, then specify.
8. If an executing party is a natural person execution should read: SIGNED by the encumbrancer in the presence of..... The witness must be a disinterested person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.
9. The short form of proof is applicable where the witness is an authorised functionary.
10. The long form of proof is applicable where the witness is not an authorised functionary. His address and occupation must be stated.

REGISTRAR-GENERAL'S  
OFFICE  
SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886, AS AMENDED

(SIGNED)

Colin D. Fox  
Solicitor/Licensed Land Broker/Encumbrancee

Crown Law Office  
Adelaide

MICROFILMED  
- 6 JAN 1986  
JUN 1984  
TIME 11.00  
FEES \$  
R.G.O. NFP  
POSTAGE  
ADVERTISING  
NEW C.T. TO ISSUE

OFFICE NOTES:

CROWN INSTRUMENT  
NO FEES PAYABLE

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

CORRECTION		PASSED
O.D.R. No.		EXAMINER TO INITIAL
REFERRED	RETURNED	RB

REGISTERED ON 1.8.1987 AT 11 AM/PM  
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE  
REGISTER BOOK. VOL. 4133 FOLIO 297

Colin D. Fox



ITEM(S) DELIVERED—POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

ITEM	AGENT/RGO BOX No.	DELIVERY DATE	*POSTAGE DATE	INITIALS
1				
2				
3				
4				
5				

\*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE  
RETURNED BY CERTIFIED MAIL

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by:  
Address:

Crown Solicitor's Office  
Adelaide

Correction to

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

1.....  
2.....  
3.....  
4.....  
5.....  
Received items No. Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

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

DELIVERY INSTRUCTIONS:

PLEASE DELIVER THE FOLLOWING ITEM(S)  
TO THE UNDERMENTIONED AGENT(S)

ITEM: CT/CL REF.	AGENT'S NAME	AGENT/RGO BOX No.	POSTAL ADDRESS*

\*FILL OUT POSTAL ADDRESS ONLY IF ITEMS  
ARE TO BE RETURNED BY CERTIFIED MAIL

SAULT 10 7004 238

LF

AGENT'S  
INITIALS

226/8

DATED THIS 20TH DAY OF JUNE 1984

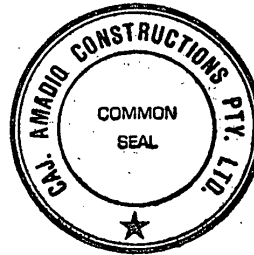
EXECUTION AND  
ATTESTATION  
(See Note 8)

Appeared before me at \_\_\_\_\_ the  
day of \_\_\_\_\_ 1984 the  
encumbrancer within described the party  
executing the within instrument being a  
person well known to me and did freely and  
voluntarily sign the same.

The Common Seal of the  
said CAJ. AMADIO CONSTRUCTIONS  
PTY. LTD. was affixed hereto by  
and in the presence of:

Director *[Signature]*

Secretary *[Signature]*



SHORT FORM OF  
PROOF  
(See Note 9)

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19

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

(SIGNED)

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19

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

(SIGNED)

LONG FORM OF PROOF  
(See Note 10)

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19

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

(SIGNED)

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19

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

(SIGNED)

## COVENANTS—continued

1. To pay to the Trust the said annual sum of ten cents at the times and in the manner hereinbefore provided.
  2. During the continuance of this encumbrance the Encumbrancer shall not use or permit the said land or any part thereof to be used for any purpose other than as a private residence.
  3. No fence shall be erected upon the said land or any part thereof without the prior written approval of the Trust to the materials and design to be used in the construction of any such fence. Any person seeking the approval of the Trust pursuant to this clause shall be advised in writing by the Trust of its decision within seven days after receiving such request for approval.
  - ~~4. If the Lender referred to in clause 2 (1) (a) (i) of the Agreement for Sale of the said land to the Encumbrancer and made between the Trust and the Encumbrancer on the~~  
(a copy whereof is attached hereto) advises the Trust in writing pursuant to clause 4 of the said Agreement to the effect that the Encumbrancer has failed to comply with the terms and conditions of the loan referred to in that clause, the Trust may by written notice given to the Encumbrancer within two calendar months after the receipt by the Trust of the said advice from the Lender (hereinafter referred to as 'the relevant date') request the Encumbrancer to transfer to the Trust or its nominee an estate in fee simple in the said land subject only to this encumbrance for a consideration being the lower of:  
(a) the market value of the said land at the relevant date; or  
(b) the total purchase price for which the Encumbrancer purchased the said land from the Trust;  
whereupon the Encumbrancer will execute a Memorandum of Transfer of the said land in a form registrable under the Real Property Act, 1886 as amended and deliver the same to the Trust together with the duplicate certificate of title for the said land. Rates and Taxes and all other outgoings in respect of the said land will be adjusted to the date of the said transfer and all costs associated with the said transfer and registration thereof shall be borne by the Trust or its nominee. The said consideration shall be payable to the Encumbrancer upon delivery of the said transfer and duplicate certificate of title.
  - B. IT IS COVENANTED AGREED AND DECLARED between the Encumbrancer and the Trust that the Encumbrancer will within twelve calendar months after the completion of the erection of a private residence upon the said land prepare develop and thereafter maintain the said land between the front alignment of the said private residence and the footpath alignment or the pedestrian walkway fronting or bordering the said land in good order and condition.
  - C. IT IS FURTHER COVENANTED AGREED AND DECLARED between the Encumbrancer and his successors in title and the Trust that the Trust may from time to time and at any time modify waive or release any of the covenants and other stipulations herein contained or implied.
  - D. The Encumbrancer and his successors in title shall be successively released and discharged from the payment of the said rent charge and from the observance and performance of the covenants and other stipulations herein contained and implied forthwith upon ceasing to be registered as the proprietor of the said land to the intent that the said rent charge and covenants and other stipulations shall be binding only upon the registered proprietor for the time being of the said land.
- IN this Instrument:
- (1) Unless repugnant to the context, words importing any particular gender shall include all other genders and words importing the singular shall include the plural and vice versa.
  - (2) If there shall be more than one person responsible hereunder as the Encumbrancer or as a successor in title to the Encumbrancer the liability of all such persons shall be both joint and several.
- AND subject as aforesaid the Trust shall be entitled to all the powers rights and remedies given to encumbrancees by the Real Property Act, 1886 as amended.

# MEMORANDUM OF ENCUMBRANCE

Form M.2

The whole of the land comprised in  
CERTIFICATE OF TITLE REGISTER BOOK  
Volume 4133 Folio 297

DESCRIPTION OF LAND  
(See Note 3)

(hereinafter called 'the said land')

ESTATE AND INTEREST  
(See Note 4)

Estate in fee simple

ENCUMBRANCES  
(See Note 5)

Nil

ENCUMBRANCER  
(Full name, address and  
occupation.)  
(See Note 6)

CAJ. AMADIO CONSTRUCTIONS PTY. LTD. of 413 Payneham Road Felixstow  
5070

ENCUMBRANCEE  
(Full name, address and  
occupation.)  
(See Note 7)

SOUTH AUSTRALIAN URBAN LAND TRUST a body corporate whose office is situated at 55 Gawler Place,  
Adelaide 5000

(hereinafter sometimes called 'the Trust' which word shall include in its meaning the Trust's successors and/or assigns.)

(a) State the term of the  
Annuity. If for life use the  
words "During his lifetime"

The encumbrancer hereby encumbers the estate and interest herein specified in the land above described for the benefit of the encumbrancee subject however to the encumbrances and other interests as shown hereon with an annuity of ten cents (10c) (hereinafter sometimes referred to as 'the said rent charge'). To be paid to the encumbrancee (a) in fee simple at the times and in the manner following (b) that is to say:

(b) State the times  
appointed for payment of  
the Annuity and any special  
covenants.

on the 30th day of June in each and every year commencing on the 30th day of June next after the execution hereof (if demanded by the Trust) AND with the performance and observance of the covenants on the part of the Encumbrancer hereinafter contained PROVIDED THAT the Trust shall not demand payment of the said rent charge if and so long as the Encumbrancer and his successors in title shall duly perform and observe all the covenants hereinafter contained (the burden of proving the performance and observance of which shall be borne by the Encumbrancer), but so as none of the foregoing provisions for or in respect of payment of the said rent charge shall in any way affect or prejudice the rights of the Trust to an injunction to prevent or restrain any breach of the covenants and other stipulations hereinafter contained or to damages for any such breach.

A. The Encumbrancer for himself and his successors in title HEREBY COVENANTS with the Trust and all other persons claiming under the Trust as purchasers of any part or parts of the land more particularly delineated in the plan deposited in the Lands Titles Registration Office, numbered 10701 (to the intent that the benefit of such covenants shall be annexed to each and every part of the land so delineated other than the land hereby encumbered) as follows:

P (08) 8375 6600

Administration Centre 245 Sturt Road, Sturt SA 5047

F (08) 8375 6699

Office Hours Monday to Friday — 8:30am to 5:00pm

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

Postal Address PO Box 21, Oaklands Park SA 5046

[www.marion.sa.gov.au](http://www.marion.sa.gov.au)



**DECISION NOTIFICATION FORM  
DEVELOPMENT ACT 1993**

<b>TO:</b>	Scott Salisbury Homes PO Box 2075 MORPHETTVILLE SA 5043
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**DEVELOPMENT APPLICATION**      **NUMBER:** 100/2021/72  
**DATED:** 15/01/2021  
**REGISTERED ON:** 15/01/2021

<b>LOCATION OF PROPOSED DEVELOPMENT</b>
15 Barramundi Drive HALLETT COVE 5158 LOT: 238 DP: 10701 CT: 5130/156

<b>DESCRIPTION OF PROPOSED DEVELOPMENT</b>
Upper storey addition and alterations to existing dwelling

***In respect of this proposed development you are informed that:***

<b>NATURE OF DECISION</b>	<b>DECISION</b>	<b>DATE OF DECISION</b>	<b>RESERVED MATTERS</b>	<b>NUMBER OF CONDITIONS</b>
<b>Development Plan Consent</b>	Granted	03/03/2021	-	6
<b>Building Rules Consent</b>	STILL REQUIRED			
<b>DEVELOPMENT APPROVAL</b>	STILL REQUIRED			

Conditions imposed on this approval and the reasons for imposing those conditions are set out in the attached sheet(s). Important information that may affect this consent can also be found under 'NOTES' on the last page of this Decision Notice.

Note - this is not a Development Approval. Development Plan Consent only has been granted. No work can commence until full Development Approval has been obtained.

Signature of Administration Officer:

A handwritten signature in black ink, appearing to read "Joanne Reid".

Planning Officer: Joanne Reid  
**Delegates of City of Marion**

Date: 3 March 2021

## **DEVELOPMENT PLAN CONSENT**

### Reasons For Decision:

Consent is granted as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

### RESERVED MATTER(S)

nil

### Conditions of Consent:

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Objectives and Principles of Development Control applicable to such a use in the locality.

- (1) The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/2021/72 except when varied by the following conditions of consent.
- (2) All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
- (3) The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
- (4) Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
- (5) All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with recognised engineering practices prior to the occupation of the premises or the use of the development herein approved and maintained in a good condition at all times.
- (6) All devices/treatments proposed and nominated on the approved plans, and forming part of the Development Application, to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises and maintained for the life of the building.

## **BUILDING RULES CONSENT**

### **STILL REQUIRED**

### **NOTES:**

#### General:

- (1) Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2004.
- (2) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.
- (3) Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
- (4) Council encourages the installation and use of rainwater tanks to support domestic water needs.

#### Appeal Rights:

- (1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0289.

### Advisory Notes:

- (1) The State Planning system is currently in the process of significant planning reforms. The Planning and Design Code will replace all current Development Plans. Therefore, some areas may see shifts in the principles governing development in their area.

The Planning & Design Code will become operational at the discretion of the Minister for Planning. It is anticipated this will occur in early 2021.

Further details in relation to the Planning Reforms can be found at [https://www.saplanningportal.sa.gov.au/planning\\_reforms](https://www.saplanningportal.sa.gov.au/planning_reforms)

Should these timeframes not be achieved, your Approval may lapse and a new development application must be lodged, unless an extension is obtained. Should a request for extension be made after the implementation of the new system, your request will be subject to the transitional provisions of the Planning, Development and Infrastructure Act 2016.

- (2) Any variation/amendment to the plans and documentation granted Development Plan Consent will require further approval from the Council. If the amendments are deemed to be minor in nature, in the opinion of the Council, they may be accepted as part of the current application pursuant to Regulation 47A of the Development Regulations 2008. Alternatively, if in the opinion of the Council, the variation(s) are not considered to be minor in nature, a new variation application must be lodged with the Council for assessment against the relevant Marion Council Development Plan.

Please note, minor variations cannot be simply incorporated within the Building Rules Consent documents; they must be applied for in writing. Any discrepancies between the plans granted Development Plan Consent and Building Rules Consent documents may prevent Development Approval being issued, unless the amendments have previously been authorised by the Council.

- (3) Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, you need to contract a carrier to install telecommunications infrastructure in your new development.

Developers can choose any carrier to service their development. If they don't choose another carrier:

- nbn is the Infrastructure Provider of Last Resort for larger developments (100 lots or more), and for all developments in areas where nbn is rolling out.
- Telstra is the Infrastructure Provider of Last Resort for smaller developments (less than 100 lots), until the nbn rolls out in the area.

Developers are asked to apply at least 6 months before the required date of service, to ensure a connection is ready when residents move in.

P (08) 8375 6600

Administration Centre 245 Sturt Road, Sturt SA 5047

F (08) 8375 6699

Office Hours Monday to Friday — 8:30am to 5:00pm

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

Postal Address PO Box 21, Oaklands Park SA 5046

[www.marion.sa.gov.au](http://www.marion.sa.gov.au)



### Website links

Australian Government's Telecommunications in New Developments policy

<https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments>

How to get nbn ready fact sheet

<https://www.nbnco.com.au/content/dam/nbnco2/documents/how-to-get-nbn-ready.pdf>

nbn new property developments page

<https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html>

### Approval Timeframes:

(1) The proposed development must:

- receive full Development Approval within twenty four (24) months of receiving Development Plan Consent;
- be substantially commenced within twelve twenty four (24) from the date full Development Approval is granted; and
- be substantially or fully completed within three (3) years from the date full Development Approval is granted.

\* Please note, Change in Land Use Applications require full Development Approval prior to the commencement of any work or operation.

### Application to Extend Consent

As per Regulation 48 of the Development Regulations 2008, when an application exceeds the abovementioned timeframes it will formally lapse. Should an applicant wish to seek an extension of time to these timeframes, a request for an extension of time application is required.

It is recommended that this application be lodged with Council at the applicant's earliest convenience to allow sufficient time for the request to be assessed. It is the applicant's responsibility to ensure that appropriate time remains available in order to obtain the outstanding authorisations or substantially commence/complete the necessary building work.

Please note, the lodgement of an application to extend the consent does not guarantee an approval. In the event an extension is not granted, the existing timeframes remain applicable.

The following link can be used to access further information as well as the Extension of Time Application form, this can be accessed from Councils website.

<https://www.marion.sa.gov.au/services-we-offer/planning-and-building>

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## **IMPORTANT INFORMATION** *(Last updated 2/6/05)*

**The following matters may influence any consent or approval that has been granted:**

- **Other Approvals may be required**

The granting of this consent or approval does not remove the need for the applicant to obtain all other consents that may be required by any other legislation or regulation, encumbrance, land management agreement or similar. It also does not imply that the building will comply with the provisions of the Disability Discrimination Act 1993. The Applicant's attention is particularly drawn to the need to consult electricity suppliers in relation to high voltage power lines and required clearance distances to buildings.

- **Public and Environmental Health**

The Public and Environmental Health Act requires that:

- proper sanitary facilities must be existing and available or be provided to all building sites (i.e. a water flush chemical toilet or toilet connected to sewer or a septic tank);
- an appropriate waste receptacle/enclosure be provided to contain all builders' waste; and
- the site is maintained in a clean condition, free of litter, at all times.

The applicant is advised (and should in turn advise the property owner, builders and all contractors) of their responsibility under the Environment Protection Act 1993 to not harm the environment. Specifically:

- paint, plaster, concrete and brick wastes, and wash waters should not be discharged to the stormwater system or onto land where it is reasonably likely to enter any waters;
- litter should be appropriately stored on site pending removal;
- excavation and site disturbance should be limited, and in particular dust generation should be minimised;
- entry/exit points to the site should be managed to prevent soil being carried off site by vehicles;
- sediment barriers should be used (particularly on sloping sites).

On the spot fines apply for breaches. Further information is available by contacting the EPA on 8204 2000.

- **Works on Council owned land, including footpaths**

The applicant is advised that any works undertaken on Council owned land (including, but not limited to, works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Infrastructure Department, prior to any works being undertaken. Driveway Access Permit Forms, in particular, must be completed and approved prior to driveway construction occurring. Further information may be obtained by phoning 8375 6600.

Council has requirements for all works that occur in the verge area. In particular, Council requires all redundant driveways to be closed and all new driveways to grade toward the road between the kerb and the front boundary of the property with the level at the front property boundary being between 50mm and 150mm above the top of the kerb, or, as approved by Council.

If damage to kerbs, watertables, footpaths etc is present prior to construction commencing, it is advisable to supply Council with dated photos and measurements of defects; otherwise it will be assumed that all damage was caused during construction. Any damage during construction will be the responsibility of the builder/site owner to remedy. Failure to do so will result in such repairs being carried out by the Council and charged to the builder.

All works on Council owned land required as part of this development are likely to be at the applicant's cost.

Material stockpiles and temporary toilet facilities should all be placed on site and not on the footpath or public roads or reserves. Failure to keep the road reserve clean and suitable for pedestrian and vehicular traffic may result in Council or other agencies taking action under the Local Government Act, the Public and Environmental Health Act, and/or the Environment Protection Act.

P (08) 8375 6600

Administration Centre 245 Sturt Road, Sturt SA 5047

F (08) 8375 6699

Office Hours Monday to Friday — 8:30am to 5:00pm

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

Postal Address PO Box 21, Oaklands Park SA 5046

[www.marion.sa.gov.au](http://www.marion.sa.gov.au)



- **Other**

Property owners are responsible for notifying Council of any **change in ownership** and/or any **change of property owner's mailing address**. This notification must be received in writing or by facsimile by Council's Rates Department (fax no: 8375 6888). Failure to do so may result in rates notices not being received and fines being imposed.

Existing vegetation to be retained and/or **planting** to occur **in the vicinity of building works** may alter soil conditions and/or affect buildings. The applicant is therefore urged to seek expert advice from suitably qualified persons before designing footings, undertaking construction, and/or planting any vegetation in the vicinity of any building.

The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the applicant are accurate. It is recommended that the applicant **employ a licensed surveyor** to carry out an identification survey and peg the true boundaries prior to construction commencing. Any discrepancies identified between the dimensions on the approved drawings and the true survey must be reported to the Council for advice on implications on the proposed development. Where a solid wall is proposed on a boundary, it is necessary for any relevant sections of fencing to be removed. It is advisable to gain permission from the adjoining owner(s) before moving or altering any fencing or before using a neighbour's property for access. Owners/applicants should also be aware of their obligations under the Fences Act to notify neighbours before carrying out fencing work on boundaries.

The EPA Information Brochure "Construction Noise" outlines recommended hours of operation outside which noisy activities should not occur. Further information is available by phoning the Environment Protection Authority on 8204 2000.

# City of Marion

FILE COPY

TELEPHONE 277 1077



670 MARION ROAD  
(OR P.O. BOX 21.)  
PARK HOLME, S.A. 5043

PLANNI

## PLANNING DECISION NOTIFICATION - Sheet 1

Development Number

100 / 2564 / 84

FOR DEVELOPMENT APPLICATION

DATED

17 / 5 / 84

REGISTERED ON

17 / 5 / 84

To

To

CAJ AMADIO CONSTRUCTIONS PTY. LTD.,  
413 PAYNEHAM ROAD,  
FELIXTOW, 5070

Location of Proposed Development

Location of Proposed Development

ALLOTS. 163, 164, 165, 238 (No. 15 & 14-18) MARRAMUNDI DRIVE,  
HALLETT COVE

Nature of Proposed Development

Nature of Proposed Development

3 DISPLAY HOMES & CARPARK

In respect of conditions:

In respect of this proposed development you are informed that consent is GRANTED subject to conditions as per attached sheet 2.

### SUMMARY

To ensure the Plan is set out

### SUMMARY OF REASONS FOR CONDITIONS:

To ensure that the proposed development conforms with the relevant provisions of the Development Plan as set out in the Development Plan Part VI Metropolitan Adelaide and Marion (City).

received:

NIL representation (s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Please also refer to the information on the back of this form about appeal rights and operation of consent.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Signed

Signed

TOWN CLERK

ONE

sheets (5) attached

Date

Date

29th May, 1984

PLEASE READ

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM.

# City of Marion

TELEPHONE 277 1077



870 MARION ROAD  
PARK HOLME SA 5043  
(OR P.O. BOX 21)

Development Number  
100/2564/84

## PLANNING DECISION NOTIFICATION - Sheet 2

### CONDITIONS OF PLANNING CONSENT IMPOSED ON:

ERECTION OF 3 DISPLAY HOMES AND A CARPARK ON LAND SITUATE ALLOTS. 163, 164, 165, 238  
(15) & (14-18) BARRAMUNDI DRIVE, HALLETT COVE

- A. The applicant or other persons for the time being making the use of the subject land now approved shall:
1. Proceed with the development strictly in accordance with the application submitted to the Council, numbered 100/2564/84 hereby granted consent, including the provision of every item specified in the plans.
  2. Lodge application for the approval of the Council of the buildings proposed to be erected, pursuant to the Building Act 1970-1982, within 3 months of the date of this consent.
  3. Erect a sign constructed in a manner, design and colour to the satisfaction of the Council, near the frontage of Lot 238, in a position approved by the Council, to direct patrons to the off-street parking area.
  4. Restrict any floodlighting to that necessary for security purposes only, and direct and shade it in such manner as to cause no nuisance to adjacent occupiers or motorists travelling on nearby roads.
  5. Landscape and develop the property, and plant lawn or ground cover, trees and shrubs to the satisfaction of the Council, and shall at all times tend, cultivate and nurture such lawns or ground cover, trees and shrubs (replacing same whenever and as often as occasion requires) to the satisfaction of the Council.
  6. Install on all buildings erected on the land, gutters and downpipes and channel the water therefrom to the street waterables with impervious pipes.
  7. Remove all signs, floodlighting and temporary fencing and cease using the Display Homes and car park as such, before 31st December 1985, unless the Council has granted an extension of this consent prior to that date.
  8. Install a sink garbage disposal unit to the satisfaction of the Council in each Display Home.
  9. Install at least one cupboard fitted with a childproof lock in each Display Home.
  10. At all times maintain in good and substantial condition to the satisfaction of the Council in all respects the subject land, all buildings and structures and the external painting thereof and drainage therefrom, car parking areas, shrubs and ground cover, dead or diseased trees or shrubs being removed and replaced forthwith.
- B. If the development is not substantially commenced within 16 months of the date of approval, a fresh consent must be obtained before commencing or continuing the use of the land.

- NOTE:
- (1) THIS CONSENT DOES NOT INCLUDE APPROVAL FOR THE ERECTION OR DISPLAY OF ANY ADVERTISING SIGNS ON LOTS 163, 164 OR 165 BARRAMUNDI DRIVE.
  - (2) THIS CONSENT DOES NOT INCLUDE CONSENT FOR THE ERECTION OF ANY GARAGES/ CARPORTS WITHIN 8 METRES OF THE STREET ALIGNMENT.
  - (3) IN CONSIDERATION OF ANY FUTURE APPLICATIONS FOR THE ERECTION OF GARAGES/ CARPORTS WITHIN 8 METRES OF THE STREET ALIGNMENT, THE COUNCIL WILL HAVE REGARD TO THE EFFECT OF THE ERECTION OF THOSE BUILDINGS ON THE CHARACTER AND AMENITY OF THE LOCALITY. IN THIS REGARD, SUCH BUILDINGS SHOULD BE "CUT INTO" THE ALLOTMENTS TO PROVIDE SAFETY OF ACCESS AND A LOW PROFILE TO THOSE BUILDINGS, WHICH COULD EASILY BE SCREENED BY LANDSCAPING.

Signed

29th May, 1984

TOWN CLERK

Date

# City of Marion

TELEPHONE 277 1077



REGISTER COPY

670 MARION ROAD  
(OR P.O. BOX 21)  
PARK HOLME, S.A. 5043

## PLANNING DECISION NOTIFICATION - Sheet 1

Development Number

100/ 4156 / 85

FOR DEVELOPMENT APPLICATION

DATED 29 / 7 / 85

REGISTERED ON 29 / 7 / 85

To

CAJ AMADIO CONSTRUCTIONS PTY LTD,  
C/- BURDON & LELLIOTT PTY LTD,  
301B GILBERT STREET,  
ADELAIDE S.A. 5000

Location  
of  
Proposed  
Development

ALLOTMENTS 237-239,  
13-17 BARRAMUNDI DRIVE,  
HALLETT COVE

13, 15, 17

Nature of  
Proposed  
Development

2 DISPLAY HOMES, AN OFFICE AND CARPARK

In respect of this proposed development you are informed that consent is GRANTED subject to conditions as per attached sheet 2.

### SUMMARY OF REASONS FOR CONDITIONS:-

To ensure that the proposed development conforms with the relevant provisions of the Development Plan as set out in the Development Plan Part VI Metropolitan Adelaide and Marion (City).

### NOTE:

Before further consideration can be given to the proposed tower sign, the following information is required:-

- . elevation of sign detailing height, size and wording of sign
- . whether the sign will be illuminated.

NIL representation (s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Signed

*P. P. P. P. P.*

Authorised Officer

ONE

sheets (s) attached

Date

6th August, 1985

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM.

# City of Marion

TELEPHONE 277 1077



REGISTER COPY

670 MARION ROAD  
PARK HOLME, S.A. 5043  
(OR P.O. BOX 21.)

Development Number

100/ 4156 / 85

## PLANNING DECISION NOTIFICATION - Sheet

### CONDITIONS OF PLANNING CONSENT IMPOSED ON:

2 DISPLAY HOMES, AN OFFICE AND CARPARK - Allotments 237-239, 13-17  
Barramundi Drive, Hallett Cove

- A. The applicant or other persons for the time being making the use of the subject land now approved shall:
1. Proceed with the development strictly in accordance with the application submitted to the Council, No. 100/4156/85 hereby granted consent, including the provision of every item specified in the plans and in the attachments thereto in relation to carparking areas, driveways, walkways, vehicular crossovers, landscaping, and in accordance with all requiring Acts and Regulations.
  2. Lodge application for the approval of the Council of the buildings proposed to be erected, pursuant to the Building Act 1970-1982, within 3 months of the date of this consent.
  3. Erect or display no sign, hoarding, advertisement, bunting, flags or other device upon the buildings or the subject land, or on any fence erected upon or near the boundaries of the subject land, save and except those delineated on the plans of the proposed development now granted consent (with the exception of the tower sign), and any notice required by law, unless the Council has given its approval in writing thereto.
  4. Restrict any floodlighting to that necessary for security purposes only, and direct and shade it in such manner as to cause no nuisance to adjacent occupiers or motorists travelling on nearby roads.
  5. Remove the display office, all signs, floodlighting and temporary fencing, and cease using the display homes and carpark as such before 31st December, 1986, unless the Council has granted an extension of this consent prior to that date.
  6. Install at least one cupboard fitted with a childproof lock in each display home.
  7. At all times maintain in good and substantial condition to the satisfaction of the Council in all respects the subject land, all buildings and structures and the painting thereof and the drainage therefrom, and all driveways and parking areas, and all trees, shrubs and ground cover, dead or diseased trees and shrubs being removed and replaced forthwith.
- B. If the development is not substantially commenced within 16 months of the date of approval, a fresh consent must be obtained before commencing or continuing the use of the land.

Signed

*R. J. Duckman* *XXXXXX*

Authorized Officer

Date 6th August, 1985

# City of Marion



670 MARION ROAD  
(OR P.O. BOX 21)  
PARK HOLME, S.A. 5043  
TELEPHONE 277 1077

## DEVELOPMENT CONTROL PERMIT

To	L. BOND, 15 BARRAMUNDI DRIVE, HALLETT COVE, 5158	Application registered on	5 / 6 / 87
		Development Number	100 / 5014 / 87
		Building Permit Number	17070

Location of Proposed Development	Lot no. 238, 15 BARRAMUNDI DRIVE, HALLETT COVE.
----------------------------------	---

Nature of Proposed Development	CARPORT to be sited 6.9metres from the street alignment of Barramundi Drive.
--------------------------------	--

In respect of the plans and specifications submitted for the above development you are informed the planning consent is granted subject to the conditions set out under "Planning Act" below, and building approval is granted, subject to your compliance with the Building Act, 1971, and the Building Regulations (as amended) and the conditions set out under "Building Act" below.

### PLANNING ACT

1. The building herein granted consent shall not be used for any purpose other than domestic use and storage.

Summary of reasons for above conditions: To ensure that the proposed development conforms with the relevant provisions of the Development Plan as set out in the Development Plan Part VI Metropolitan Adelaide and Marion (City).

### BUILDING ACT

C.C. K. J. MANN,  
28 BRIGIN STREET,  
CHRISTIE DOWNS, 5164

TOWN CLERK and BUILDING SURVEYOR

per Authorised Officer

Date 11 June, 1987.

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM.



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: 2457840

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

DATE OF ISSUE

18/04/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

15984305

OWNERSHIP NAME

G K CASTANELLI & E A POWELL

PROPERTY DESCRIPTION

15 BARRAMUNDI DR / HALLETT COVE SA 5158 / LT 238

ASSESSMENT NUMBER

1061689002

TITLE REF.

(A "+" indicates multiple titles)

CT 5130/156

CAPITAL VALUE

\$660,000.00

AREA / FACTOR

R4  
1.000

LAND USE / FACTOR

RE  
0.400

LEVY DETAILS:

FINANCIAL YEAR

2022-2023

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00  
\$ 297.00  
\$ 193.25  
\$ 0.00  
\$ -153.75  
\$ 0.00

Please Note:

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

EXPIRY DATE

17/07/2023



Government of  
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

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

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2457840

**DATE OF ISSUE**

18/04/2023

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

G K CASTANELLI &amp; E A POWELL

**FINANCIAL YEAR**

2022-2023

**PROPERTY DESCRIPTION**

15 BARRAMUNDI DR / HALLETT COVE SA 5158 / LT 238

**ASSESSMENT NUMBER**

1061689002

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5130/156

**TAXABLE SITE VALUE**

\$310,000.00

**AREA**

0.0662 HA

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

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

**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** 17/07/2023

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

**CERTIFICATE OF LAND TAX PAYABLE****PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Regulations



Certificate No: **101241**

Date: **18/04/2023**

Receipt No:

Reference No:

Fax No: **8361 2660**

PO Box 21, Oaklands Park  
South Australia 5046

245 Sturt Road, Sturt  
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)

**Duncan Sande & Associates**  
**PO Box 3033**  
**NORWOOD SA 5067**

## CERTIFICATE

*Section 187 of the Local Government Act*

Assessment Number: **423871**

Valuer General No.: **1061689002**

Property Description: **LOT: 238 DP: 10701 CT: 5130/156**

Property Address: **15 Barramundi Drive HALLETT COVE 5158**

Owner: **G K Castanelli & Ms E A Powell**

*Additional Information:*

*I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:*

<b>Rates/Natural Resources Levy:</b>	<b>Total</b>
<b>Rates for the current year</b> (includes Natural Resources Levy)	<b>\$1,850.77</b>
Overdue/Arrears	\$0.00
Interest	\$0.00
Adjustments	-\$0.02
Legal Fees	\$0.00
Less Payments Received	-\$1,388.75
Less Capping Rebate (if applicable)	\$0.00
Less Council Rebate	\$0.00
<b>Debtor:</b> Monies outstanding (which are a charge on the land) in addition to Rates due	
<b>Total Outstanding</b>	<b>\$462.00</b>

**Please be advised:** The first instalment is due **1<sup>st</sup> September 2022** with four quarterly instalments falling due on 01/09/2022, 01/12/2022, 01/03/2023 and 01/06/2023. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

**Please phone the Rates Dept on 8375 6600 prior to settlement** to ascertain the exact balance of rates payable including fines if applicable.

**BPAY Details for Council Rates:**

**Biller Code:** **9613**

**Reference Number:** Assessment Number as above

# CERTIFICATE

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



**Duncan Sande & Associates**  
**PO Box 3033**  
**NORWOOD SA 5067**

Assessment No: 423871  
 Certificate of Title: LOT: 238 DP: 10701 CT: 5130/156  
 Property Address: 15 Barramundi Drive HALLETT COVE 5158  
 Owner: G K Castanelli & Ms E A Powell

**Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:**

<b>Development Act 1993 (repealed)</b>		
section 42—Condition (that continues to apply) of a development authorisation?		100/2021/72
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space		Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space		Nil
section 55—Order to remove or perform work		Nil
section 56—Notice to complete development		Nil
section 57—Land management agreement		Nil
section 69—Emergency order		Nil
section 71—Fire safety notice		Nil
section 84—Enforcement notice		Nil
section 85(6), 85(10) or 106—Enforcement order		Nil
Part 11 Division 2—Proceedings		Nil
<b>Planning, Development and Infrastructure Act 2016</b>		
Part 5 – Planning and Design Code	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?	Click the link to check if a Code Amendment applies:  <a href="#">Code Amendment Map Viewer (geohub.sa.gov.au)</a>
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work		Nil
section 142—Notice to complete development		Nil
section 155—Emergency order		Nil
section 157—Fire safety notice		Nil
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space		Nil
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space		Nil
Part 16 Division 1—Proceedings		Nil
section 213—Enforcement notice		Nil
section 214(6), 214(10) or 222—Enforcement order		Nil
<b>Repealed Act conditions</b>		
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)		100/1984/2564 100/1985/4156 100/1987/5914

<b>Fire and Emergency Services Act 2005</b>	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
<b>Food Act 2001</b>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<b>Housing Improvement Act 1940 (repealed)</b>	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<b>Local Government Act 1934 (repealed)</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Nuisance and Litter Control Act 2016</b>	
section 30—Nuisance or litter abatement notice	Nil
<b>Land Acquisition Act 1969</b>	
section 10—Notice of intention to acquire	Nil
<b>Public and Environmental Health Act 1987 (repealed)</b>	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	Nil
<b>South Australian Public Health Act 2011</b>	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	Nil
<b>Particulars of building indemnity insurance</b>	Unknown

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

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

**No**

Description of the nature of the development(s) approved:

*Note—*

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

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

- 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.*



The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

I, Kellie Parker, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign: 

**Date: 18/04/2023**

## Data Extract for Section 7 search purposes

Valuation ID 1061689002

**Data Extract Date:** 18/04/2023

**Parcel ID:** D10701 A238

**Certificate Title:** CT5130/156

**Property Address:** 15 BARRAMUNDI DR HALLETT COVE SA 5158

### Zones

Hills Neighbourhood (HN)

### Subzones

No

### Zoning overlays

#### Overlays

#### **Airport Building Heights (Regulated) (All structures over 30 metres)**

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

#### **Affordable Housing**

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

#### **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.

#### **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 State Heritage Place/Area

No

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

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

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

No

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

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

### Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land.

No

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

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

### Associated Development Authorisation Information

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

### Application ID: 21001812

Development Description: Upper storey addition and alterations to existing dwelling

Site Address: 15 BARRAMUNDI DR HALLETT COVE SA 5158

**Development Authorisation:** Planning Consent

**Date of authorisation:** 24 March 2021

**Name of relevant authority that granted authorisation:** City of Marion

Condition 1

Please see DNF for existing Development Application Number 100/2021/72

**Development Authorisation:** Building Consent

**Date of authorisation:** 28 April 2021

**Name of relevant authority that granted authorisation:** Hendry Group Pty Ltd

**Condition 1**

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table.

**Condition 2**

The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be collected, treated and disposed of by means of a waste control system which complies with the requirements of the Public and Environmental Health Act 1987 and which is installed in a manner approved by the council.

**Associated Building Indemnity Insurance**

**Building Work:** addition and alterations to existing dwelling

**Insurance number:** 680070048BW1-415

**Insurance Name:** QBE

**Insurance date of issue:** 24/03/2021

**Development Authorisation:** Development Approval: Planning Consent and Building Consent

**Date of authorisation:** 28 April 2021

**Name of relevant authority that granted authorisation:** City of Marion

**Land Management Agreement (LMA)**

No

Account Number <b>10 61689 00 2</b>	L.T.O Reference CT5130156	Date of issue 18/4/2023	Agent No. 198	Receipt No. 2457840
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DUNCAN SANDE & ASSOC  
PO BOX 3033  
NORWOOD SA 5067  
office@duncansande.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** GK CASTANELLI & EA POWELL  
**Location:** 15 BARRAMUNDI DR HALLETT COVE LT 238  
**Description:** 6H CP **Capital Value:** \$ 660 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 31/3/2023

				\$
		Arrears as at: 30/6/2022	:	0.00
Water main available:	1/7/1979	Water rates	:	212.40
Sewer main available:	1/7/1979	Sewer rates	:	327.21
		Water use	:	401.53
		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	:	941.14CR
		<b>Balance outstanding</b>	:	0.00

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

**Next quarterly charges:** Water supply: 70.80 Sewer: 109.07 Bill: 10/5/2023

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

The last Water Use Year ended on 28/04/2022.

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

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.

## South Australian Water Corporation

**Name:**

GK CASTANELLI &amp; EA POWELL

**Water & Sewer Account**Acct. No.: **10 61689 00 2****Amount:** \_\_\_\_\_**Address:**15 BARRAMUNDI DR HALLETT COVE  
LT 238

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### Payment Options

**EFT****EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1061689002

**Bill code: 8888**  
**Ref: 1061689002****Telephone and Internet Banking — BPAY®**

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)

**Paying online**

Pay online at [www.sawater.com.au/paynow](http://www.sawater.com.au/paynow) for a range of options. Have your account number and credit card details to hand.

**Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 1061689002