

## FORM 1 - Vendor's Statement

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

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### Preliminary

#### To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

#### Instructions to the vendor for completing this statement:

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

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

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

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

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

### PART A – PARTIES AND LAND

#### 1 Purchaser:

Address:

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#### 2 Purchaser's registered agent:

Address:

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#### 3 Vendor: PHILIP FEARNLEY and SUSAN ANN FEARNLEY

Address:

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#### 4 Vendor's registered agent: Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate

Address:

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#### 5 Date of contract (if made before this statement is served):

#### 6 Description of the land: [Identify the land including any certificate of title reference]

Being the land situated at 16 Mariner Drive, Sheidow Park SA 5158 and being whole of the land in Certificate of

Title Volume 5910 Folio 940 and being whole of Allotment 904 on Deposited Plan 63519 in the Area named

Sheidow Park in the Hundred of Noarlunga

## PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE

To the purchaser:

### Right to cool-off (section 5)

#### 1 – Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS –

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

#### 2 – Time for service

The cooling-off notice must be served –

- (a) if this form is served on you before the making of the contract – before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract – before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

#### 3 – Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

#### 4 – Methods of service

The cooling-off notice must be –

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

16 Mariner Drive, Sheidow Park SA 5158

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:  
danielle@magain.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

Shop 2, Happy Valley Shopping Centre, 50 Kenihans Road Happy Valley SA 5159

(being \*the agent's address for service under the *Land Agents Act 1994*/an address nominated by the agent to you for the purpose of service of the notice).

#### Note –

Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that –

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing; or
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

#### 5 – Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than –

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

**Proceeding with the purchase**

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

**PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS**

(section 7(1))

**To the purchaser:**

\*I / We,

PHILIP FEARNEY and SUSAN ANN FEARNEY

of

16 Mariner Drive, Sheidow Park SA 5158

being the \*vendor(s)/person authorised to act on behalf of the vendor(s) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

**PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT**

(section 9)

**To the purchaser:**

I,

Danielle Comer

certify \*that the responses/that, subject to the exceptions stated below, the responses to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

NIL

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

\*Vendor's agent / Purchaser's agent

\*Person authorised to act on behalf of \*Vendor's agent / Purchaser's agent

**SCHEDULE – DIVISION 1****PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND****(section 7(1)(b))****Note –**

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—

- (a) there is an attachment to this statement and –
  - (i) all the required particulars are contained in that attachment; and
  - (ii) the attachment is identified in column 2; and
  - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance –
  - (i) is 1 of the following items in the table:
    - (A) under the heading 1. General –
      - 1.1 Mortgage of land
      - 1.4 Lease, agreement for lease, tenancy agreement or licence
      - 1.5 Caveat
      - 1.6 Lien or notice of a lien
    - (B) under the heading 36. Other charges –
      - 36.1 Charge of any kind affecting the land (not included in another item); and
  - (ii) is registered on the certificate of title to the land; and
  - (iii) is to be discharged or satisfied prior to or at settlement.

**TABLE OF PARTICULARS**

Column 1	Column 2	Column 3
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*[If an item is applicable, ensure that the box for the item is ticked and complete the item.]*

*[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE " or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of—*

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

*which must be retained as part of this statement whether applicable or not.]*

*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*

*[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]*

*[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]*

Column 1	Column 2	Column 3
<b>1. General</b>		
1.1 Mortgage of land	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): CERTIFICATE OF TITLE - VOLUME 5910 FOLIO 940 Number of mortgage (if registered): 10996753 Name of mortgagee: MORTGAGE TO AUSTRALIA &amp; NEW ZEALAND BANKING GROUP LTD. (SINGLE COPY ONLY)</p>	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> YES
1.2 Easement (whether over the land or annexed to the land)	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): - PROPERTY INTEREST REPORT (PAGE 13) - CERTIFICATE OF TITLE - VOLUME 5910 FOLIO 940 - SA WATER NOTICE OF ENCUMBRANCE Description of land subject to easement: - PORTION OF THE LAND IN CT-5910/940 - OVER THE LAND MARKED B &amp; C Nature of easement: - STATUTORY EASEMENT TO SA POWER NETWORKS - SERVICE EASEMENT(S) OVER THE LAND MARKED B FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA) - SERVICE EASEMENT(S) OVER THE LAND MARKED C FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA) Are you aware of any encroachment on the easement? YES (If YES, give details): AUTHORISED ENCROACHMENT: 600 MM AND 400 MM HIGH RETAINING WALLS, FILLING, AND PAVING AND TURF If there is an encroachment, has approval for the encroachment been given? YES (If YES, give details): REFER TO SA WATER NOTICE OF ENCUMBRANCE</p>	<input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES
1.3 Restrictive covenant	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): ENCUMBRANCE 9796224 Nature of restrictive covenant: REFER TO ENCUMBRANCE 9796224 Name of person in whose favour restrictive covenant operates: REFER TO ENCUMBRANCE 9796224 Does the restrictive covenant affect the whole of the land being acquired? YES (If NO, give details): Does the restrictive covenant affect land other than that being acquired? NO</p>	<input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES

Column 1	Column 2	Column 3
1.4 Lease, agreement for lease, tenancy agreement or licence	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From:</p> <p>To:</p> <p>Amount of rent or licence fee:</p> <p>per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	<input type="checkbox"/> YES/NO
<p><b>[Note -</b></p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
<p><b>5. Development Act 1993 (repealed)</b></p>		
5.1 section 42 - Condition (that continues to apply) of a development authorisation	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>DEVELOPMENT AUTHORISATIONS 100/2015/0648, 100/2006/1741, 100/2005/0430</p> <p>Condition(s) of authorisation:</p> <p>REFER TO DEVELOPMENT AUTHORISATIONS 100/2015/0648, 100/2006/1741, 100/2005/0430</p>	<input checked="" type="checkbox"/> NO YES
<p><b>[Note -</b></p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
5.6 section 57 - Land management agreement	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>LAND MANAGEMENT AGREEMENT 8425749A</p> <p>Date of agreement:</p> <p>REFER TO LAND MANAGEMENT AGREEMENT 8425749A</p> <p>Names of parties:</p> <p>REFER TO LAND MANAGEMENT AGREEMENT 8425749A</p> <p>Terms of agreement:</p> <p>REFER TO LAND MANAGEMENT AGREEMENT 8425749A</p>	<input checked="" type="checkbox"/> NO YES
<p><b>6. Repealed Act conditions</b></p>		
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)	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p>	<input type="checkbox"/> YES/NO
<p><b>[Note -</b></p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		

Column 1	Column 2	Column 3
<b>7. Emergency Services Funding Act 1998</b>		
7.1 section 16 - Notice to pay levy	<i>Is this item applicable?</i>  <i>Will this be discharged or satisfied prior to or at settlement?</i>	<input checked="" type="checkbox"/> YES
	<i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	YES
	CERTIFICATE OF EMERGENCY SERVICES LEVY  Date of notice: 19/02/2025  Amount of levy payable: \$ 0.00	
<b>19. Land Tax Act 1936</b>		
19.1 Notice, order or demand for payment of land tax	<i>Is this item applicable?</i>  <i>Will this be discharged or satisfied prior to or at settlement?</i>	<input checked="" type="checkbox"/> YES
	<i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	YES
	CERTIFICATE OF LAND TAX  Date of notice, order or demand: 19/02/2025  Amount payable (as stated in the notice): \$ 0.00	
<b>21. Local Government Act 1999</b>		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<i>Is this item applicable?</i>  <i>Will this be discharged or satisfied prior to or at settlement?</i>	<input checked="" type="checkbox"/> YES
	<i>Are there attachments?</i>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	YES
	LOCAL GOVERNMENT RATES SEARCH  Date of notice, order etc: Tuesday, 18 February 2025  Name of council by which, or person by whom, notice, order etc is given or made: CITY OF MARION  Land subject thereto: Lot: 904 DP: 63519 CT: 5910/940 Property Address: 16 Mariner Drive SHEIDOW PARK 5158  Nature of requirements contained in notice, order etc: PAYMENT OF COUNCIL RATES  Time for carrying out requirements: REFER TO LOCAL GOVERNMENT RATES SEARCH  Amount payable (if any): \$ 1,494.00	

Column 1	Column 2	Column 3
<b>29. Planning, Development and Infrastructure Act 2016</b>		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <ul style="list-style-type: none"> <li>- CITY OF MARION COUNCIL SEARCH (&amp; SECTION 7 REPORT)</li> <li>- PROPERTY INTEREST REPORT (29.)</li> </ul> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>Zones</p> <p>Hills Neighbourhood (HN)</p> <p>Subzones</p> <p>No</p> <p>Zoning overlays</p> <p>Overlays</p> <p>Affordable Housing</p> <p>The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.</p> <p>Heritage Adjacency</p> <p>The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage</p> <p>Places maintains the heritage and cultural values of those places.</p> <p>Hazards (Flooding - Evidence Required)</p> <p>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.</p> <p>Prescribed Wells Area</p> <p>The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.</p> <p>Regulated and Significant Tree</p> <p>The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.</p> <p>Stormwater Management</p> <p>The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.</p> <p>Urban Tree Canopy</p> <p>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.</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?</p> <p>NO</p> <p>Is the land designated as a local heritage place?</p> <p>NO</p> <p>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?</p> <p>NO</p> <p>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?</p> <p>YES</p> <p><b>Note-</b></p> <p>For further information about the Planning and Design Code visit <a href="http://www.code.plan.sa.gov.au">www.code.plan.sa.gov.au</a></p>	<input checked="" type="checkbox"/> <p>NO</p> <p>YES</p>
<p><b>[Note -</b></p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		

Column 1	Column 2	Column 3
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p><b>N/A</b></p> <p><i>Date of authorisation:</i></p> <p><i>Name of relevant authority that granted authorisation:</i></p> <p><i>Condition(s) of authorisation:</i></p>	<input type="checkbox"/> YES/NO YES/NO
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]		
29.9 section 192 or 193 - Land management agreement	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p><b>LAND MANAGEMENT AGREEMENT 8425749A</b></p> <p><i>Date of agreement:</i></p> <p><b>REFER TO LAND MANAGEMENT AGREEMENT 8425749A</b></p> <p><i>Names of parties:</i></p> <p><b>REFER TO LAND MANAGEMENT AGREEMENT 8425749A</b></p> <p><i>Terms of agreement:</i></p> <p><b>REFER TO LAND MANAGEMENT AGREEMENT 8425749A</b></p>	<input checked="" type="checkbox"/> NO YES

**34. Water Industry Act 2012**

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p><b>SA WATER CERTIFICATE</b></p> <p><i>Date of notice or order:</i></p> <p><b>18/2/2025</b></p> <p><i>Name of person or body who served notice or order:</i></p> <p><b>SA WATER</b></p> <p><i>Amount payable (if any) as specified in the notice or order:</i></p> <p><b>\$ 0.00</b></p> <p><i>Nature of other requirement made (if any) as specified in the notice or order:</i></p> <p><b>PAYMENT OF SA WATER RATES AND CHARGES</b></p>	<input checked="" type="checkbox"/> YES YES
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## SCHEDULE – DIVISION 2

### OTHER PARTICULARS

(section 7(1)(b))

#### Particulars of building indemnity insurance



**Note—**

Building indemnity insurance is not required for—

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

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

1 Name(s) of person(s) insured:

REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE

2 Name of insurer:

REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE

3 Limitations on the liability of the insurer:

REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE

4 Name of builder:

REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE

5 Builder's licence number:

REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE

6 Date of issue of insurance:

REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE

7 Description of insured building work:

REFER TO BUILDING INDEMNITY INSURANCE CERTIFICATE

#### Exemption from holding insurance:

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

If YES, give details:

(a) Date of the exemption:

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(b) Name of builder granted the exemption:

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(c) Licence number of builder granted the exemption:

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(d) Details of building work to which the exemption applies:

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(e) Details of conditions (if any) to which the exemption is subject:

## ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

### FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

the above being identified by pages numbered **1** to **13** inclusive, together with the following annexures and supporting documents (if any):

FORM R3 Buyers Information Notice \_\_\_\_\_  
- CERTIFICATE OF TITLE-5910/940 \_\_\_\_\_  
- PROPERTY INTEREST REPORT \_\_\_\_\_  
- SA WATER NOTICE OF ENCUMBRANCE \_\_\_\_\_  
- 9796224 ENCUMBRANCE \_\_\_\_\_  
- 8425749A LAND MANAGEMENT AGREEMENT \_\_\_\_\_  
- DEVELOPMENT AUTHORISATIONS 100/2015/0648, 100/2006/1741, 100/2005/0430 \_\_\_\_\_  
- CITY OF MARION COUNCIL SEARCH \_\_\_\_\_  
- LOCAL GOVERNMENT RATES SEARCH \_\_\_\_\_  
- CERTIFICATE OF EMERGENCY SERVICES LEVY \_\_\_\_\_  
- CERTIFICATE OF LAND TAX \_\_\_\_\_  
- SA WATER CERTIFICATE \_\_\_\_\_  
- BUILDING INDEMNITY INSURANCE CERTIFICATE \_\_\_\_\_  
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#### **SIGNED BY THE PURCHASER:**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

The Purchaser:

1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act* (SA);
2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

# Form R3

## **Buyers information notice**

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

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommend that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety, Enjoyment and Value**, but all of the issues are relevant to each heading.

### **Safety**

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

## Enjoyment

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

## Value

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

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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



**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 5910 Folio 940

**Parent Title(s)** CT 5907/913

**Creating Dealing(s)** RTC 9760999

**Title Issued** 02/02/2004      **Edition** 8      **Edition Issued** 28/07/2008

### Estate Type

FEE SIMPLE

### Registered Proprietor

PHILIP FEARNEY  
 SUSAN ANN FEARNEY  
 OF 16 MARINER DRIVE SHEIDOW PARK SA 5158  
 AS JOINT TENANTS

### Description of Land

ALLOTMENT 904 DEPOSITED PLAN 63519  
 IN THE AREA NAMED SHEIDOW PARK  
 HUNDRED OF NOARLUNGA

### Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED B FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

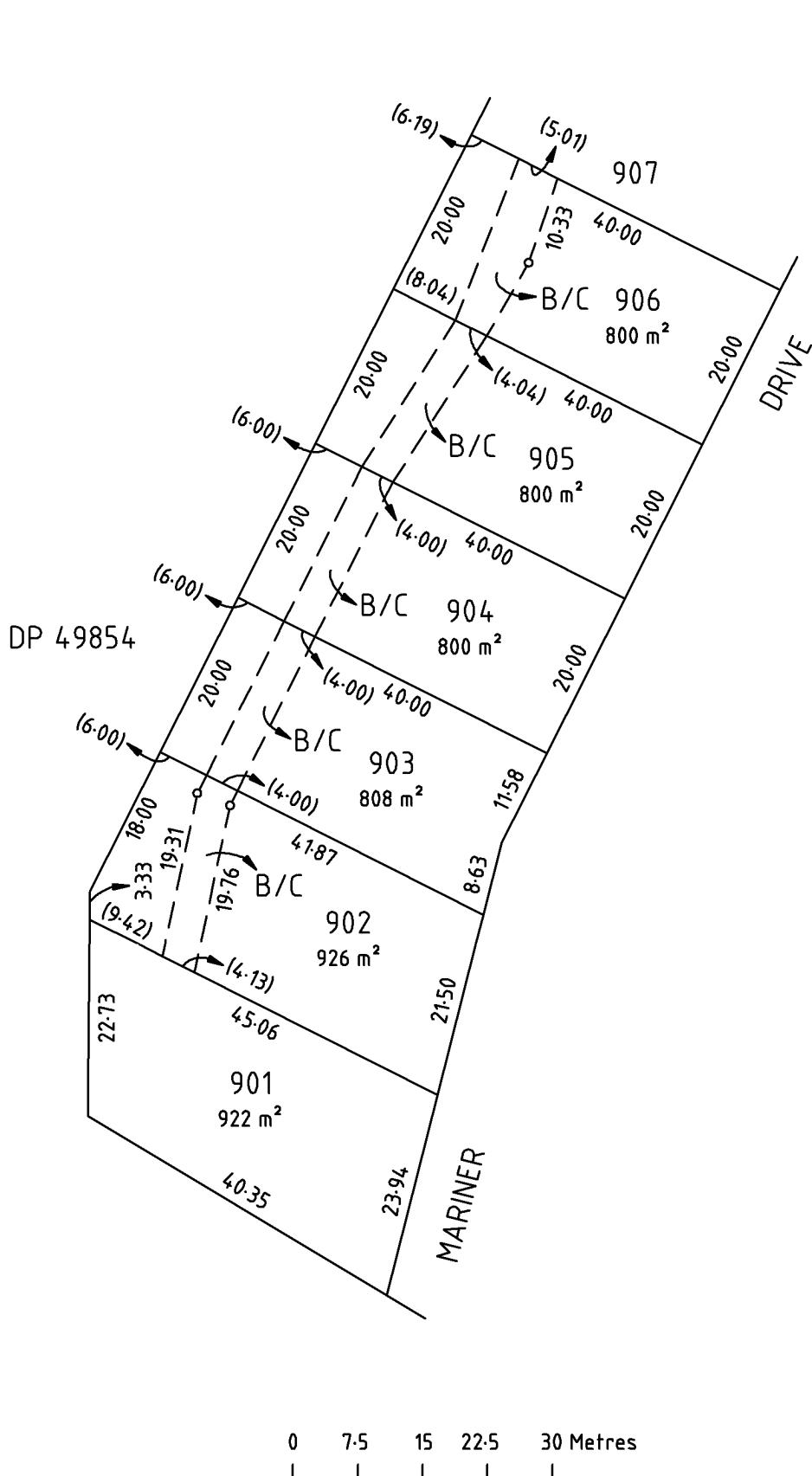
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED C FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

### Schedule of Dealings

Dealing Number	Description
8425749A	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
9796224	ENCUMBRANCE TO FAIRMONT HOMES PTY. LTD. (SINGLE COPY ONLY)
10996753	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (SINGLE COPY ONLY)

### Notations

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



# Property Interest Report

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

Title Reference	CT 5910/940	Reference No. 2648811
Registered Proprietors	P & S A*FEARNLEY	Prepared 17/02/2025 15:17
Address of Property	16 MARINER DRIVE, SHEIDOW PARK, 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)

### 1. General

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

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.	<b>Burial and Cremation Act 2013</b>	
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.	<b>Crown Rates and Taxes Recovery Act 1945</b>	Crown Lands Program in DEW has no record of any notice affecting this title
5.	<b>Development Act 1993 (repealed)</b>	
5.1	section 42 - Condition (that continues to apply) of a development authorisation  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title  also  Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	<b>An Emergency Services Levy Certificate will be forwarded.</b> If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.  Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>
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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. Fences Act 1975</b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. Fire and Emergency Services Act 2005</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. Food Act 2001</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. Ground Water (Qualco-Sunlands) Control Act 2000</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. Heritage Places Act 1993</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. Highways Act 1926</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. Housing Improvement Act 1940 (repealed)</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. Housing Improvement Act 2016</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  
**A Land Tax Certificate will be forwarded.  
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**  
**Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates [www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

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

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

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

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

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

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

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

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

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

24.1 Mineral tenement (other than an exploration licence)  
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations  
Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations  
Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land  
Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence  
Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations  
Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals  
Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement  
Contact the vendor for these details

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

## **25. *Native Vegetation Act 1991***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

**Code Amendment**

Lot 51 and 52 (86-88) Morphett Road - South Australian Jockey Club Incorporated (SAJC) are proposing to rezone approximately 1.5 hectares of land at 86–88 Morphett Rd Glengowrie, from the Recreation Zone to the Urban Neighbourhood Zone. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone 1800752664.

**Code Amendment**

Southern Suburbs Residential Policy – Marion Council is seeking to rezone land across Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park (the Affected Area), to provide a consistent policy approach to sloping land that facilitates opportunity for subdivision and redevelopment where appropriate. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.

**Code Amendment**

Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or contact PlanSA via email ([PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au)) or telephone (1800 752 664).

**Code Amendment**

Morphettville/Glengowrie Horse Related Activities - Marion Council is proposing to amend the planning policy relating to land located adjacent the Morphettville Racecourse on the southern side of Bray Street in Morphettville and the western side of Morphett Road in Glengowrie. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.

**Code Amendment**

Accommodation Diversity - The State Planning Commission is proposing refinements

to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800 752 664.

#### Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800 752 664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also

		Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also
		Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also
		Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also
		State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

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

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also
		Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also
		Contact the Local Government Authority for other details that might apply

31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also
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### **32. *South Australian Public Health Act 2011***

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also
		Contact the Local Government Authority for other details that might apply

32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also
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### **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
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### **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
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## 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  
also  
Contact the Local Government Authority
5. Particulars relating to asbestos at workplaces Contact the vendor for these details
6. Particulars relating to aluminium composite panels Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.
7. Particulars relating to court or tribunal process Contact the vendor for these details
8. Particulars relating to land irrigated or drained under Irrigation Acts SA Water will arrange for a response to this item where applicable
9. Particulars relating to environment protection Contact the vendor for details of item 2  
also  
EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title  
also  
Contact the Local Government Authority for information relating to item 6
10. Particulars relating to *Livestock Act, 1997* Animal Health in PIRSA has no record of any notice or order affecting this title

## Additional Information

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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 (*Dog Fence Act 1946*) The Dog Fence Board has no current interest in Dog Fence rates relating to this title.
9. Pastoral Board (*Pastoral Land Management and Conservation Act 1989*) The Pastoral Board has no current interest in this title
10. Heritage Branch DEW (*Heritage Places Act 1993*) Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11. Health Protection Programs – Department for Health and Wellbeing Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

## Notices

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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).

431

E 9796224



12:14 1-Mar-2004

Single Copy Only

2 of 5

Fees: \$0.00

## LANDS TITLES REGISTRATION

OFFICE

SOUTH AUSTRALIA

## MEMORANDUM OF ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

## BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886Solicitor/Registered Conveyancer/Encumbrancer  
G M Stevens

Series No.	Prefix
2	E

AGENT CODE

AUS

## BELOW THIS LINE FOR OFFICE USE ONLY

Date: 26/2/04	Time:	
FEES		
R.G.O.	POSTAGE	NEW C.T.
PAID		

Lodged by:

Correction to:

Geoffrey M Stevens

GMS1

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

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

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- 1.....
- 2.....
- 3.....

*RN22*

CORRECTION <i>18/3/2004</i> <i>9.6.2004</i>	PASSED <i>MH</i>
--	---------------------

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

ITEM(S)	AGENT CODE

REGISTERED

18 JUN 2004

REGISTRAR-GENERAL

Lic. No. 3 Jan 2000

Printed by Geoffrey Stevens, Prospect Conveyancing on 1 Dec 2003

DATED 26 February 2004

EXECUTION

A. O. Olszak  
Signature of ENCUMBRANCER

D. O. Olszak  
Signature of ENCUMBRANCER

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

BEATA BARYCKA  
Print Full Name of Witness (BLOCK LETTERS)

8 NORMA Crt  
Print Address of Witness

Hollieff Cove SA 5758

Business Hours Telephone Number (08) 8326 0944

## MEMORANDUM OF ENCUMBRANCE

224

## CERTIFICATE(S) OF TITLE BEING ENCUMBERED

The whole of the land comprised in Certificate of Title Register Book Volume 5910 Folio 940  
 REVENUE SH STAMP DUTY  
 ABN 19 040 349 865

Doc Code	M
RevNetID	102580480
Consid/Val/Sec\$	399.90
SA Proportion \$	0.00
Stamp Duty \$	0.00
LTO Fees \$	94.00
Interest \$	0.00
Pen/Add Tax \$	0.00
Date	26/02/2004
Original with 0 Copies	
----- End of Receipt -----	

## ESTATE AND INTEREST

Estate in Fee Simple

## ENCUMBRANCES

AG 8425749A

## ENCUMBRANCER (Full Name and Address)

**ARKADIUSZ OLCZAK and DOROTA OLCZAK**  
 both of 9 Holdfast Drive Sheidow Park SA 5158

~~19 Holdfast Drive~~  
 9 Holdfast Drive

## ENCUMBRANCEE (Full Name, Address and Mode of Holding)

**FAIRMONT HOMES PROPRIETARY LIMITED (ACN 007 724 094)**  
 of 21-24 North Terrace Adelaide SA 5000

## OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND  
 ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT TO THE  
 ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON WITH AN ANNUITY  
 OR RENT CHARGE OF

- (a) Insert the amount of the annuity or rent charge
  - (a) Ten cents (\$0.10)
- (b) State the term of the annuity or rent charge. If for life use the words "during his or her lifetime"
  - (b) TO BE PAID TO THE ENCUMBRANCEE for the term of 3,999 years
- (c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted on page 2.
  - (c) AT THE TIMES AND IN THE MANNER FOLLOWING  
 If demanded by the Encumbrancee on the 30th day of June in each and every year commencing on the 30th day of June next occurring for the period of 3,999 years and with the performance of the following.

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:

The Encumbrancer (which expression includes when "The Encumbrancer" is a corporate body its successors and assigns and when "The Encumbrancer" is a person that person's heir executors administrators and transferees and where there is more than one corporate body and/ or person comprised in the expression then all of them jointly and each of them severally and their respective successors assigns heirs executors administrators and transferees and all of them) encumbers the said land as part of a common building scheme for the benefit of the Encumbrancee (which expression includes their respective successors and assigns) and covenants with the Encumbrancee (in addition to and without prejudice to the covenants on the part of the Encumbrancer and the powers rights and remedies of the Encumbrancee expressed or implied herein under and by virtue of the provisions of the Real Property Act 1886 as amended for the time being in force except insofar as the same are hereby expressed or implied, negated or modified) as follows:-

DURING THE TERM OF THIS ENCUMBRANCE THE ENCUMBRANCER:-

1. SHALL NOT, erect or suffer to be erected thereon more than one main dwelling house exclusive of all general domestic outbuildings.
2. SHALL NOT, use or permit the said land to be used for any purpose other than the purpose of private residential dwelling.
3. SHALL NOT, erect or suffer to be erected or to remain thereon a main dwelling house of prefabricated material, nor any transportable dwelling house, nor any caravan or other temporary dwelling.
4. SHALL, substantially commence construction of a dwelling upon the land within twelve (12) months after becoming registered as the proprietor of the said land.
5. SHALL, only construct a dwelling with the external walls being of brick or stone and roof materials being either colour coated steel, concrete or clay tiles.
6. SHALL NOT, unless otherwise approved by the Encumbrancee erect or cause or permit to be erected on the said land any building scheme which does not provide accommodation for at least one vehicle either in the form of a carport under the main roof of the building or other suitable free-standing car accommodation having a roof line similar in style and of the same roofing materials as that of the principal dwelling.
7. SHALL NOT, erect or cause or permit to be erected on the said land any dwelling, outbuilding, fence or any improvements the exterior of which is or contains any galvanised iron or brightly coloured reflective material.
8. SHALL NOT, without the prior approval in writing of the Encumbrancee, construct any fence or wall along those portions of any boundary of the said land from a point which is level with the front of any residence thereon down to the boundary with the roadway and where the said land abuts more than one roadway, THEN, it shall be permissible for the land whose rear boundary is also the side boundary of any adjoining land to be fenced along the full length of its rear boundary and further, it shall be permissible but not obligatory for the said land to have two side fences in accordance with the provisions herein set out PROVIDED always that such said land shall always require a separate approval from the Encumbrancee as to the type of fencing materials used.

9. SHALL, only use beige colour coated steel fencing materials in the construction of any fencing, and the exterior of which is not of any brightly coloured or reflective materials on or around the said land.
10. SHALL NOT, cause or permit the land to be resold, assigned or advertised for sale unless a residence has been constructed thereon or unless the Encumbrancee has consented in writing to such resale, assignment and/or advertising.
11. SHALL, within a period of 6 calendar months after the completed construction of a dwelling house upon the said land, prepare and develop the said land in the form of landscaping between the front alignment of the said dwelling house and the kerb alignment or pedestrian walkway fronting or bordering the said land and thereafter maintain said landscaping in good order and condition.

Notwithstanding anything to the contrary hereinbefore contained, the Encumbrancer SHALL NOT, transfer any estate or interest in the said land (or any part thereof) without first causing the party in whose favour such estate or interest is to be transferred to execute a covenant under seal in favour of the Encumbrancee that such party will observe and perform all of the terms and conditions in this Memorandum of Encumbrance contained as if such party had been the original party to this Memorandum of Encumbrance as the Encumbrancer herein named and for the purposes hereof a contract of Sale and Purchase entered into by the Encumbrancer with a third party Purchaser and a subsequently executed and accepted Memorandum of Transfer with both the Contract and the Transfer subject to the provisions hereof shall be complete satisfaction of the requirements under this covenant.

The rights and obligations of the Encumbrancee (but not those of any person claiming under the Encumbrancee as purchasers of any part or parts of the Developments Zone) shall cease to have any operation or effect as of two (2) years after the practical completion of an approved dwelling upon the last remaining vacant allotment in the Development Zone or the 1<sup>st</sup> day of July 2008 whichever date is the earlier.

The Encumbrancer shall pay the costs of and incidental to the preparation, stamping and registration of this Encumbrance.

The Encumbrancer hereby covenants and agrees that notwithstanding anything to the contrary herein contained the Encumbrancee may from time to time in its absolute and unfettered discretion modify waive or release any of the covenants or stipulations expressed or implied in any Memorandum of Encumbrance or other instrument relating to any other land in the Plan of Division which created the said land and whether the same were entered into or imposed before or at the same time as or after the date hereof and no modification or waiver or release shall release the Encumbrancer or his successors in title from the covenants and other stipulations herein contained and Further if any covenant or stipulation of this Encumbrance shall for any reason be unlawful, void, invalid or unenforceable THEN, such covenant or stipulation shall be severed therefrom without affecting the validity or the enforceability of the remainder AND IT IS HEREBY EXPRESSLY AGREED between the Encumbrancer and the Encumbrancee that this Encumbrance may be pleaded by the Encumbrancee by way of estoppel to any action, claim or demand by the Encumbrancer and or any successors in title for damages, costs or otherwise howsoever arising.

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BLANK INTENTIONALLY**



NOTES



481CELL

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

*SM*  
Solicitor/Licensed Land Broker/Applicant  
STUART MAIN

BELOW THIS LINE FOR OFFICE USE ONLY

Date <u>14 JAN 1998</u>	Time <u>14:35</u>		
<b>FEES</b>			
R.G.O.	POSTAGE	ADVERT	NEW C.T.
<u>76.</u>			

EF\$76  
- 9 MAR 1998

1. Workfile No. 1  
- PU 8401751-  
BC 612

25

EXAMINATION	373
<u>CORRECTION</u> <u>28.2.98</u>	<u>PASSED</u> 

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: John T. Main

AGENT CODE

MAEY

Correction to:

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

1. 40831839 (5304/220) ✓  
 2. 43081479 ✓  
 3. ....  
 4. ....  
 5. ....

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

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

ITEM CT/CL REF.	AGENT CODE
5304/220	MAEY
40831839	

12 MAR 1992

REGISTERED ...../...../19

*Scallop* 

REGISTRAR-GENERAL

To the Registrar General:

1. PERRY BARR PTY LTD (ACN 007 583 691) and WOODEND PARK PTY LTD (ACN 007 583 717) ("the Owners") both of 68 Greenhill Road, Wayville SA 5034 have entered into the attached land Management Agreement dated the First day of December 1997 ("the Agreement") with CITY OF MARION of 245 Sturt Road, Sturt SA 5047 pursuant to Section 57(2) of the Development Act 1993 ("the Act").
2. The Agreement relates to the management preservation and conservation of portion of the land comprised in Certificate of Title Register Book: ~~WHOLE OF THE LAND~~ ~~AT VOL 5499 FOL 954~~

VOLUME 1699 FOLIO 126  
VOLUME 4083 FOLIO 840  
VOLUME 4308 FOLIO 479 ✓  
VOLUME 5304 FOLIO 220 ✓  
VOLUME 5428 FOLIO 797 (formerly  
Volume 4345 Folio 16)

VOLUME 4080 FOLIO 944  
VOLUME 4384 FOLIO 344  
VOLUME 5409 FOLIO 384 (formerly  
Volume 4371 Folio 606)  
VOLUME 5409 FOLIO 765 (formerly  
Volume 4371 Folio 605)

~~being Lot 500 in DP 48858 (formerly Lot 1 in the Proposal Plan annexed to the Agreement)~~  
~~and Lots 2, 4, 5 and 7 in the Proposal Plan annexed to the Agreement~~  
~~(the land)~~

NOW THEREFORE the Owners apply pursuant to Section 57(5) of the Act to note the agreement against the relevant instruments of title of the land namely the certificates of title to issue for Lots 500, 501, 502, 504 and 505 in Deposited Plan 48858 and the certificates of title contained in VOLUME 4308 FOLIO 479 and VOLUME 5304 FOLIO 220 of the Register Book.

Dated the 1st day of December 1997

THE COMMON SEAL of the said  
PERRY BARR PTY LTD  
was hereunto affixed  
in the presence of: )

*A. de Klerk* Director/Secretary

*A. de Klerk* Director

~~WHOLE OF THE LAND~~ ~~AT VOL 5499 FOL 954~~

955

956

958

959



THE COMMON SEAL of the said  
WOODEND PARK PTY LTD  
was hereunto affixed  
in the presence of: )

*A. de Klerk* Director/Secretary

*A. de Klerk* Director



277 William Street  
Melbourne Vic 3000  
Tel: (03) 9627 1260

Signed in my presence by  
John Bruce Hunter  
Legal Assistant

of .....  
who is either personally known to  
me or has satisfied me as to his/  
her identity, as attorney(s) for  
Westpac Banking Corporation

) WESTPAC BANKING CORPORATION  
 ) ARBN 007 457 141  
 ) by its attorney(s)   
 )  
 ) Power of Attorney No. 7737419A

FULL NAME: 277 William Street  
ADDRESS: 277 William Street  
BUSINESS Ph No. Melbourne Vic 3000  
Tel: (03) 9627 1260

**JONATHAN SCOTT WATERS**  
**LEGAL ASSISTANT**

THIS DEED is made the **1<sup>st</sup>** day of **DECEMBER** 1997.

**BETWEEN:** **CITY OF MARION** of 245 Sturt Road, Sturt SA 5047 in the State of South Australia (hereinafter with its successors and assigns called "the Council") on the one part.

**AND:** **PERRY BARR PTY LTD (ACN 007 583 691)** and **WOODEND PARK PTY LTD (ACN 007 583 717)** both of 68 Greenhill Road, Wayville SA 5034 in the said State (hereinafter with their executors administrators successors and assigns as the case may be called "the Owners") of the other part.

**WHEREAS:**

A. **PERRY BARR PTY LTD** is the registered proprietor of an estate in fee simple in the whole of the land comprised in Certificate of Title Register Book:

VOLUME 1699 FOLIO 126  
VOLUME 4083 FOLIO 840  
VOLUME 4308 FOLIO 479  
VOLUME 4345 FOLIO 16  
VOLUME 5304 FOLIO 220

B. **WOODEND PARK PTY LTD** is the registered proprietor of an estate in fee simple in the whole of the land comprised in Certificate of Title Register Book:

VOLUME 4080 FOLIO 944  
VOLUME 4371 FOLIO 605  
VOLUME 4371 FOLIO 606  
VOLUME 4384 FOLIO 344

C. The Owners have jointly applied to the Council for approval pursuant to the Development Act 1993 (hereinafter called "the Act") to divide the land referred to in Recitals A and B which land is contiguous and together constitutes a single development parcel (hereinafter called "the land").

D. By development application numbered 100/D035/96 the Owners have sought approval to divide the land into 13 lots (hereinafter called "Superlots" 1 to 13 respectively) the boundaries of which are related to the relevant land use zone boundaries designated in the Council Development Plan. A reduced copy of the plan of division the subject of this application is annexed hereto (hereinafter called "the Proposal Plan").

E. By a second development application numbered 100/D036/96 the Owners have sought approval to divide Superlots 1, 2, 4, 5 and 7 (hereinafter called "the Residential Superlots"), which correspond with the Residential (Worthing Mine) Zone, into a total of 1317 residential allotments (hereinafter called "the residential lots").

F. The parties acknowledge that certain kinds of development within the Residential (Worthing Mine) Zone are listed as a complying kind of development pursuant to the provisions of the Council Development Plan.

- G. The parties wish to manage the quality and design of development on the residential lots, where such development is complying development pursuant to the Act, by introducing further conditions which must be satisfied by such development in addition to the conditions applicable to complying kinds of development.
- H. Pursuant to the provisions of Section 57(2) of the Act and generally the Owners have offered to enter into this Deed with the Council relating to the management preservation and conservation of the Residential Superlots.
- I. This is intended to be an interim measure until improved management of the residential lots can be effected by a Plan Amendment Report prepared by the Council pursuant to the Act to amend the provisions of the Council Development Plan relating to complying development within the Residential (Worthing Mine) Zone.
- J. No other persons have a legal interest in the Residential Superlots.

**NOW THIS DEED WITNESSETH** as follows:

1. Interpretation

- 1.1 The parties acknowledge that the matters hereinbefore recited are true and accurate and agree that they shall form part of the terms of this Deed.
- 1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:
  - (a) Words and phrases used in this Deed which are defined in the Act shall have the meanings ascribed to them by that Act.
  - (b) References to any statute or subordinate legislation shall include all statutes and subordinate legislation amending consolidating or replacing the statute or subordinate legislation referred to.
  - (c) The term "the Owners" where the Owners include a company includes its successors, assigns and transferees and where the Owners include a person, includes his heirs, executors, administrators and transferees and where the Owners consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of an estate in fee simple in the Residential Superlots subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Title thereof.
  - (d) The term "person" shall include a corporate body.

- (e) Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively.
- (f) Words importing any gender shall include every gender.
- (g) Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally.
- (h) Any clause headings or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Deed.

1.3 If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law THEN and in such case the parties hereby request and direct such court to sever such provision from this Deed.

1.4 The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.

## 2. The Owner's Obligations

- 2.1 This Deed is conditional upon the Registrar General depositing a plan of division in the Lands Titles Registration Office pursuant to Section 223 1e of the Real Property Act 1886 in essentially the same form as the Proposal Plan and the Council granting an effective development approval for the creation of the residential lots.
- 2.2 In respect of a residential lot, the Owners shall not undertake development of a kind described as complying in the Council Development Plan without the prior written consent of the Council unless such development meets the following criteria, where relevant:
  - 2.2.1 To ensure a reasonable separation between dwellings and to minimise the potential for overshadowing of adjacent dwellings, the following boundary set-backs apply:
    - (a) single-storey development, or single-storey components of a development, should be located no less than one metre from side (unless located on the boundary) and rear boundaries; and
    - (b) two-storey development, or two-storey components of a development, should be located no less than three metres from side and rear boundaries.
  - 2.2.2 To allow maximum access to solar energy the minimum set-back of a dwelling from its northern boundary should be three metres, unless the building form does not permit a three metre set-back (as may be the case for semi-detached dwellings), in which case, a courtyard capable of containing a rectangle of six metres

by four metres should be provided immediately adjacent to that northern boundary.

A northern boundary is defined as any site boundary having a bearing of between 45 degrees and 135 degrees of true north and located at the northern extremity of the site.

- 2.2.3 Up to 15 metres of side walls of single-storey dwellings may be located on one side boundary of a site, provided that:
  - (a) the side wall is not higher than 3.5 metres above natural ground level;
  - (b) the gradient of the natural surface level of the site is less than 1-in-10 in any direction; and
  - (c) the set-back to the other side boundary is a minimum of one metre.
- 2.2.4 Open-sided carports, verandahs and pergolas which require development approval may be located on one side boundary of a site, provided that the structure does not exceed three metres in height on the boundary.
- 2.2.5 Development should be designed to relate to the slope of the land, so that:
  - (a) the amount of cutting and filling of the natural ground profile is minimised; and
  - (b) the need for retaining walls is avoided, or the height of retaining walls is minimised.
- 2.2.6 Development should be designed to minimise energy use for heating, cooling and lighting through the application of an appropriate range of the following techniques:
  - (a) use of windows to maximise absorption of heat from the sun in winter on north and east building surfaces;
  - (b) use of deciduous trees, pergolas, verandahs and awnings to allow penetration of heat from the sun in winter yet provide shade in summer;
  - (c) avoidance of large windows on south and west facing building surfaces, other than in buildings which can take advantage of views; and
  - (d) avoidance of overshadowing of windows on the north and east faces of neighbouring buildings, and surfaces used for the collection of solar energy.
- 2.2.7 Development should be sited so that sunlight is available to the northern facade of the development and any adjacent existing

dwellings for at least two hours between 9:00am and 3:00pm on 21 June.

- 2.2.8 Development should be designed so that as much stormwater as possible is retained on the development site through the application of an appropriate range of the following techniques:
  - (a) the collection of roof run-off in rainwater tanks;
  - (b) the use of rainwater for domestic purposes;
  - (c) the direction of roof run-off onto garden areas; and
  - (d) the design of paved areas so that stormwater is directed onto garden areas.
- 2.2.9 Each dwelling should have provision for car parking on the site of the dwelling at the rate of not less than 0.5 spaces per bedroom (or room that may be used as a bedroom) plus 0.5 spaces per dwelling. Where a second car park is provided in a tandem arrangement on a driveway, then the driveway gradient should be not more than 1-in-10.
- 2.2.10 The frontage of a dwelling, other than the driveway area should be landscaped to the reasonable satisfaction of the Council within 6 months of the occupation of the dwelling. Landscaping may comprise a combination of vegetation and paved surfaces, however paving should not constitute more than half of the area between the site frontage and the forward-most building alignment of a dwelling. Driveway width should not exceed 50 percent of the frontage of the site.
- 2.2.11 Development should seek to preserve and maintain existing mature vegetation, and in particular, vegetation which provides a screening effect between sites shall only be removed or cut back to facilitate the establishment of buildings that otherwise comply with the terms of this Deed..

### 3. Miscellaneous Provisions

- 3.1 The Owners shall not grant any lease or licence easement or other right of any nature whatsoever which may give any person the right to possession or control or entry upon the Residential Superlots or residential lots upon any terms whatsoever unless such grant shall be expressed in writing and shall contain as an essential term thereof a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do any act matter or thing upon the Residential Superlots or residential lots which would constitute a breach of the provisions of this Deed if such act matter or thing were done or omitted to be done by the Owners.

3.2 The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the Residential Superlots or residential lots for the purpose of:

- 3.2.1 inspecting the Residential Superlots or residential lots and any building or structure thereupon;
- 3.2.2 exercising any other powers of the Council under this Deed or pursuant to law.

3.3 If the Owners are in breach of any provision of this Deed, the Council may, by notice in writing serviced on the Owners, specify the nature of the breach and require the Owners to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owners fail so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may enter and perform any necessary works upon the Residential Superlots or residential lots and recover any costs thereby incurred from the Owners.

3.4 If in a notice referred to in Clause 3.3 hereon the Council requires the removal of a building or structure from the Residential Superlots or residential lots the Council and its servants or agents are hereby authorised and empowered by the Owners to enter and remove the building or structure from the Residential Superlots or residential lots and to dispose of it in any manner determined by the Council provided that if the building or structure shall have any monetary value then the Council shall use its best endeavours to realise that monetary value and shall after the disposal account to the Owners and pay to them the realised value less all expenses incurred.

3.5 This Deed may not be varied except by a supplementary deed signed by the Council and the Owners.

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

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

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

- 3.8.1 posted to the Owners' last address known to the Council; or
- 3.8.2 affixed in a prominent position on the relevant Residential Superlots or residential lots.

3.9 The Council may delegate any of its powers under this Deed to any person pursuant to Division V of Part III of the Local Government Act 1934 or pursuant to the Act.

3.10 The Owner hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses of and incidental to the negotiation preparation stamping and registration of this Deed and the implementation including the enforcement of its terms.

3.11 The requirements of this Deed are at all times to be construed as additional to the requirements of the Development Act, 1993 and any other legislation affecting the subject land.

3.12 Each party shall do and execute all such acts documents and things as shall be necessary to ensure that this Deed is noted against the Certificates of Title for the Residential Superlots pursuant to the provisions of Section 57(5) of the Development Act 1993 in priority to any other registrable interest in the subject land save and except for the estate and interest of the Owner therein.

3.13 If the development approvals proposed to be granted by the Council with respect to the Proposal Plan or the residential lots cease to operate pursuant to Section 40(2) of the Act or are cancelled pursuant to Section 43 of the Act then in either event the Council shall upon the request of the Owner and at the cost of the Owner in all things execute and lodge with the Registrar-General an application to rescind this Deed.

3.14 The Council shall use its best endeavours to expeditiously prepare a Plan Amendment Report (or vary an existing Plan Amendment Report) to amend the provisions of the Council Development Plan relating to complying development within the Residential (Worthing Mine) Zone.

3.15 After authorisation of the Plan Amendment Report referred to in Clause 3.14 hereof the Council shall upon the request of the Owners and at the cost of the Owners in all things execute and lodge with the Registrar General an application to rescind this Deed.

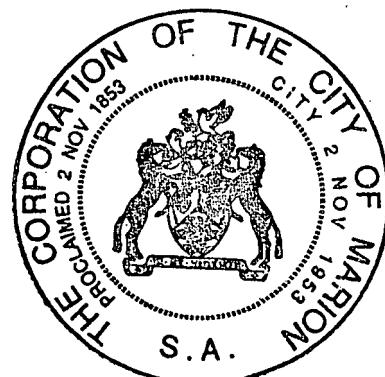
IN WITNESS whereof the parties hereto have executed this Deed.

THE COMMON SEAL of )  
the CITY OF MARION )  
was hereunto affixed )  
in the presence of: )

*John J. Harris*  
.....  
.....

Mayor

City Manager



THE COMMON SEAL of the said )  
PERRY BARR PTY LTD )  
was hereunto affixed )  
in the presence of: )

*X Ven* *J*  
.....  
*J.P. Treloar*.....



THE COMMON SEAL of the said )  
WOODEND PARK PTY LTD )  
was hereunto affixed )  
in the presence of: )

*K DE* *Jane E Wyness*.....  
*J.P. Treloar*.....



The Owners HEREBY CERTIFY pursuant to Section 57(4) of the Development Act 1993 that no other person has a legal interest in the subject land.

*Jane E Wyness*.....  
for PERRY BARR PTY LTD

*Jane E Wyness*.....  
for WOODEND PARK PTY LTD



DATED 1<sup>ST</sup> DECEMBER 1997

BETWEEN:

**CITY OF MARION**

of the one part

and

**PERRY BARR PTY LTD**  
(ACN 007 583 691) and  
**WOODEND PARK PTY LTD**  
(ACN 007 583 717)

of the other part

**LAND MANAGEMENT AGREEMENT**

**BY**

**DEED**

Stuart Main and Associates  
6th Floor, 111 Gawler Place  
Adelaide SA 5000  
Telephone: (08) 8410 4991  
Facsimile: (08) 8231 4239

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



Certificate No: **106647**

Date: **Tuesday, 18 February 2025**

Receipt No:

Reference No:

Fax No:

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

**Oakridge Conveyancers**  
**PO Box 115**  
**OLD REYNELLA SA 5161**

## CERTIFICATE

*Section 187 of the Local Government Act*

Assessment Number: **488007**

Valuer General No.: **1054382301**

Property Description: **Lot: 904 DP: 63519 CT: 5910/940**

Property Address: **16 Mariner Drive SHEIDOW PARK 5158**

Owner: **Mr P & Mrs S A Fearnley**

*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 Regional Landscape Levy)	\$ 2,991.00
Overdue/Arrears	\$ 0.00
Interest	\$ 0.00
Adjustments	\$ 0.00
Legal Fees	\$ 0.00
Less Payments Received	-\$ 1,497.00
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	\$ 0.00
	<b>Total Outstanding</b>
	<b>\$ 1,494.00</b>

**Please be advised:** The first instalment is due **2<sup>nd</sup> September 2024** with four quarterly instalments falling due on 02/09/2024, 02/12/2024, 03/03/2025 and 02/06/2025. 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*

**Oakridge Conveyancers**

**PO Box 115**

**OLD REYNELLA SA 5161**

Assessment No: **488007**

Certificate of Title: **Lot: 904 DP: 63519 CT: 5910/940**

Property Address: **16 Mariner Drive SHEIDOW PARK 5158**

Owner: **Mr P & Mrs S A Fearnley**

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

<b><i>Development Act 1993 (repealed)</i></b>	
section 42— Condition (that continues to apply) of a development authorisation?	100/2015/0648 100/2006/1741 100/2005/0430
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	See Attached
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><i>Planning, Development and Infrastructure Act 2016</i></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</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><i>Repealed Act conditions</i></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)	Nil
<b><i>Fire and Emergency Services Act 2005</i></b>	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
<b><i>Food Act 2001</i></b>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<b><i>Local Government Act 1934 (repealed)</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b><i>Local Government Act 1999</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b><i>Local Nuisance and Litter Control Act 2016</i></b>	
section 30—Nuisance or litter abatement notice	Nil
<b><i>Land Acquisition Act 1969</i></b>	
section 10—Notice of intention to acquire	Nil
<b><i>Public and Environmental Health Act 1987 (repealed)</i></b>	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked)</i>	Nil
Part 2—Condition (that continues to apply) of an approval	
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	Nil
<b><i>South Australian Public Health Act 2011</i></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>	See Attached
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Does the council hold details of any development approvals relating to:

- a) commercial or industrial activity at the land; or
- b) a change in the use of the land or part of the land (within the meaning of the 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.*

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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, Kirra Gray, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign:

A handwritten signature in blue ink, appearing to read 'Kirra Gray'.

**Date: Tuesday, 18 February 2025**



ADMINISTRATION CENTRE:  
245 STURT ROAD  
STURT S.A. 5047

POSTAL ADDRESS  
P.O. BOX 21  
OAKLANDS PARK S.A. 5046

OFFICE HOURS:  
MONDAY TO FRIDAY  
8.30A.M. TO 5.00P.M.  
TELEPHONE (08) 8375 6600  
FACSIMILE (08) 8375 6699  
EMAIL [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)  
[www.marion.sa.gov.au](http://www.marion.sa.gov.au)

## DECISION NOTIFICATION FORM

### DEVELOPMENT ACT 1993

**DEVELOPMENT APPLICATION**    **NUMBER:** 100/430/2005  
**DATED:** 16/05/2006  
**REGISTERED ON:** 17/05/2006

<b>TO:</b>	Philip Fearnley 36 Holdfast Drive Sheidow Park SA 5158
------------	--

#### LOCATION OF PROPOSED DEVELOPMENT

16 Mariner Drive Sheidow Park 5158
LOT: 904 DP: 63519 CT: 5910/940

#### DESCRIPTION OF PROPOSED DEVELOPMENT

Detached Dwelling Three Storey Garaging & Balcony
---

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

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
Provisional Development Plan Consent	Granted	17/08/2005	12
Provisional Building Rules Consent	Granted (by Private Certifier)	16/05/2006	2
DEVELOPMENT APPROVAL	Granted	18/05/2006	14

The building classification under the Building Code is Class 1A & 10A.

Conditions imposed on this consent 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' and on the back of this page.



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

**DEVELOPMENT APPLICATION NUMBER:**

100/430/2005

**APPLICANT:**

Philip Fearnley

**LOCATION:**

16 Mariner Drive Sheidow Park 5158

**DESCRIPTION OF DEVELOPMENT:**

LOT: 904 DP: 63519 CT: 5910/940

Detached Dwelling Three Storey Garaging & Balcony

**DECISION:**

Development Approval Granted

**DATE OF DECISION:**

18/05/2006

**PROVISIONAL DEVELOPMENT PLAN CONSENT**

GRANTED

**Reasons For Decision:**

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

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.

**Conditions of Consent:**

1. The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No.100/2005/430 except when varied by the following conditions of consent.
2. A continuous path of at least 900mm width shall be maintained on one side of the dwelling (i.e. a 900mm wide path that is unobstructed by any equipment or mechanical plant such as water heaters, air conditioners, stormwater detention tanks, rainwater tanks, or similar must be maintained) in order to provide access from the front of the property to the rear, to reasonable satisfaction of the Council.
3. West facing windows and glass doors shall be either externally shaded, fitted with solar glass, or protected with an anti – glare, heat reflective adhesive film or similar to the reasonable satisfaction of the Council or its delegate, prior to occupation. (Refer to the City of Marion sheet No: 7 relating to energy, Windows and Shading for further information and please note that some external shading and structures may require the further Development Approval of the council)
4. All north facing windows and glass doors shall be externally shaded to allow winter sun access but provide complete shading during summer to the reasonable satisfaction of the Council or its delegate, prior to occupation. (Refer to the City of Marion sheet No: 7 relating to energy, Windows and Shading for further information and please note that some external shading and structures may require the further Development Approval of the council)



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

5. All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to occupation of the premises to the reasonable satisfaction of Council.
6. 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 to prevent localised erosion.
7. Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
8. All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
9. Silt control measures including all weather access for vehicles and silt fences shall be put in place by the developer prior to construction commencing. The measures are to prevent silt from being washed from the site to the road and mud from vehicle tyres being transported onto the road. These silt control measures are to be maintained in good working order during construction.
10. The windows shown as fixed and obscured shall be treated prior to occupation of the building in a manner that permanently restricts views of adjoining properties yards and/or indoor areas being obtained by a person within the room to the reasonable satisfaction of the Council. (Note, suggested treatments include, but are not restricted to, permanently fixed translucent glazing in any part of the window below 1.7m above the internal floor level or a window sill height of 1.7m above the internal floor level).
11. That the driveway be tapered to a maximum width at the front boundary of 5 metres.
12. All air conditioning units to be enclosed and sound proofed so that no sound shall be emitted from any air-conditioning plant associated with the proposed development so as to become an unreasonable nuisance, in the opinion of Council, to the occupiers adjoining land.

## PROVISIONAL BUILDING RULES CONSENT

GRANTED

### Conditions of Consent:

Please refer to the attached copy of your Private Certifier's Provisional Building Rules Consent for Conditions of Consent (if applicable).



ADMINISTRATION CENTRE:  
245 STURT ROAD

STURT S.A. 5047

POSTAL ADDRESS

P.O. BOX 21

OAKLANDS PARK S.A. 5046

OFFICE HOURS:

MONDAY TO FRIDAY

8.30A.M. TO 5.00PM.

TELEPHONE (08) 8375 6600

FACSIMILE (08) 8375 6699

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

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

## NOTES:

### General:

1. The applicant is reminded that Development Approval from the Council is required for any retaining wall over one metre in height, any masonry fence over one metre in height, any non-masonry fence (eg colorbond, wood paling, brush etc) over two metres in height, and any retaining wall with a fence on top with a total height over 2m in height (measured from the lower of the two adjacent ground levels).

### 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 0300.

### Approval Timeframes:

(1) The proposed development must:

- be substantially commenced within twelve months from the date full Development Approval is granted; and
- be completed within three years of full Development Approval being granted

noting that the operative date of any consent or approval, is subject to any appeal where applicable being finally determined.

Signed:

A handwritten signature of 'Alex Wilkinson' in black ink.

**Alex Wilkinson**  
**Authorised Officer**

Date:

19 / 05 / 06

# DECISION NOTIFICATION FORM

For Development Application      Dated :      Development No: 100/430/2005  
 Registered On :

To: **PHILLIP & SUSAN FEARNLEY**  
**76 RAGAMUFFIN DRIVE**  
**HALLETT COVE SA 5158**

**LOCATION OF PROPOSED DEVELOPMENT:**

House No: Lot No: 904 Street: MARINER DRIVE Suburb: SHEIDOW PARK  
 Section No: Hundred: Volume: Folio:

**NATURE OF PROPOSED DEVELOPMENT**

**DWELLING (3 STOREY) & GARAGE**

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL DEVELOPMENT PLAN CONSENT	----	----	----
PROVISIONAL BUILDING RULES CONSENT	16/5/06	2	----
LAND DIVISION (TORRENS / STRATA)	----	----	----
PUBLIC SPACE	N/A	----	----
OTHER	N/A	----	----
DEVELOPMENT APPROVAL	----	* See notes	----

If applicable, the details of the building classification and the approved number of occupants under the Building Code are attached.

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

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of land until you have also received notification of a Development Approval.

Signed:

Date: 16 May, 2006

( ) Development Assessment  
 Commission or Delegate  
 ( ) Council Chief Executive Officer or  
 Delegate  
 (\*) Private Certifier ( SB )

CITY OF MARY SHEETS ATTACHED

DEVELOPMENT SERVICES

17 MAY 2006

RECEIVED

20 Greenhill Road      Telephone 08 8273 0888  
 Wayville SA 5034      Facsimile 08 8273 0800  
 Postal PO Box 109      admin@katnichdodd.com.au  
 Goodwood SA 5034      www.katnichdodd.com.au

IAN DODD

Director

PETER HARMER

Director

VIC BARONE

Associate





PC30022

DEVELOPMENT ACT, 1993  
CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT

**BUILDING WORK:** DWELLING (3 STOREY) & GARAGE  
**SITE ADDRESS:** LOT 904 MARINER DRIVE, SHEIDOW PARK  
**APPLICANT:** FEARNLEY  
**OWNER:** FEARNLEY  
**CLASSIFICATION:** 1a & 10a  
**DEVELOPMENT NO:** 100/430/2005

## CONDITIONS

1. The roof trusses for the sheet roof shall :

- be a proprietary product designed using certified software and manufactured by a licensed manufacturer to the provisions of AS1720.1 and AS1649,
- have the top and bottom chords and webs restrained in accordance with the requirements of the truss design parameters
- where purlins are joined they shall be spliced to provide continuity,
- where purlins terminate at a truss (ie gable truss, hip truss, etc) the purlins shall either continue past the face of the truss by at least 75mm or the truss shall be provided with blocking, spacers or equivalent
- where bottom chord and web restraints are joined they shall be overlapped at the truss (with the ends continuing past the face of the truss by at least 75mm)
- be provided with top and bottom chord bracing in accordance with AS4440 and the manufacturer's specification,
- be stored, erected and installed in accordance with AS4440 and the manufacturer's specification,

BCA-P2.1

2. Engineers design calculations for the 1700mm screen balustrade shall be submitted and approved to the satisfaction of the certifier prior to such work being commenced.

BCA-P2.5.1/Part 3.9.1

## Notes

This consent is issued on the understanding that the stairs and balustrade will be manufactured and installed by "Top Stairs and Staff" to their design and in accordance with BCA 3.9.1 & 3.9.2 of the Building Code of Australia. If there is any change to this arrangement an amended consent will be required. Treads shall have a non-slip finish or a suitable non-skid strip near the edge of the nosings.

This consent is issued on the understanding that the proprietary type materials and products as specified either on the architectural plans or specification are to be selected and installed in accordance with the manufacturers recommendations and relevant standards

The following energy efficiency construction requirements shall be complied with

- Reflective insulation and bulk insulation shall comply with BCA Part 3.12 and 3.12.1.1
- The glazing system shall have the performance characteristics (U-Value/SHGC) required by BCA Table 3.12.2.1 for single clear glass.
- The hot water supply system shall comply with Section 8 of AS/NZS 3500.4 or Clause 3.38 of AS/NZS 3500.5.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

The retaining wall less than 1000 mm high on the site boundary is pursuant to Schedule 3 deemed *not to be development* however under the provisions of Section 60 and Regulation 75 the associated excavation/ filling is deemed to be building work which affects the stability of the adjoining land and requires notice to be served on the adjoining owner.

Sleepers used in the construction of the retaining walls shall be:

- If timber; designed in accordance with AS 1720, of the correct durability class for timber in contact with the ground and resistant to termite attack, and
- If concrete, designed and detailed in accordance with AS 3600 Concrete Structure Code.

The owner of the land on which domestic building work is to be performed must ensure that a certificate of insurance in relation to that work is lodged with the Council if the value of the contract is \$12,000 or more. (Refer to Reg 21) In the case of owner builders the insurance applies to each individual contract with a value of \$12,000 or more including (if applicable) any contract by a person with a builder's licence engaged to supervise the building work.

The person proposing to undertake building work on land (or who is in charge of such work) is warned of their obligation to give the Council notice at stages prescribed in Regulation 74.

A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A.

Regulation 83AB requires a *Statement of Compliance* for Class 1a buildings to be provided upon completion to the relevant authority by the licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates (or if there is no such licensed building work contractor- a registered building work supervisor or private certifier) all in accordance with the attached pro-forma, which must also be signed by the owner of the relevant land, or by someone acting on his or her behalf.

All steelwork, including wall ties and lintels in the masonry and metal bracing and tie downs shall be protected against corrosion in accordance with AS1684 and AS3700 if the dwelling is within 10 kilometres of a surf coast (note AS3700 requires the use of stainless steel masonry wall ties, M4 mortar and lintels to durability class R4 where within 1km of a surf coast).

The location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to siteworks commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3 of AS 2870)

The method of stormwater disposal must not result in the entry of water into any building or on to the land of any adjoining owner without their consent.

AS3660.1- 'Termite Management - New Building Work', sets out methods for minimising the risk to new buildings from damage to their structural members by subterranean termites by deterring concealed entry by termites from the soil to the building. A termite barrier system constructed in accordance with this standard can not prevent termite attack, as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspections which need to be carried out at intervals not exceeding 12 months to reduce the risk of termite damage. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection; and the date of installation of the system; and where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and the need to maintain and inspect the system on a regular basis.

The roof trusses shall be stored, erected, installed and braced in accordance with AS4440, the manufacturers specifications and good trade practice. Particular attention should be paid to the co-ordination of trades to ensure that chord and web restraints are provided in accordance with the truss design parameters and the top and bottom chords are braced in accordance with AS4440 and the manufacturers specifications

The design software used in the design of the trusses should be certified by an independent technical expert in accordance with Regulations 85 & 88 as complying with the provisions of Part 2.1 of the BCA.

It is recommended that regular inspection of the roof trusses, particularly at high load areas such as girder trusses, are conducted by a suitably qualified person as per Workplace Services Hazard Alert, July 2002.

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanised, stainless steel or monel metal.

The assessment of the timber framing has been based on the understanding that the timber to be used for all structural elements has a minimum joint strength group of J4 or JD4.

The footings have not been designed to take into account the effect of existing trees or planted trees located within a distance less than their zone of influence from the building whether they are on or outside of the allotment. If clarification is required, refer to the footing construction report or seek advice from the engineer.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owners attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

The articulation or control joints in the masonry walls shall be installed in accordance with the Site Investigation and Footing Construction Report.

Wet area details including floor grades, set-downs and water resistant surfaces shall comply with Minister's Specification SA F1.7-2004 & AS3740 Waterproofing of wet areas within residential buildings; including provision of drainage flanges.

All glazing shall be glazed in accordance with AS1288- 1994, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower.

This report does not imply compliance with the Electricity Act, 1996 as amended or the regulations there-under. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

**Katnich Dodd**  
Building Surveyors

**Ian Dodd**  
16 May, 2006



ADMINISTRATION CENTRE:  
245 STURT ROAD  
STURT S.A. 5047

POSTAL ADDRESS  
P.O. BOX 21  
OAKLANDS PARK S.A. 5046

OFFICE HOURS:  
MONDAY TO FRIDAY  
8.30A.M. TO 5.00P.M.  
TELEPHONE (08) 8375 6600  
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[www.marion.sa.gov.au](http://www.marion.sa.gov.au)

## DECISION NOTIFICATION FORM DEVELOPMENT ACT 1993

**DEVELOPMENT APPLICATION**    **NUMBER:** 100/1741/2006  
**DATED:** 18/07/2006  
**REGISTERED ON:** 26/07/2007

<b>TO:</b>	P and S Fearnley C/- PBS Australia 607 Marion Road South Plympton SA 5038
------------	--

<b>LOCATION OF PROPOSED DEVELOPMENT</b>	
16 Mariner Drive Sheidow Park 5158 Lot: 904 DP: 63519 CT: 5910/940	

<b>DESCRIPTION OF PROPOSED DEVELOPMENT</b>	
Swimming Pool	

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

<b>NATURE OF DECISION</b>	<b>DECISION</b>	<b>DATE OF DECISION</b>	<b>NUMBER OF CONDITIONS</b>
Development Plan Consent	Granted	09/07/2007	2
Building Rules Consent	Granted (by Private Certifier)	18/07/2007	1
<b>DEVELOPMENT APPROVAL</b>	Granted	30/07/2007	3

The building classification under the Building Code is Class 10B.

Conditions imposed on this consent 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' and on the back of this page.



ADMINISTRATION CENTRE:  
245 STURT ROAD  
STURT S.A. 5047

POSTAL ADDRESS  
P.O. BOX 21  
OAKLANDS PARK S.A. 5046

OFFICE HOURS:  
MONDAY TO FRIDAY  
8.30A.M TO 5.00P.M.  
TELEPHONE (08) 8375 6600  
FACSIMILE (08) 8375 6699  
EMAIL. council@marion.sa.gov.au  
www.marion.sa.gov.au

**DEVELOPMENT APPLICATION NUMBER:** 100/1741/2006

**APPLICANT:** P and S Fearnley

**LOCATION:** 16 Mariner Drive Sheidow Park 5158

Lot: 904 DP: 63519 CT: 5910/940

Swimming Pool

Development Approval Granted

30/07/2007

#### **DEVELOPMENT PLAN CONSENT**

GRANTED

##### Reasons For Decision:

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

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.

##### Conditions of Consent:

- (1) The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No.100/1741/2006 except when varied by the following conditions of consent.
- (2) All ancillary swimming pool plant/equipment shall be located a minimum 5.0 metres from any adjoining neighbouring dwelling and shall be contained within a sound reducing enclosure.

#### **BUILDING RULES CONSENT**

GRANTED

##### Conditions of Consent:

Please refer to the attached copy of your Private Certifier's Building Rules Consent for Conditions of Consent (if applicable).



ADMINISTRATION CENTRE:  
245 STURT ROAD  
STURT S.A. 5047

POSTAL ADDRESS  
P.O. BOX 21  
OAKLANDS PARK S.A. 5046

OFFICE HOURS:  
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TELEPHONE (08) 8375 6600  
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EMAIL [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)  
[www.marion.sa.gov.au](http://www.marion.sa.gov.au)

## NOTES:

### General:

- a) When Council operations are required within the easement, any costs related to dismantling, removal, and subsequent re-assembling, re-installation, re-instatement of the above structures is to be borne by the property owner.
- b) The City of Marion does not except liability for any damage or loss to the encroachment as a result of Council's operations within the easement or due to the settlement of the trench back fill or surrounding ground.
- c) The City of Marion reserves its right to carry out maintenance on the storm water drain when required.
- d) Any damage to City of Marion infrastructure during construction or at a later date as a result of the encroachment will be repaired at the cost of the owner.
- e) Any costs resulting from damage (eg flooding) to other properties served by the Council's storm water pipe in the easement which results from damage attributable to the actions of the property owner or his encroachment shall be borne by the property owner.

- (1) In undertaking the subject development the applicant should consider the retention of any existing trees and the replacement of any removed with suitable species in appropriate locations.
- (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) Council requires notification on completion of the swimming pool and pool safety barrier.

### 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 0300.



ADMINISTRATION CENTRE:  
245 STURT ROAD  
STURT S.A. 5047

POSTAL ADDRESS  
P.O. BOX 21  
OAKLANDS PARK S.A. 5046

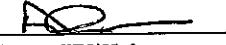
OFFICE HOURS:  
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EMAIL [council@marion.sa.gov.au](mailto:council@marion.sa.gov.au)  
[www.marion.sa.gov.au](http://www.marion.sa.gov.au)

Approval Timeframes:

(1) The proposed development must:

- be substantially commenced within twelve months from the date full Development Approval is granted; and
- be completed within three years of full Development Approval being granted

noting that the operative date of any consent or approval, is subject to any appeal where applicable being finally determined.

Signed:	 Alex Wilkinson Authorised Officer
Date:	31/07/2007

Cc:

P & S A Fearnley  
36 Holdfast Drive  
Sheidow Park SA 5158

Freedom Pools  
1-3 Dewer Avenue  
Ridgehaven SA 5097

COUNCIL COPY

## DECISION NOTIFICATION FORM

DEVELOPMENT NO.: 100/1741/2006

REFERENCE NO.: PBS/9723

DEVELOPMENT APPLICATION: Dated:

Registered On: 11.8.07

To: Freedom Pools  
1-3 Dower Avenue  
RIDGHAVEN SA

### LOCATION OF PROPOSED DEVELOPMENT

Street No.: 16 Lot No.:  
Street: Mariner Avenue Suburb: SHEIDOW PARK SA 5158

### NATURE OF PROPOSED DEVELOPMENT

Swimming Pool and Safety Fencing.

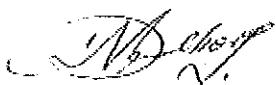
### IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	9.7.07	TWO		
Building Rules Consent	18.7.07	ONE		
Development Approval				

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

This building has been assigned a classification 10b for the purposes of Section 66 of the Development Act.

Dated: 18 July 2007  
Signed: Dave Vandborg



Building Surveyor

DEVELOPMENT SERVICES

26 JUL 2007

RECEIVED

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

## **PROVISIONAL BUILDING RULES CONSENT CONDITIONS**

1. Design, construction & performance of fences, gates, retaining walls, windows, doorsets and balconies intend to form part of a barrier that will restrict the access of young children to swimming pools are to comply with the Building Code of Australia Part 3.9.3 and Australian Standard AS1926.1-1993 (examples of suitable design attached). These barriers are to be erected prior to placing water in the swimming pool.

## **PROVISIONAL BUILDING RULES CONSENT NOTES**

1. Notification by the owner must be given to the Council at the following stages:
  - One business day's notice of the intended commencement of building work on the site,And
  - One business days notice of the completion of the building work.
2. Notification of proposed excavation may be required to be given to the adjoining owner pursuant to Regulation 75(1). (Regulation attached)
3. Unless specifically detailed in the Consent the pool is approved on the basis that no buildings or other such structures are to be built within a distance equal to the depth of the pool.
4. Your attention is draw to the specifications provided by the design engineer for the construction of In-ground Fibreglass Swimming Pools in particular:-
  - Notification of variation of soil types, and
  - Excavation and site grading

N.B. attachments intended for the Applicant only. Attachments included are;

- Development Regulation 1993 – Regulation 753
- Typical examples of safety fencing (Building Code of Australia Figure 3.9.3.1)
- Is your swimming pool kid safe? Brochure provided by Planning SA



ISSUED  
TO

CERTIFICATE NO.

6707

P & S FEARNLEY 36 HOLDFAST DR SHEIDOW PK 5158	Referred to as "the customer"
Commencement Date of Contract	
NOV 2006	

The Schedule attached to and forming part of WATERTIGHT BENEFITS POLICY

LOCATIONS OF WORK	LOT 904 MARINER DR SHEIDOW PK		
TYPE OF POOL CONTRACT	FIBREGLASS	VALUE OF CONTRACT	\$22000
ESTIMATED DATE OF COMMENCEMENT OF CONTRACT	NOV 2006	HOW LONG DOES THE WATERTIGHT BENEFITS POLICY COVER LAST Your contract is covered from the time your "Certificate of watertight benefits" is issued until the contract is completed (subject to the contract being completed within 12 months from the date of issue). Completion of the contract is usually defined within the contract itself, being when the pool or spa is filled with water and chemical treatment.	
NAME OF CONTRACTOR	FREEDOM POOLS 1 DEWER AV RIDGEHAVEN 5097		

Limit of Liability	\$20,000 (refer to conditions overleaf)
--------------------	---

SIGNED:

DATE: 23/10/07

READ IMPORTANT INFORMATION OVERLEAF:

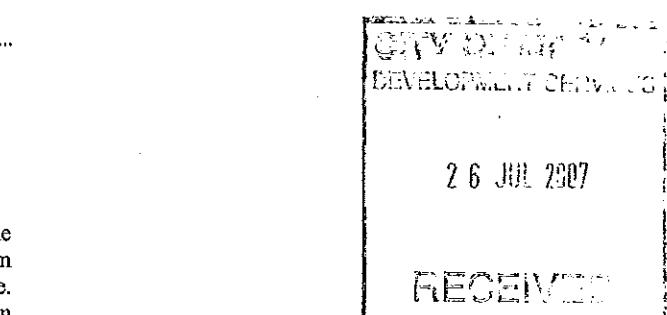
Important information about goods and Service Tax

This Policy has provision for payment of Goods and Services Tax

- By you in relation to fees

- By us in relation to claims

"Goods and Services Tax", "GST" and "Input Tax Credit" have the same meaning as given to those expressions in A New Tax System (Goods and Services Tax) Act 1999 as amended from time to time. "Taxable Percentage" is your entitlement to an input Tax Credit on your fees as a percentage of the total GST in respect of your claim less any input this amount in addition to the sum limit of liability shown in the Certificate where our settlement of your claim is less than the total loss, we will only pay your liability for GST (less your entitlement to any input Tax Credit) applicable to the settlement. This means that if your sum of limit of liability is not sufficient to cover your loss, we will only pay GST that relates to our settlement to your claim. You must advise us of your correct Taxable Percentage. Any GST liability arising from your in correct advise is payable by you.



Swimming Pool & Spa Association  
of

South Australia Inc.  
30 Kensington Road  
Rose Park S.A. 5067  
Phone: (08) 8364 4211  
Fax: (08) 8331 0150

WHAT DO I DO IF THERE IS A CLAIM?

If you become aware of any circumstances which may give rise to a claim you must advise the Swimming Pool & Spa Association of S.A. Inc. office, in writing, as soon as possible.

FORM 2  
BUILDING INDEMNITY INSURANCE CERTIFICATE

(Building Work Contractor Act 1995, section 34)  
6707

Certificate Number .....

A policy of insurance that complies with Division 3 of Part 5 the Building Work Contractors Act 1995 has been issued by:

**SWIMMING POOL & SPA ASSOCIATION OF SOUTH AUSTRALIA INC.**  
**P &S FEARNLEY**

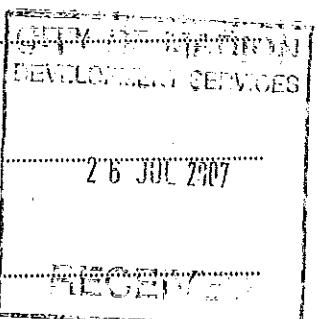
In favour of: .....

**CONSTRUCTION OF FIBREGLASS POOL AT**

In respect of: .....

**LOT 904 MARINER DR SHEIDOW PK**

Commencement Date: **NOV 2006**



To be carried out by .....

**1 DEWER AV RIDGEHAVEN**

Dated the **28TH** Day of **JULY** **2007** 6

Signed by .....

A handwritten signature in black ink, appearing to read "P. Fearnley".

For and behalf of

**SWIMMING POOL & SPA ASSOCIATION OF SOUTH AUSTRALIA INC.**

**DECISION NOTIFICATION FORM  
DEVELOPMENT ACT 1993**

<b>TO:</b>	Utter Gutters 500 North East Road WINDSOR GARDENS SA 5087
------------	---

**DEVELOPMENT APPLICATION**      **NUMBER:** 100/648/2015  
**DATED:** 16/04/2015  
**REGISTERED ON:** 16/04/2015

<b>LOCATION OF PROPOSED DEVELOPMENT</b>
16 Mariner Drive SHEIDOW PARK 5158 Lot: 904 DP: 63519 CT: 5910/940

<b>DESCRIPTION OF PROPOSED DEVELOPMENT</b>
Dwelling Addition - Verandah

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

<b>NATURE OF DECISION</b>	<b>DECISION</b>	<b>DATE OF DECISION</b>	<b>NUMBER OF CONDITIONS</b>
Development Plan Consent	Not Required	N/A	-
Building Rules Consent	Granted (by Private Certifier)	09/04/2015	1
<b>DEVELOPMENT APPROVAL</b>	Granted	16/04/2015	1

The building classification under the Building Code is Class 10A

Conditions imposed on this consent 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' and on the back of this page.

**DEVELOPMENT APPLICATION NUMBER:** 100/648/2015  
**APPLICANT:** Utter Gutters  
**LOCATION:** 16 Mariner Drive SHEIDOW PARK 5158  
Lot: 904 DP: 63519 CT: 5910/940  
**DESCRIPTION OF DEVELOPMENT:** Dwelling Addition - Verandah  
**DECISION:** Development Approval Granted  
**DATE OF DECISION:** 16/04/2015

## DEVELOPMENT PLAN CONSENT

● Not required pursuant to Schedule 1A of the Development Regulations 2008.

## BUILDING RULES CONSENT

GRANTED

### Conditions of Consent:

Please refer to the attached copy of your Private Certifier's Building Rules Consent for Conditions of Consent.

## NOTES:

### General:

- (1) 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.
- (2) The proposed development may affect the stability of adjoining land. Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 2008 prescribe that your neighbour has a right to be notified by you 28 days prior to you undertaking the development. This is to enable your neighbour to obtain a report for which you are obliged to pay, that specifies any work that is required to be undertaken to ensure the stability of your neighbour's property is maintained during and following the undertaking of the work you propose. You should make yourself aware of these requirements before proceeding.

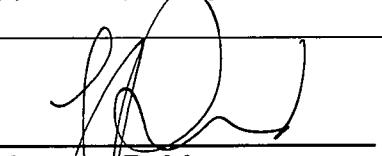
Appeal Rights:

(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 0300.

Approval Timeframes:

(1) The proposed development must:

- be substantially commenced within twelve (12) months from the date full Development Approval is granted; and
- be completed within three (3) years of full Development Approval being granted, noting that the operative date of any consent or approval is subject to any appeal (where applicable) being finally determined.

Signed:	 _____ Joanne Reid Delegate
Date:	16/09/2015

Cc:

Mr Philip Fearnley  
16 Mariner Drive  
SHEIDOW PARK SA 5158

## DECISION NOTIFICATION FORM

DEVELOPMENT NO.:

PBS REFERENCE NO.: 35130

DEVELOPMENT APPLICATION Received: 9 April 2015

To: Utter Gutters  
500 North East Road  
WINDSOR GARDENS SA 5087

### LOCATION OF PROPOSED DEVELOPMENT

16 Mariner Drive SHEIDOW PARK

### NATURE OF PROPOSED DEVELOPMENT

Verandah

### IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent				***
Building Rules Consent	9/04/2015	ONE		
Development Approval	<b>TO BE ISSUED BY COUNCIL</b>			

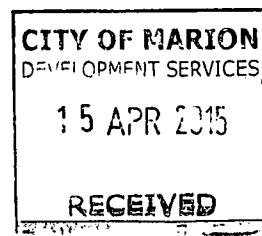
Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

This building has been assigned a classification 10a (verandah) for the purposes of Section 66 of the Development Act.

Dated: 9 April 2015  
Signed: Grant Riches



Building Surveyor / Private Certifier



NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

Y900 JMWU00

## NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.
2. You may have a right of appeal if this Notification is:  
A refusal, OR  
A consent or approval with conditions

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.

3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.

4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. Any new building or part thereof (except Class 1A and outbuildings) the subject of this approval/consent must not be occupied until a Certificate of Occupancy has been issued by Council or PBS Australia.

To facilitate the issue of the Certificate of Occupancy, the owner must lodge with the Council or PBS Australia a Written Statement from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

- (a) public electricity source;
- (b) public water supply;
- (c) public sewer;
- (d) septic tank effluent drainage system;
- (e) public telecommunications system;
- (f) other service or facility provided by a public authority or utility

have been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.

6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211

## **BUILDING RULES CONSENT CONDITIONS**

- 1 The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.

## **BUILDING RULES CONSENT NOTES**

- 1 Notification by the owner must be given to the Council at the following stages:
  - one business day's notice of the intended commencement of building work on the site, and
  - one business days notice of the completion of the building work.

Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.
- 2 All members of the community have a general environmental duty under the Environment Protection Act. The Environment Protection Agency Code of Practice for the Building and Construction Industry provides benchmarks of best practice and contains certain mandatory provisions for preventing contaminants entering the stormwater system.
- 3 Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business day's of the commencement of the building work.
- 4 This Consent does not, and shall not, be construed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of the Electricity Trust of South Australia's Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact the Electricity Trust of South Australia.
- 5 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.

Series No.	8425749
Prefix	1
AG	



NOTES

1. The file number is 8425749A.



LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

*SM Main*

Solicitor/Licensed Land Broker/Applicant  
STUART MAIN

BELOW THIS LINE FOR OFFICE USE ONLY

Date 9/4/1998	Time 14:35		
FEES			
R.G.O.	POSTAGE	ADVERT	NEW C.T.
76			

*EF\$76**9 MAR 1998**PTU 8425749A**BC 6/2*

25 EXAMINATION 373

CORRECTION	PASSED
28/2/98	<i>S</i>

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: JOHN THEODOR

AGENT CODE

*MACEY*

Correction to:

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

ITEM CTRLS REF.	AGENT CODE
53041220	<i>MACEY</i>
40871839	

SPSA 002359

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

1. 40831839 (5304/220) ✓  
 2. 40871839  
 3.  
 4.  
 5.

*JB*

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.  
 2.  
 3.  
 4.  
 5.

12 MAR 1998  
REGISTERED ...../...../19

*Malay Pr* 

REGISTRAR-GENERAL

DATED 1<sup>ST</sup> DECEMBER 1997

BETWEEN:

**CITY OF MARION**

of the one part

and

**PERRY BARR PTY LTD**  
(ACN 007 583 691) and  
**WOODEND PARK PTY LTD**  
(ACN 007 583 717)

of the other part

**LAND MANAGEMENT AGREEMENT**

**BY**

**DEED**

Stuart Main and Associates  
6th Floor, 111 Gawler Place  
Adelaide SA 5000  
Telephone: (08) 8410 4991  
Facsimile: (08) 8231 4239

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28/07/97  
smm/co

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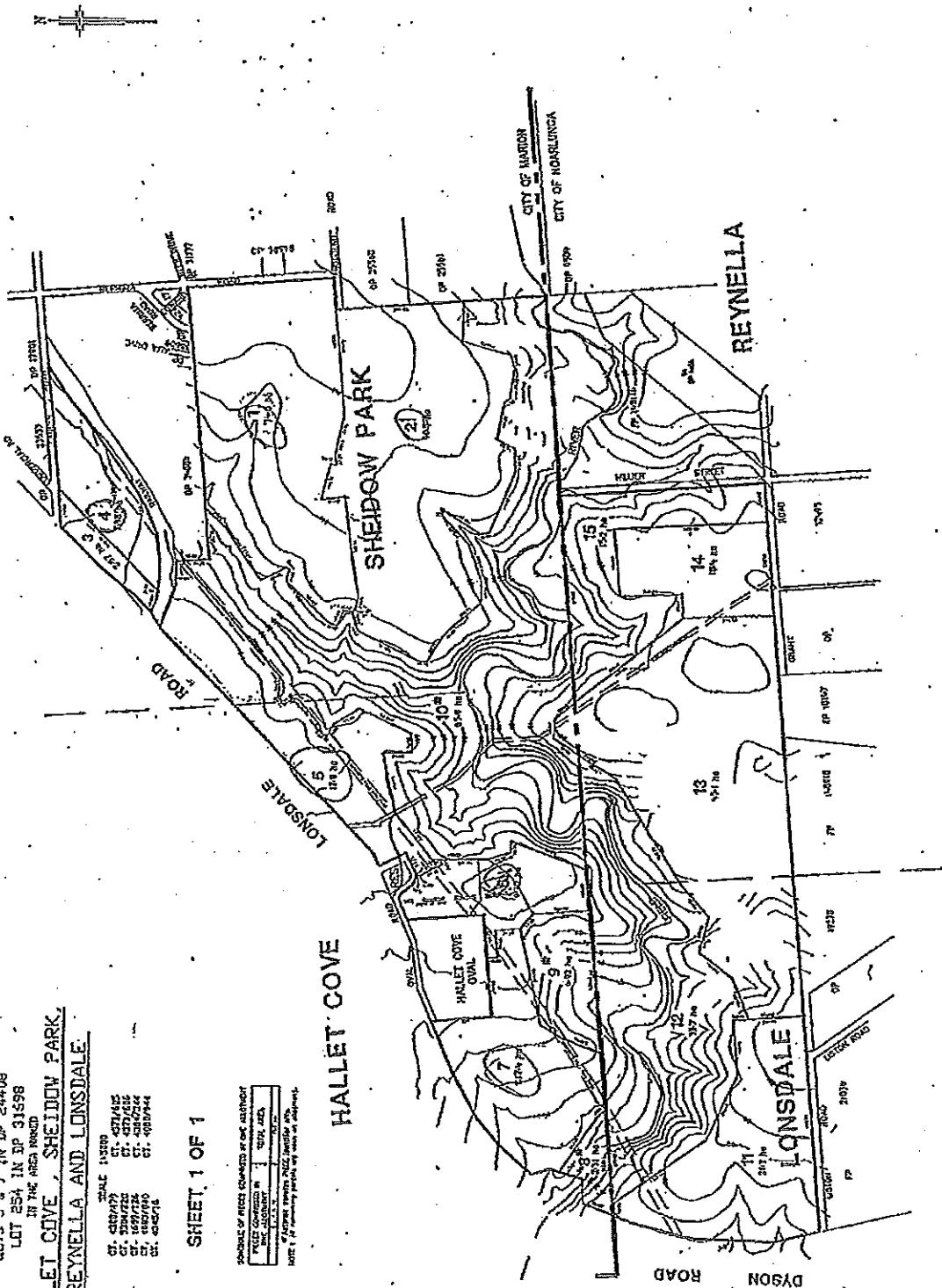
Proposed Plan of Division  
HUNDRED OF ANDARLUNA  
SECS. 197, 507 & 520  
PT. SECS. 489, 486, 519, 511 & 574  
LOT COMPRISING PIECES 91 & 242 IN  
LOTS 5 & 7 IN DP 2446  
LOT 254 IN DP 31598  
IN THE AREA RECORDED  
HALLET COVE, REYNELLA AND LINDSTADLE,  
REYNELLA, AND LINDSTADLE.

HALLET COVE, SHEILDOW PARK,  
IN THE AREA RECORDED  
LOT 254 IN DP 31598  
WILDS 3 & 7 IN DP 24408

SHEET 1 OF 1

PRICES CONSIDERED IN PMC ALLOWANCE	
PMC ALLOWANCE	RS. 100/-

of APMC members prices, including all adjustments  
of APMC members prices, including all adjustments.



THE DRAWINGS SHOWN HEREON ARE SUBJECT TO SURVEY AND APPROXIMATE ONLY.

ପ୍ରକାଶକ ପରିଷଦ୍ୟ ପାତାରେ ପରିବର୍ତ୍ତନ କରିବାକୁ ପରିବର୍ତ୍ତନ କରିବାକୁ ପରିବର୍ତ୍ତନ କରିବାକୁ

Digitized by srujanika@gmail.com

THE COMMON SEAL of the said  
PERRY BARR PTY LTD  
was hereunto affixed  
in the presence of: )

*J. P. Treloar*



THE COMMON SEAL of the said  
WOODEND PARK PTY LTD  
was hereunto affixed  
in the presence of: )

*J. P. Treloar*



The Owners HEREBY CERTIFY pursuant to Section 57(4) of the Development Act 1993 that no other person has a legal interest in the subject land.

*Jane E. Wynne*  
for PERRY BARR PTY LTD

*Jane E. Wynne*  
for WOODEND PARK PTY LTD

3.10. The Owner hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses of and incidental to the negotiation preparation stamping and registration of this Deed and the implementation including the enforcement of its terms.

3.11. The requirements of this Deed are at all times to be construed as additional to the requirements of the Development Act, 1993 and any other legislation affecting the subject land.

3.12. Each party shall do and execute all such acts documents and things as shall be necessary to ensure that this Deed is noted against the Certificates of Title for the Residential Subplots pursuant to the provisions of Section 57(5) of the Development Act 1993 in priority to any other registrable interest in the subject land save and except for the estate and interest of the Owner therein.

3.13. If the development approvals proposed to be granted by the Council with respect to the Proposal Plan or the residential lots cease to operate pursuant to Section 40(2) of the Act or are cancelled pursuant to Section 43 of the Act then in either event the Council shall upon the request of the Owner and at the cost of the Owner in all things execute and lodge with the Registrar-General an application to rescind this Deed.

3.14. The Council shall use its best endeavours to expeditiously prepare a Plan Amendment Report (or vary an existing Plan Amendment Report) to amend the provisions of the Council Development Plan relating to complying development within the Residential (Worthing Mine) Zone.

3.15. After authorisation of the Plan Amendment Report referred to in Clause 3.14 hereof the Council shall upon the request of the Owners and at the cost of the Owners in all things execute and lodge with the Registrar General an application to rescind this Deed.

IN WITNESS whereof the parties hereto have executed this Deed.

THE COMMON SEAL of )  
the CITY OF MARION )  
was hereunto affixed )  
in the presence of: )

*Alister Harris*  
.....  
.....

Mayor

City Manager



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25/07/97  
smm/ce

7 of 9

- 3.2 The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the Residential Superlots or residential lots for the purpose of:
  - 3.2.1 inspecting the Residential Superlots or residential lots and any building or structure thereupon;
  - 3.2.2 exercising any other powers of the Council under this Deed or pursuant to law.
- 3.3 If the Owners are in breach of any provision of this Deed, the Council may, by notice in writing serviced on the Owners, specify the nature of the breach and require the Owners to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owners fail so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may enter and perform any necessary works upon the Residential Superlots or residential lots and recover any costs thereby incurred from the Owners.
- 3.4 If in a notice referred to in Clause 3.3 hereon the Council requires the removal of a building or structure from the Residential Superlots or residential lots the Council and its servants or agents are hereby authorised and empowered by the Owners to enter and remove the building or structure from the Residential Superlots or residential lots and to dispose of it in any manner determined by the Council provided that if the building or structure shall have any monetary value then the Council shall use its best endeavours to realise that monetary value and shall after the disposal account to the Owners and pay to them the realised value less all expenses incurred.
- 3.5 This Deed may not be varied except by a supplementary deed signed by the Council and the Owners.
- 3.6 The Council may waive compliance by the Owners with the whole or any part of the obligations on the Owners' part herein contained provided that no such waiver shall be effective unless expressed in writing and signed by the Council.
- 3.7 This Deed contains the whole agreement between the parties in respect of the matters referred to herein.
- 3.8 Notice shall for the purposes of this Deed be properly served on the Owners if it is:
  - 3.8.1 posted to the Owners' last address known to the Council; or
  - 3.8.2 affixed in a prominent position on the relevant Residential Superlots or residential lots.
- 3.9 The Council may delegate any of its powers under this Deed to any person pursuant to Division V of Part III of the Local Government Act 1934 or pursuant to the Act.

dwellings for at least two hours between 9:00am and 3:00pm on 21 June.

2.2.8 Development should be designed so that as much stormwater as possible is retained on the development site through the application of an appropriate range of the following techniques:

- (a) the collection of roof run-off in rainwater tanks;
- (b) the use of rainwater for domestic purposes;
- (c) the direction of roof run-off onto garden areas; and
- (d) the design of paved areas so that stormwater is directed onto garden areas.

2.2.9 Each dwelling should have provision for car parking on the site of the dwelling at the rate of not less than 0.5 spaces per bedroom (or room that may be used as a bedroom) plus 0.5 spaces per dwelling. Where a second car park is provided in a tandem arrangement on a driveway, then the driveway gradient should be not more than 1-in-10.

2.2.10 The frontage of a dwelling, other than the driveway area should be landscaped to the reasonable satisfaction of the Council within 6 months of the occupation of the dwelling. Landscaping may comprise a combination of vegetation and paved surfaces, however paving should not constitute more than half of the area between the site frontage and the forward-most building alignment of a dwelling. Driveway width should not exceed 50 percent of the frontage of the site.

2.2.11 Development should seek to preserve and maintain existing mature vegetation, and in particular, vegetation which provides a screening effect between sites shall only be removed or cut back to facilitate the establishment of buildings that otherwise comply with the terms of this Deed..

### 3. Miscellaneous Provisions

3.1 The Owners shall not grant any lease or licence easement or other right of any nature whatsoever which may give any person the right to possession or control or entry upon the Residential Superlots or residential lots upon any terms whatsoever unless such grant shall be expressed in writing and shall contain as an essential term thereof a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do any act matter or thing upon the Residential Superlots or residential lots which would constitute a breach of the provisions of this Deed if such act matter or thing were done or omitted to be done by the Owners.

by four metres should be provided immediately adjacent to that northern boundary.

A northern boundary is defined as any site boundary having a bearing of between 45 degrees and 135 degrees of true north and located at the northern extremity of the site.

2.2.3 Up to 15 metres of side walls of single-storey dwellings may be located on one side boundary of a site, provided that:

- (a) the side wall is not higher than 3.5 metres above natural ground level;
- (b) the gradient of the natural surface level of the site is less than 1-in-10 in any direction; and
- (c) the set-back to the other side boundary is a minimum of one metre.

2.2.4 Open-sided carports, verandahs and pergolas which require development approval may be located on one side boundary of a site, provided that the structure does not exceed three metres in height on the boundary.

2.2.5 Development should be designed to relate to the slope of the land, so that:

- (a) the amount of cutting and filling of the natural ground profile is minimised; and
- (b) the need for retaining walls is avoided, or the height of retaining walls is minimised.

2.2.6 Development should be designed to minimise energy use for heating, cooling and lighting through the application of an appropriate range of the following techniques:

- (a) use of windows to maximise absorption of heat from the sun in winter on north and east building surfaces;
- (b) use of deciduous trees, pergolas, verandahs and awnings to allow penetration of heat from the sun in winter yet provide shade in summer;
- (c) avoidance of large windows on south and west facing building surfaces, other than in buildings which can take advantage of views; and
- (d) avoidance of overshadowing of windows on the north and east faces of neighbouring buildings, and surfaces used for the collection of solar energy.

2.2.7 Development should be sited so that sunlight is available to the northern facade of the development and any adjacent existing

- (e) Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively.
- (f) Words importing any gender shall include every gender.
- (g) Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally.
- (h) Any clause headings or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Deed.

1.3 If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law THEN and in such case the parties hereby request and direct such court to sever such provision from this Deed.

1.4 The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.

2. The Owner's Obligations

- 2.1 This Deed is conditional upon the Registrar General depositing a plan of division in the Lands Titles Registration Office pursuant to Section 223 I e of the Real Property Act 1886 in essentially the same form as the Proposal Plan and the Council granting an effective development approval for the creation of the residential lots.
- 2.2 In respect of a residential lot, the Owners shall not undertake development of a kind described as complying in the Council Development Plan without the prior written consent of the Council unless such development meets the following criteria, where relevant:
  - 2.2.1 To ensure a reasonable separation between dwellings and to minimise the potential for overshadowing of adjacent dwellings, the following boundary set-backs apply:
    - (a) single-storey development, or single-storey components of a development, should be located no less than one metre from side (unless located on the boundary) and rear boundaries; and
    - (b) two-storey development, or two-storey components of a development, should be located no less than three metres from side and rear boundaries.
  - 2.2.2 To allow maximum access to solar energy the minimum set-back of a dwelling from its northern boundary should be three metres, unless the building form does not permit a three metre set-back (as may be the case for semi-detached dwellings), in which case, a courtyard capable of containing a rectangle of six metres

- G. The parties wish to manage the quality and design of development on the residential lots, where such development is complying development pursuant to the Act, by introducing further conditions which must be satisfied by such development in addition to the conditions applicable to complying kinds of development.
- H. Pursuant to the provisions of Section 57(2) of the Act and generally the Owners have offered to enter into this Deed with the Council relating to the management preservation and conservation of the Residential Superlots.
- I. This is intended to be an interim measure until improved management of the residential lots can be effected by a Plan Amendment Report prepared by the Council pursuant to the Act to amend the provisions of the Council Development Plan relating to complying development within the Residential (Worthing Mine) Zone.
- J. No other persons have a legal interest in the Residential Superlots.

**NOW THIS DEED WITNESSETH as follows:**

**1. Interpretation**

- 1.1 The parties acknowledge that the matters hereinbefore recited are true and accurate and agree that they shall form part of the terms of this Deed.
- 1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:
  - (a) Words and phrases used in this Deed which are defined in the Act shall have the meanings ascribed to them by that Act.
  - (b) References to any statute or subordinate legislation shall include all statutes and subordinate legislation amending consolidating or replacing the statute or subordinate legislation referred to.
  - (c) The term "the Owners" where the Owners include a company includes its successors, assigns and transferees and where the Owners include a person, includes his heirs, executors, administrators and transferees and where the Owners consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of an estate in fee simple in the Residential Superlots subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Title thereof.
  - (d) The term "person" shall include a corporate body.

THIS DEED is made the 1<sup>st</sup> day of DECEMBER 1997.

BETWEEN: CITY OF MARION of 245 Sturt Road, Sturt SA 5047 in the State of South Australia (hereinafter with its successors and assigns called "the Council") on the one part.

AND: PERRY BARR PTY LTD (ACN 007 583 691) and WOODEND PARK PTY LTD (ACN 007 583 717) both of 68 Greenhill Road, Wayville SA 5034 in the said State (hereinafter with their executors administrators successors and assigns as the case may be called "the Owners") of the other part.

WHEREAS:

A. PERRY BARR PTY LTD is the registered proprietor of an estate in fee simple in the whole of the land comprised in Certificate of Title Register Book:

VOLUME 1699 FOLIO 126	1.A. STAMP DUTY PAID	\$10.00
VOLUME 4083 FOLIO 840	ORIGINAL STAMPED (Copy 1 of 1)	
VOLUME 4308 FOLIO 479	12/12/97 131244	17.597.1
VOLUME 4345 FOLIO 16	1250	
VOLUME 5304 FOLIO 220		

B. WOODEND PARK PTY LTD is the registered proprietor of an estate in fee simple in the whole of the land comprised in Certificate of Title Register Book:

VOLUME 4080 FOLIO 944  
VOLUME 4371 FOLIO 605  
VOLUME 4371 FOLIO 606  
VOLUME 4384 FOLIO 344

C. The Owners have jointly applied to the Council for approval pursuant to the Development Act 1993 (hereinafter called "the Act") to divide the land referred to in Recitals A and B which land is contiguous and together constitutes a single development parcel (hereinafter called "the land").

D. By development application numbered 100/D035/96 the Owners have sought approval to divide the land into 13 lots (hereinafter called "Superlots" 1 to 13 respectively) the boundaries of which are related to the relevant land use zone boundaries designated in the Council Development Plan. A reduced copy of the plan of division the subject of this application is annexed hereto (hereinafter called "the Proposal Plan").

E. By a second development application numbered 100/D036/96 the Owners have sought approval to divide Superlots 1, 2, 4, 5 and 7 (hereinafter called "the Residential Superlots"), which correspond with the Residential (Worthing Mine) Zone, into a total of 1317 residential allotments (hereinafter called "the residential lots").

F. The parties acknowledge that certain kinds of development within the Residential (Worthing Mine) Zone are listed as a complying kind of development pursuant to the provisions of the Council Development Plan.

277 William Street  
Melbourne Vic 3000  
Tel: (03) 9627 1260

signed in my presence by

of  
who is either personally known to  
me or has satisfied me as to his/  
her identity, as attorney(s) for  
Westpac Banking Corporation

WESTPAC BANKING CORPORATION  
ABN 007 457 141

by its attorney(s)

775749A

Power of Attorney No.

FULL NAME: 277 William Street  
ADDRESS: 277 William Street  
BUSINESS PA No. Melbourne, Vic 3000  
Tel: (03) 9627 1260

JONATHAN SCOTT WATERS  
LEGAL ASSISTANT

APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT  
(Pursuant to Section 57(5) of the Development Act 1993)

To the Registrar General:

1. PERRY BARR PTY LTD (ACN 007 583 691) and WOODEND PARK PTY LTD (ACN 007 583 717) ("the Owners") both of 68 Greenhill Road, Wayville SA 5034 have entered into the attached Land Management Agreement dated the First day of December 1997 ("the Agreement") with CITY OF MARION of 245 Sturt Road, Sturt SA 5047 pursuant to Section 57(2) of the Development Act 1993 ("the Act").
2. The Agreement relates to the management preservation and conservation of portion of the land comprised in Certificate of Title Register Book:

VOLUME 1699 FOLIO 126  
 VOLUME 4083 FOLIO 840  
 VOLUME 4308 FOLIO 479 ✓  
 VOLUME 5304 FOLIO 220 ✓  
 VOLUME 5428 FOLIO 797 (formerly  
 Volume 4345 Folio 16)

VOLUME 4080 FOLIO 944  
 VOLUME 4384 FOLIO 344  
 VOLUME 5409 FOLIO 384 (formerly  
 Volume 4371 Folio 606)  
 VOLUME 5409 FOLIO 765 (formerly  
 Volume 4371 Folio 605)

being Lot 500 in DP 48858 formerly Lot 1 in the Proposal Plan annexed to the Agreement  
 and Lots 2, 4, 5 and 7 in the Proposal Plan annexed to the Agreement  
 ("the land").

5499  
 28/06/93

8/1

NOW THEREFORE the Owners apply pursuant to Section 57(5) of the Act to note the agreement against the relevant instruments of title of the land namely the certificates of title to issue for Lots 500, 501, 502, 504 and 505 in Deposited Plan 48858 and the certificates of title contained in VOLUME 4308 FOLIO 479 and VOLUME 5304 FOLIO 220 of the Register Book.

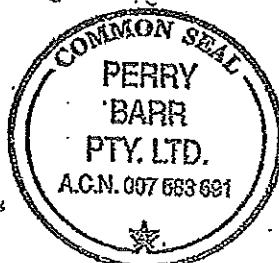
Dated the 14 day of December 1997.

NOW WHOLE OF THE LAND IS  
 DP VOL. 5499 FOL 954

THE COMMON SEAL of the said  
 PERRY BARR PTY LTD  
 was hereunto affixed  
 in the presence of:

*John Dawson*  
 Director/Secretary

Director



THE COMMON SEAL of the said  
 WOODEND PARK PTY LTD  
 was hereunto affixed  
 in the presence of:

*John Dawson*  
 Director/Secretary

Director



955  
 956  
 958  
 959

## Data Extract for Section 7 search purposes

Valuation ID 1054382301

**Data Extract Date:** 18/02/2025

**Parcel ID:** D63519 AL904

**Certificate Title:** CT5910/940

**Property Address:** 16 MARINER DR SHEIDOW PARK SA 5158

### Zones

Hills Neighbourhood (HN)

### Subzones

No

### Zoning overlays

#### Overlays

##### Affordable Housing

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

##### Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

##### 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 (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).**

No

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

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

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

## Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

- 8425749



**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No:

2648811

THE TRUSTEE FOR THE SPRULES FAMILY TRUS  
POST OFFICE BOX 115  
REYNELLA SA 5161

DATE OF ISSUE

19/02/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
10889296	P & S A FEARNLEY			
<b>PROPERTY DESCRIPTION</b>				
16 MARINER DR / SHEIDOW PARK SA 5158 / LT 904 D63519				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1054382301	CT 5910/940	\$1,175,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
<b>FINANCIAL YEAR</b>				
2024-2025				
<b>FIXED CHARGE</b>				
<b>+ VARIABLE CHARGE</b>				
<b>- REMISSION</b>				
<b>- CONCESSION</b>				
<b>+ ARREARS / - PAYMENTS</b>				
<b>= AMOUNT PAYABLE</b>				
\$ 50.00				
\$ 442.70				
\$ 272.60				
\$ 0.00				
\$ -220.10				
\$ 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

20/05/2025

See overleaf for further information



**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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**

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:

2648811

THE TRUSTEE FOR THE SPRULES FAMILY TRUS  
POST OFFICE BOX 115  
REYNELLA SA 5161

DATE OF ISSUE

19/02/2025

**ENQUIRIES:**

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

**OWNERSHIP NAME**  
P & S A FEARNLEY

**FINANCIAL YEAR**  
2024-2025

**PROPERTY DESCRIPTION**

16 MARINER DR / SHEIDOW PARK SA 5158 / LT 904 D63519

<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> (A "+" indicates multiple titles)	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
1054382301	CT 5910/940	\$285,000.00	0.0800 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>= AMOUNT PAYABLE</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** 20/05/2025



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

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

**Online at:**

**OR**

**By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

Account Number      L.T.O Reference      Date of issue      Agent No.      Receipt No.  
 10 54382 30 1      CT5910940      18/2/2025      793      2648811

OAKRIDGE CONVEYANCERS  
 PO BOX 115  
 OLD REYNELLA SA 5161  
 info@oakridgeconveyancers.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: P & SA FEARNLEY  
 Location: 16 MARINER DR SHEIDOW PARK LT 904 D63519  
 Description: 11HDGSP      Capital      \$1 175 000  
 Value:  
 Rating: Residential

### Periodic charges

Raised in current years to 31/3/2025

		\$
	Arrears as at: 30/6/2024	: 0.00
Water main available:	1/7/2004	Water rates : 235.80
Sewer main available:	1/7/2004	Sewer rates : 548.13
		Water use : 300.12
		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 : 1,084.05CR
		Balance outstanding : 0.00

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

Next quarterly charges:      Water supply: 78.60      Sewer: 182.71      Bill: 30/4/2025

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

The last Water Use Year ended on 24/04/2024.

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



Government of  
South Australia

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

I300 SA WATER  
 (1300 729 283)  
 ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)

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

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

SA Water advises this property is currently subject to an Encumbrance as at the date of issue of this certificate.



**Government of  
South Australia**

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

**I300 SA WATER**  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)

## South Australian Water Corporation

Name:  
P & SA FEARNLEY

Water & Sewer Account  
Acct. No.: 10 54382 30 1      Amount: \_\_\_\_\_

Address:  
16 MARINER DR SHEIDOW PARK LT 904  
D63519

---

### Payment Options

**EFT****EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1054382301



Biller code: 8888  
Ref: 1054382301

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: 1054382301



**Government of  
South Australia**

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

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)

SAWC Ref No: 05912/06  
Encumbrance No: 233450  
Account No: 1054382301  
Enquiries: N Trout  
Office Hours: 8:00am - 4.00pm  
Telephone: (08) 84636095  
Fax No: (08) 84102302  
Date: 16/08/2006

P & SA FEARNEY  
76 RAGAMUFFIN DR  
HALLETT COVE SA 5158

**NOTICE OF ENCUMBRANCE**  
**ENCROACHMENT ON EASEMENT**

Permission has been granted for the following encroachment on the sewerage easement at:  
16 MARINER DR SHEIDOW PARK LT 904 D63519

Authorised encroachment: 600 mm and 400 mm high retaining walls, filling, and paving and turf

Easements ensure that the corporation maintains free and unrestricted access for the construction and maintenance of mains and fittings. Encroachments are permitted subject to strict installation conditions and ongoing restrictions.

Encroachment conditions:

Any concrete flooring or paving installed within 0.6 metres on either side of the centre line of the main shall be laid as slabs of not more than 1.0 metres x 1.2 metres.

The level of the ground surface over the easement shall not be altered by excavation or filling without prior corporation approval.

No encroachment may be altered, added or relocated without prior corporation approval.

The corporation does not accept liability for any damage or loss to the encroachment as a result of corporation operations within the easement.

An encumbrance notice is hereby issued against the above property in respect of the authorised encroachment.