

ANNEXURE – A

PROPERTY INTEREST REPORT

Property Interest Report

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

Title Reference	CT 6262/163	Reference No. 2666221
Registered Proprietors	I M*GONZALEZ	Prepared 16/04/2025 12:08
Address of Property	73 AMBLEMEAD DRIVE, MOUNT BARKER, SA 5251	
Local Govt. Authority	MOUNT BARKER DISTRICT COUNCIL, THE DISTRICT COUNCIL OF MOUNT BARKER	
Local Govt. Address	PO BOX 54 MOUNT BARKER SA 5251, POST OFFICE BOX 54, MOUNT BARKER, SA 5251	

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

Table of Particulars

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

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

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

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title 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) <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
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7. Emergency Services Funding Act 1998

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

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

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

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

17. *Land Acquisition Act 1969*

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

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

Act

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

19. *Land Tax Act 1936*

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

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

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| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
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21. *Local Government Act 1999*

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Statewide Bushfire Hazards Overlay** - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).
- Code Amendment**
- 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 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 or phone PlanSA on 1800 752 664.
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for 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)**

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|------|---|---|
| 31.1 | Part 3 - Notice | Public Health in DHW has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply |
| 31.2 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply |
| 31.3 | <i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with) | Public Health in DHW has no record of any order affecting this title
also
Contact the Local Government Authority for other details that might apply |

32. **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
Contact the Local Government Authority for other details that might apply |

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

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| 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**

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

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|------|--|---|
| 35.1 | section 18 - Condition (that remains in force) of a permit | DEW has no record of any condition affecting this title |
| 35.2 | section 125 (or a corresponding previous enactment) - Notice to pay levy | DEW has no record of any notice affecting this title |

36. Other charges

- 36.1

Charge of any kind affecting the land (not included in another item)
- Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

ANNEXURE – B

**CERTIFICATE OF REGISTER SEARCH, TITLE AND VALUATION
PACKAGE, HISTORICAL SEARCH AND CHECK SEARCH**

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6262 Folio 163

Parent Title(s) CT 6256/280

Creating Dealing(s) RTC 13653691

Title Issued 12/11/2021

Edition 3

Edition Issued

09/05/2024

Estate Type

FEE SIMPLE

Registered Proprietor

ISABEL MARIA GONZALEZ
OF 73 AMBLEMEAD DRIVE MOUNT BARKER SA 5251

Description of Land

ALLOTMENT 33 DEPOSITED PLAN 128470
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13736201	ENCUMBRANCE TO AMBLEMEAD MT BARKER PTY. LTD. (ACN: 606 976 890)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL

Certificate of Title

Title Reference: CT 6262/163
Status: CURRENT
Edition: 3

Dealings


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

Priority Notices

NIL

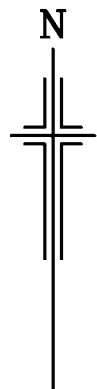
Registrar-General's Notes

No Registrar-General's Notes exist for this title

PURPOSE:		DIVISION		AREA NAME:		MOUNT BARKER		APPROVED:		<div><div>D128470</div><div>SHEET 1 OF 3</div><div>110172_text_01_v04_Version_4</div></div>
MAP REF:		6627/7/M, 6627/7/N		COUNCIL:		MOUNT BARKER DISTRICT COUNCIL		10/11/2021		
LAST PLAN:		D127459		DEVELOPMENT NO:		580/D042/15/010/63539		DEPOSITED:		
AGENT DETAILS:		ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099		SURVEYORS CERTIFICATION:		I Mark Antony Peter Williams , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 16th day of August 2021 9th day of November 2021 Mark Antony Peter Williams Licensed Surveyor				
AGENT CODE:		ALSY								
REFERENCE:		20A2703LTO4B(A)								
SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6256	280		ALLOTMENT(S) COMPRISING PIECES	(916*,917*,918*,919*,920*)	D	127459	MACCLESFIELD		
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF			CREATION	
EXISTING	920*	SERVICE	EASEMENT(S)	C	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)			223LG RPA	
EXISTING	921*, 922*, 923*	SERVICE	EASEMENT(S)	D	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA			223LG RPA	
EXISTING	113	SERVICE	EASEMENT(S)	E(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)			223LG RPA	
ANNOTATIONS: NOTIFICATION OF FINAL MARKING VIDE PR 13778507 PRO RG 05/05/2022										

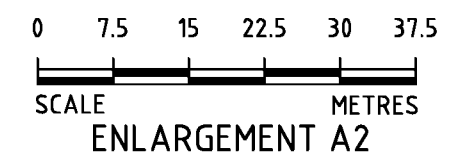
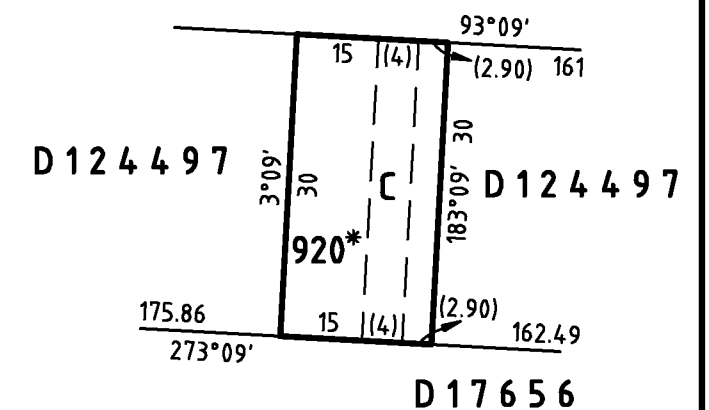
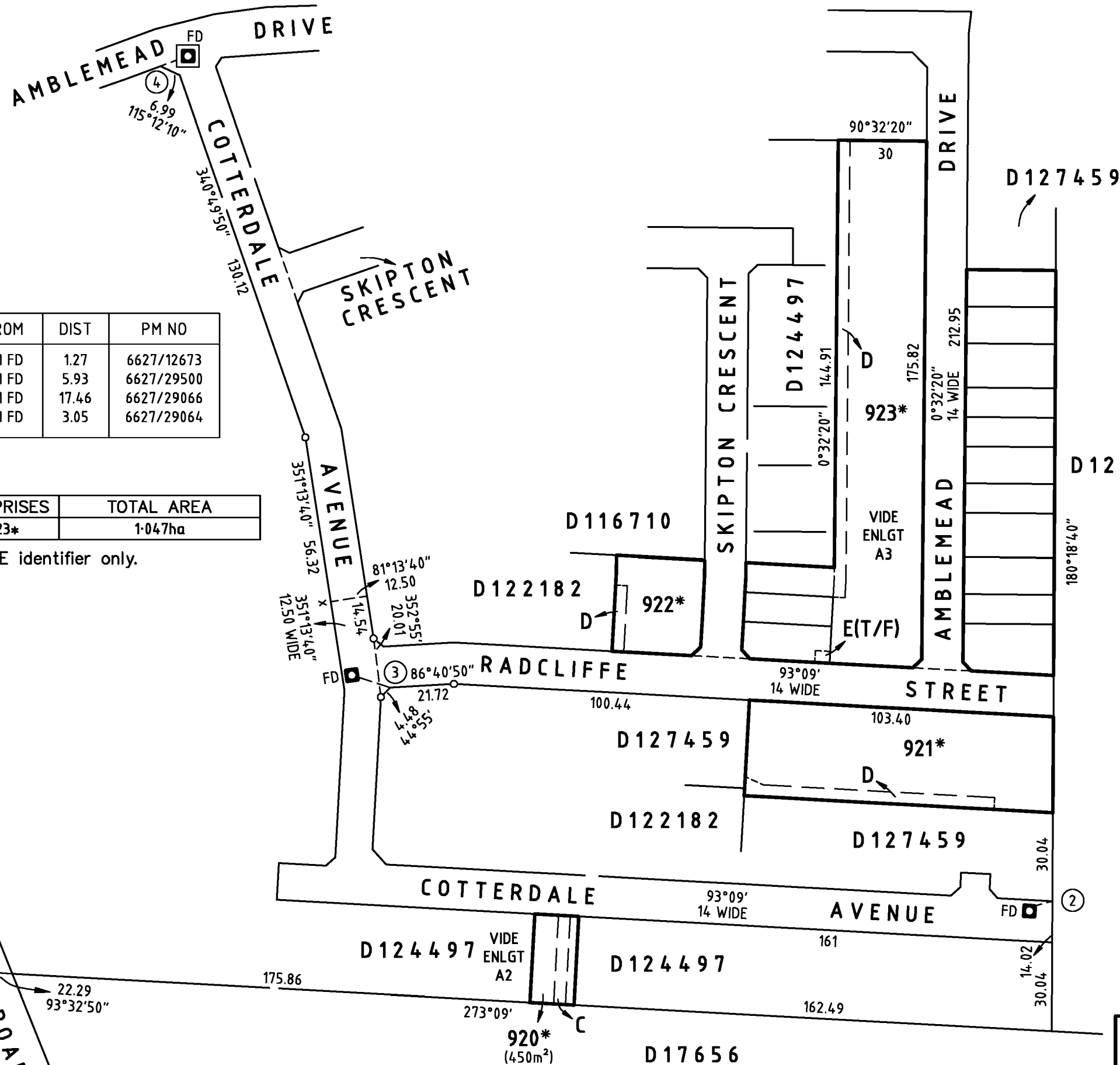
SHEET 2 OF 3

BEARING DATUM: MGA 2020 ZONE 54
DERIVATION: 6627/12673 - 6627/29065
TOTAL AREA: 1.531ha



CNR	BEARING	FROM	DIST	PM NO
1	248°04'	PM FD	1.27	6627/12673
2	76°21'	PM FD	5.93	6627/29500
3	107°46'	PM FD	17.46	6627/29066
4	259°11'	PM FD	3.05	6627/29064

ONE ALLOTMENT COMPRISES	TOTAL AREA
920*-921*-922* and 923*	1.047ha



11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 20A2703LT04B(A)	AMBLEMEAD
PAP 16/09/2021	STAGE 4B

D128470

SHEET 3 OF 3

110172_pland_2_V02_Version_4

REFERENCE MARKS				
CNR	BEARING	FROM	DIST	PM NO
5	253°16'	PM FD	3.88	6627/29065
6	77°52'	PM FD	9.92	6627/29499
7	1°00'	PM	3.78	6627/29067



ENLARGEMENT A3

DRIVE

D121961

CRESCENT

SKIPTON

AMBLEMEAD

RADCLIFFE

STREET

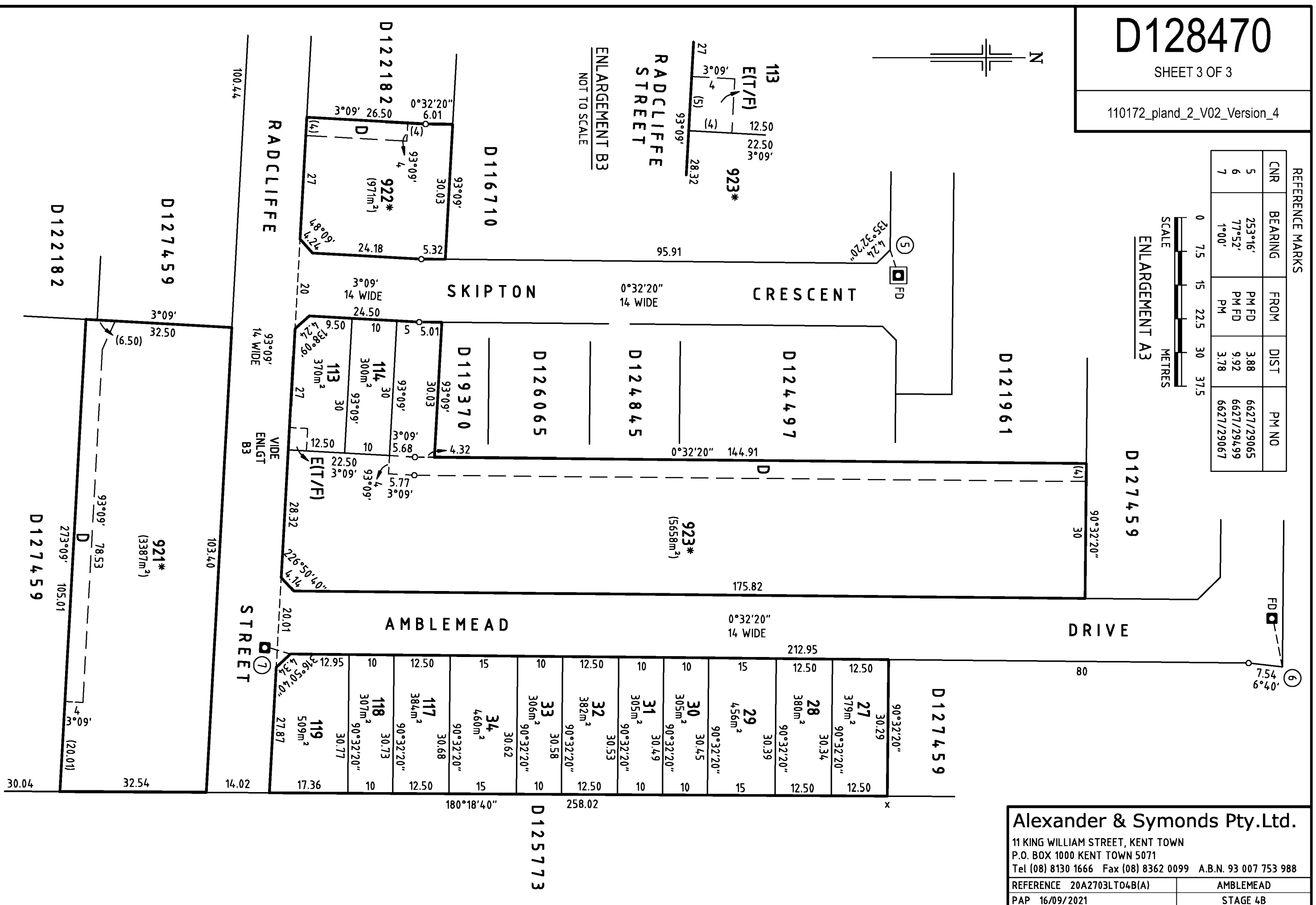
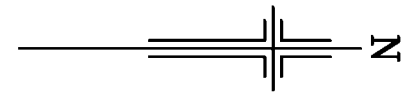
ENLARGEMENT B3
NOT TO SCALE

RADCLIFFE
STREET

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 20A2703LTD04B(A)	AMBLEMEAD
PAP 16/09/2021	STAGE 4B



Certificate of Title

Title Reference CT 6262/163
Status CURRENT
Easement NO
Owner Number 16023848
Address for Notices 73 AMBLEMEAD DR MOUNT BARKER, SA 5251
Area 306m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

ISABEL MARIA GONZALEZ
OF 73 AMBLEMEAD DRIVE MOUNT BARKER SA 5251

Description of Land

ALLOTMENT 33 DEPOSITED PLAN 128470
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

Last Sale Details

Dealing Reference TRANSFER (T) 13736200
Dealing Date 04/03/2022
Sale Price \$189,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	13736201	AMBLEMEAD MT BARKER PTY. LTD. (ACN: 606 976 890)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
5809116238	CURRENT	73 AMBLEMEAD DRIVE, MOUNT BARKER, SA 5251

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	5809116238
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2022
Property Location	73 AMBLEMEAD DRIVE, MOUNT BARKER, SA 5251
Local Government	MOUNT BARKER
Owner Names	ISABEL MARIA GONZALEZ
Owner Number	16023848
Address for Notices	73 AMBLEMEAD DR MOUNT BARKER, SA 5251
Zone / Subzone	MPN - Master Planned Neighbourhood \ EAC - Emerging Activity Centre
Water Available	Yes
Sewer Available	No
Land Use	1100 - House
Description	6HGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D128470 ALLOTMENT 33	CT 6262/163

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$180,000	\$530,000			
Previous	\$164,000	\$215,000			

Building Details

Valuation Number	5809116238
Building Style	Conventional
Year Built	2022
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Colourbond
Equivalent Main Area	154 sqm
Number of Main Rooms	6

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

Certificate of Title

Title Reference: CT 6262/163
Status: CURRENT
Parent Title(s): CT 6256/280
Dealing(s) Creating Title: RTC 13653691
Title Issued: 12/11/2021
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
06/05/2024	09/05/2024	14270097	DISCHARGE OF MORTGAGE	REGISTERED	13933880
07/12/2022	12/12/2022	13933880	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
04/03/2022	09/03/2022	13736201	ENCUMBRANCE	REGISTERED	AMBLEMEAD MT BARKER PTY. LTD. (ACN: 606 976 890)
04/03/2022	09/03/2022	13736200	TRANSFER	REGISTERED	ISABEL MARIA GONZALEZ
04/03/2022	09/03/2022	13736199	DISCHARGE OF MORTGAGE	REGISTERED	12737720
31/05/2017	22/06/2017	12737720	MORTGAGE	REGISTERED	POLICE CREDIT UNION LTD. (ACN: 087 651 205)

ANNEXURE – C

LOCAL GOVERNMENT SEARCH



**MOUNT BARKER
DISTRICT COUNCIL**

Cert. No: 46510
Your Ref: 73 Amblemead

Enquiries phone: 8391 7200
Ref: TB

16/04/2025

Equitable Law Barristers & Solicitors
Level 2
255 Pulteney Street

Dear Sir/Madam,

REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act 1999 and the Land Business (Sale and Conveyancing) Act 1994.

Yours faithfully,

TEAM LEADER CUSTOMER SERVICE

Assessment No:	280875	Capital Value: \$530,000
Property File No:	151779	
Valuer General No:	5809116238	
Owner:	I M Gonzalez	
Property Address:	73 Amblemead Drive MOUNT BARKER 5251	
Property Title:	LOT: 33 DP: 128470 CT: 6262/163	

Attachments: PlanSA Section 7 Report
 Development Approvals – 580/D42/15, 580/230/19
 Easement Information Sheet

PRESCRIBED INFORMATION DEVELOPMENT SECTION

Prescribed Encumbrance	Particulars Required
Part 1 – Items that must be included in statement	
Development Act 1993 Part 3 Development Plan – (Repealed)	
Title or other brief description of zone and/or policy area in which the land is situated (as shown in the Development Plan):	<i>N/A – See Planning, Development and Infrastructure Act section of this report.</i>
Is the land situated in a designated State Heritage Area?	<i>N/A – See Planning, Development and Infrastructure Act section of this report.</i>
Is the land designated as a place of Local Heritage Value?	<i>N/A – See Planning, Development and Infrastructure Act section of this report.</i>
Section 42 - Condition (that continues to apply) of a development authorisation.	<i>See attached approvals</i>
Repealed Act conditions Condition (that continues to apply) of an approval or authorisation granted under any of the following repealed Acts: Building Act 1971 (repealed) City of Adelaide Development Control Act 1976 (repealed) Planning Act 1982 (repealed) Planning and Development Act 1966 (repealed)	<i>Nil</i>

Part 2 –Items to be included if land affected	
Development Act 1993 – (Repealed)	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 55 – Order to remove or perform work	<i>Nil</i>
Section 56 – Notice to complete development	<i>Nil</i>
Section 57 – Land Management Agreement	<i>Nil</i>
Section 69 – Emergency order	<i>Nil</i>
Section 71 – Fire safety notice	<i>Nil</i>
Section 84 – Enforcement notice	<i>Nil</i>
Section 85(6), 85(10) or 106 – Enforcement order	<i>Nil</i>
Part 11 Division 2 – Proceedings	<i>Nil</i>

Planning, Development and Infrastructure Act 2016.	
Part 5 Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	<i>Refer to PlanSA Section 7 Report</i>
Is the land situated in a designated State Heritage Area?	<i>Refer to PlanSA Section 7 Report</i>
Is the land designated as a place of Local Heritage Value?	<i>Refer to PlanSA Section 7 Report</i>
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	<i>Refer to PlanSA Section 7 Report</i>
Is there a current amendment to the Planning and Design Code release for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	<i>Refer to Plan.sa.gov.au for Code amendments on consultation</i>
Planning, Development and Infrastructure Act 2016	
Section 127 – Condition (that continues to apply) of a development authorisation	<i>Refer to PlanSA Section 7 Report</i>
Section 141 – Order to remove or perform work	<i>Nil</i>
Section 142 – Notice to complete development	<i>Nil</i>
Section 155 – Emergency order	<i>Nil</i>
Section 157 – Fire safety notice	<i>Nil</i>
Section 192 or 193 – Land Management Agreement	<i>Refer to PlanSA Section 7 Report</i>
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	<i>Nil</i>
Section 213 – Enforcement notice	<i>Nil</i>
Section 214(6), 214(10) or 222 – Enforcement order	<i>Nil</i>
Part 16 Division 1 – Proceedings	<i>Nil</i>

Particulars relating to Environment Protection**Further information held by councils –**

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

a) commercial or industrial activity at the land; or

b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993) or the Planning, Development and Infrastructure Act 2016?

Yes / No

Note—

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

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

It should be noted that—

(a) the approval of development by a council does not necessarily mean that the development has taken place;

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

Development Act 1993:

Planning, Development & Infrastructure Act 2016:

Confirmed Planning/Development Section:

Name: K. Malik Signature: [Signature]

Date: 17/04/25

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.

Building Indemnity Insurance still in existence for building work on the land:**Building Indemnity Insurance is required**

Yes

If Yes, see attached or PlanSA Report

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?

Yes/No

If Yes, see attached or see PlanSA Report

Certified Development Section:Name: K. Malik Signature: K. MalikDate: 17/8/25

Local Government Act 1934Notice, order, declaration, charge, claim or demand
given or made under the Act*Nil***Local Government Act 1999**

Notice, order, declaration, charge, claim or demand given or made under the Act - See Certificate of Liabilities

Burial and Cremation Act 2013

Section 8– Human remains interred on land

Is this item applicable?

*Nil*Will this be discharged or satisfied prior to or at
settlement*Nil*

Are there attachments?

*Nil*If YES, identify the attachment(s) (and, if
applicable, the part(s) containing the
particulars):Have human remains been interred on the land
that will not be exhumed prior to settlement?*Nil*

GPS coordinates of the remains:

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

Section 30 – Nuisance or litter abatement notice

*Nil***Confirmed Enforcement/Compliance Section**Name: *Janie Ray*Signature: Date: *17-4-25*

HEALTH & GENERAL SECTIONS Food Act 2001	
Section 44 – Improvement Notice	<i>Nil</i>
Section 46 – Prohibition Order	<i>Nil</i>
Housing Improvement Act 1940 (Repealed)	
Section 23 – Declaration that house is undesirable or unfit for human habitation	<i>Nil</i>
Public & Environmental Health Act 1987 (Repealed)	
Part 3 – Notice	<i>Nil</i>
Public & Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval	<i>Nil</i>
Public & Environmental Health (Waste Control) Regulations 2010 (revoked) – regulation 19 – maintenance order (that has not been complied with)	<i>Nil</i>
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	<i>Nil</i>
Section 92 – Notice	<i>Nil</i>
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	<i>Nil</i>

Confirmed Environmental Health Section:

Name: *Kevin P. 47* Signature: *[Signature]*Date: *17-4-88*

FIRE AND EMERGENCY SERVICES ACT 2005**Section 105F** (or section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land.*Nil***WATER****Water Industry Act 2012**

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

*Nil***Land Acquisition Act 1969**

Section 10 – Notice of intention to acquire

Nil

CERTIFICATE OF LIABILITIES
in response to an enquiry pursuant to Section 187 of the
LOCAL GOVERNMENT ACT 1999

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

Outstanding Rates and Fines in Arrears		\$0.00
Waste Management Charge-3 Bin levied 01/07/2024 due :	\$298.00	
Hills & Fleurieu RL Levy (State Tax) levied 01/07/2024 due :	\$52.59	
Mt Barker MDPA-Recreation and Sport levied 01/07/2024 due :	\$2,527.00	
Mt Barker MDPA Wastewater levied 01/07/2024 due :	\$12,221.00	
MDPA Transport levied 01/07/2024 due :	\$2,533.34	
Residential(1) - Land Use levied 01/07/2024 due :	\$1,696.73	
Sewer-Operate, Maintain, Renew Charge levied 01/07/2024 due :	\$815.00	
Total Rates Levied 2024/2025		\$20,143.66
Fines/Interest outstanding		\$0.00
Legal Fees and/or outstanding & other adjustments		\$0.00
Less Government Concession		\$0.00
Less Council Rebate		\$0.00
Less rates paid		<u>-\$2,146.32</u>
Property Related Debts		
Less Remitted Mt Barker MDPA-Recreation and Sport	<u>\$2,527.00</u>	
Less Remitted Mt Barker MDPA Wastewater	<u>\$12,221.00</u>	
Less Remitted MDPA Transport	<u>\$2,533.34</u>	
Less Postponed nil		
Less Postponed nil		
TOTAL Postponed Rates		-\$0.00
BALANCE – Rates and other monies due and payable		\$716.00
TOTAL BALANCE OUTSTANDING AT 16/04/2025		\$ 716.00

FINES & INTEREST: The rates are payable in quarterly instalments payable in September, December, March and June due dates. If an instalment of rates is not paid on or before the due date, the instalment will be regarded as being in arrears and fines and/or interest will be added as provided by the Local Government Act 1999, as amended on the 12th of each month.

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

If settlement occurs within two months from the date of this certificate you may request updated information by faxing or emailing your current Certificate of Liabilities to Council. If the request for information falls outside of the above time frame, a new Section 187 Certificate is required.

Please Note: No verbal updates will be provided by Council.

Assessment Number: 280875

Certified Certificate of Liabilities:

Name: Michael Myle Signature: [Signature]

Date: 17/4/25

OTHER: Nil

DISCLAIMER:

The information herein is provided pursuant to the Council's obligations under Section 12 of the Land and Business (Sale and Conveyancing) Act 1994.

Only that information that 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.

Data Extract for Section 7 search purposes

Valuation ID 5809116238

Data Extract Date: 17/04/2025

Parcel ID: D128470 AL33

Certificate Title: CT6262/163

Property Address: 73 AMBLEMEAD DR MOUNT BARKER SA 5251

Zones

Master Planned Neighbourhood (MPN)

Subzones

Emerging Activity Centre (EAC)

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.

Hazards (Bushfire - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

Murray-Darling Basin

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

Native Vegetation

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

Prescribed Water Resources Area

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

River Murray Tributaries Protection Area

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

Regulated and Significant Tree

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

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.

Application ID: 22032219

Development Description: Detached Dwelling (Single Storey)

Site Address: 73 AMBLEMEAD DR MOUNT BARKER SA 5251

Development Authorisation: Planning Consent

Date of authorisation: 28 September 2022

Name of relevant authority that granted authorisation: Mount Barker District Council

Condition 1

The development herein approved shall be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following condition(s).

Condition 2

Where cut or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed to ensure excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

Condition 3

The retaining wall(s) indicated on plan are to be constructed prior to the commencement of the dwelling construction to ensure that the land is suitably stabilised to prevent slip and pollution through soil erosion.

Condition 4

All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is required for building work and/or access purposes. All resultant exposed faces shall be covered in topsoil and planted with suitable ground cover to the reasonable satisfaction of Council.

Condition 5

All stormwater captured by roofing materials and hard sealed paving areas shall be discharged in a controlled manner so it does not impact upon adjoining properties or, in the opinion of Council, has the potential to cause nuisance or destabilise adjoining land. When configuring a stormwater collection system, it is important that it remains independent of any waste control system. Under no circumstance shall stormwater be diverted or incorporated into either: Council's Common Waste Management System (CWMS) SA Water's Sewerage system, or A localised waste water system (septic tank). Stormwater entering into any of these systems is detrimental to the function for which they are intended. This will ensure that all stormwater discharge points are properly controlled and diverted in such a manner to minimise impact on waste control systems and/or adjoining property owners.

Condition 6

All stormwater captured by structures shall be directed to the rain water tanks on the land with the overflow from the tanks disposed of to the drainage easement on the land or the street water table immediately upon the roof cladding installation to the satisfaction of Council.

Condition 7

The applicant/owner is advised that the works within Council's road reserve herein approved (including the driveway crossover) shall be undertaken in accordance with the relevant Council standards and Fact Sheets for works on a public road. These documents can be found on Council's website at www.mountbarker.sa.gov.au and hard copies are available from the Council office. Any portion of Council's infrastructure damaged as a result of work undertaken must be repaired/reinstated to Council's satisfaction at the applicant/owner expense.

Condition 8

The applicant shall provide a dedicated water supply available at all times for fire-fighting purposes in accordance with the Ministerial Building Standard (MBS) 008: Designated bushfire prone areas - additional requirements (July 2020) to ensure appropriate measures of protection against bushfire attack. This is in addition to the 1000 litre water supply required by the Building Code of Australia.

Condition 9

Effective measures are to be implemented during the construction of the development in accordance with this consent to: prevent silt and water run-off from the land to adjoining properties, roads and drains; control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land; ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site; ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land. This will ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Development Authorisation: Building Consent

Date of authorisation: 6 October 2022

Name of relevant authority that granted authorisation: KBS Consultants Pty Ltd

Condition 1

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

Condition 2

The use of Non-Conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

Associated Building Indemnity Insurance

Building Work: Detached Single Storey Dwelling

Building Work ID: 58233

Name(s) of person(s) insured: ISABEL MARIA GONZALEZ

Name of Insurer: QBE

Insurance date of issue: 20/09/2022

Name of builder: CONSTRUCTION SERVICES

Builder's licence number: BLD8969

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 10 October 2022

Name of relevant authority that granted authorisation: Mount Barker District Council

Land Management Agreement (LMA)

No



**MOUNT BARKER
DISTRICT COUNCIL**

**DECISION NOTIFICATION FORM
580/D042/15**

APPLICATION LODGED: 08/09/2015

APPLICANT: Amblemead Mt Barker Pty Ltd
C/- Colindale
PO Box 786
STIRLING SA 5152

LOCATION OF DEVELOPMENT:
Lot 5 in F105267, CT 5157/488, 6 Sims Road MOUNT BARKER; and
Lot 3 in D83903, CT 6063/483, 209 Wellington Road MOUNT BARKER

NATURE OF DEVELOPMENT:
Land Division (creation of 162 residential allotments, public reserve areas and removal of regulated trees)

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT STATUS	DATE OF DECISION	CONDITIONS
Development Plan Consent	Granted	23/12/2015	3
Land Division - Requirements	Granted	23/12/2015	13
Land Division (Strata) - Requirements	-	-	-
Building Rules Consent	-	-	-
Public Space	-	-	-
DAC Requirements	-	-	2
DEVELOPMENT APPROVAL	Granted	12/1/2016	18

Details of any conditions imposed on this consent / approval are set out on the attached sheet/s.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within two (2) months of the date of this decision.

N/A representation(s) from third parties concerning your category 3 proposal were received

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.

Signed:
Council Delegate

DEVELOPMENT PLAN CONSENT

Conditions of Consent by the Council:

1. The development herein approved shall be carried out in accordance with the plans and documentation accompanying this application, including but not limited to the following:
 - o Amended Plan of Division by Alexander Symonds Surveying Consultants Dwg No. A019715PROP(H) Revision H dated 01.12.2015
 - o Development Agreement – Public Realm Infrastructure, between Mount Barker District Council and Amblemead Mt Barker Pty Ltd
 - o Planning Statement of Ekistics Ref 00144-006 Revision V2 dated 1/09/15 and associated appendices.
 - o Response to Request for Further Information by Ekistics dated 1 December 2015.
 - o Response to Representations by Ekistics dated 1 December 2015.

Except where amended by the following conditions and requirements:

2. Prior to the commencement of any earthworks on the site, tree protection zones must be established around all regulated and/or significant trees which are proposed to be retained as part of the development to the reasonable satisfaction of the Council. Tree protection zones must be fenced and sign-posted, and no persons, vehicles or machinery must enter the tree protection zones without the consent of the Council or a professional arborist with a minimum qualification of a Certificate IV in Arboriculture.
3. Regulated and Significant Trees numbered 2 and 21 in the Tree Assessment Report of Dean Nicolle are consented for removal via this consent (subject to any requirements under the Native Vegetation Act and Regulations).

Notes:

1. The applicant is reminded of its responsibilities under the Aboriginal Heritage Act 1988 to ensure any site or artefact of Aboriginal significance is protected. If any activities are likely to damage, interfere or disturb with a site or object, authorisation of the activity must first be obtained from the Minister under section 23 of the Aboriginal Heritage Act 1988.
2. The proposed development must satisfy the Minister's Code – Undertaking Development in Bushfire Protection Areas unless varied by the consent of the Minister for Urban Development and Planning.
3. Water sensitive urban design measures must be integrated into all levels of the development to promote sustainable stormwater management outcomes that is more attuned to natural hydrological and ecological processes. This is to be achieved with an emphasis to on-site collection, treatment and utilisation of water flows as part of an integrated system that is applied in addition to and where possible in lieu of conventional stormwater design measures.
4. Pursuant to Regulation 48(1)(b)(ii) of the Development Regulations 2008, any consent or approval under Part 4 of the Act (whether subject to conditions or not) that involves the division of land and an application for a certificate under Section 51 of the act has been lodged with the Development Assessment Commission within 12 months from the operative date of the relevant consent will lapse at the expiration of 3 years from the operative date of the consent.

DECISION NOTIFICATION FORM

You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements. Any request for an extension of time must be lodged with Council prior to the expiration of time periods specified above.

LAND DIVISION CONSENT

Statement of Council Requirements:

1. All **civil works** and associated infrastructure (earthworks, roads, kerb and gutter, stormwater drainage, wetlands, detention, footpaths, wastewater collection, treatment and disposal, water reticulation, traffic control devices, road signs) necessary for the development shall be provided by the applicant at the full cost of the applicant/owner and shall be designed by a qualified Civil Engineer, and construction supervised by a suitably qualified person. All works shall be designed and constructed in accordance with relevant industry standards and guidelines.
2. All requirements in regard to the **forming of roads** are to be met, including:
 - a. Road carriageways shall be designed to accommodate cyclists, moving vehicles and parked vehicles and manoeuvring areas for abutting properties.
 - b. The minimum road carriageway widths for local roads shall generally be 7.2 metres.
3. All requirements in regard to the **construction of roads** are to be met, including:
 - a. All road pavements shall be designed and constructed for the ultimate development capability of the land in the vicinity of the development; allowing for a 30 year design life including normal predicted road traffic, future road construction/house construction traffic and future potential bus routes.
 - b. All roads shall be designed and constructed in a manner which allows safe and convenient property access via individual driveways considering horizontal and vertical sight distance and grade.
 - c. Temporary turnaround areas and appropriate road and allotment drainage is to be provided for all roads that are to be extended through future stage/s. This shall be provided to the reasonable satisfaction of Council.
 - d. All traffic control devices shall be designed and installed to Council satisfaction and any non-conforming devices approved by the Department of Planning, Transport and Infrastructure.
 - e. Semi-mountable kerbing and channel is to be used for all kerbing within the development, unless otherwise agreed by Council.
 - f. A reinforced concrete footpath having a width of 1.5 metres for local roads, roads shall be provided. The footpath shall be offset from the back of kerb to a location acceptable by Council and constructed in accordance with Council standards and shall meet the requirements of Australian Standard AS1428 - 2009 Design For Access and Mobility.
 - o Where footpaths are located on one side of the road, the side and location will be to the reasonable satisfaction of Council who will consider the future footpath network layout, likely pedestrian usage, common service trench location and street light location.
4. All requirements in regard to the **construction of stormwater drains and services** are to be met, including:
 - a. The stormwater water requirements shall be provided by the developer and shall generally be in accordance with the Stormwater Management Plan submitted by

DECISION NOTIFICATION FORM

Greenhill Engineers in support of this application. In particular, the stormwater must be discharged into existing watercourses at the downstream end of the site into Duck Flat Creek at a rate that does not exceed the 1 in 2 year peak flow of that downstream reach of Duck flat creek prior to the development. This needs to consider any flows that directly connect to this reach of Duck Flat Creek.

- b. The developer shall provide the necessary easements for drainage purposes to the favour of Council from the discharge points for the constructed stormwater system along the existing creek line (or as modified by the works) to Council's existing reserve that contains the watercourse.
- c. Open drains, modified watercourses, detention basins and retention basins shall be designed and constructed so that bed erosion and scour is prevented. They shall have a maximum longitudinal grade of 0.5 percent and be topsoiled and grassed and vegetated with species of local provenance and maintained by the developer until established. Erosion management shall be integrated into the design to cover both the permanent and establishment period. Batter slopes perpendicular to the flow alignment should have a maximum gradient of 1 in 5 where banks require regular maintenance.
- d. Rear of allotment underground drainage is required where driveways, paved areas and houses will not drain to the street. Rear of allotment drainage shall accommodate a 10-year average recurrence interval storm from the potential impervious areas of the allotment. Minimum pipe size for rear of allotment drainage shall be 150mm diameter class 6 PVC.
- e. As a minimum, the drainage design shall cater for piped flows for a 1-in-10 ARI event and an overland flow path for events up to 1-in-100 ARI.
- f. Stormwater discharge into any existing watercourse or detention basin must be designed to prevent erosion of the water bodies to the satisfaction of Council.
- g. A system to improve stormwater quality shall be provided to ensure that pollutants are trapped prior to exiting the site or entering the natural watercourse. The minimum standard of treatment shall be able to remove the following percentages of pollutants from the typical annual urban load:
 - o Meet the following quality targets for removal of pollutants from the typical annual urban load with no treatment:
 - 80% retention of suspended solids
 - 60% retention of total phosphorus
 - 45% retention of total nitrogen
 - 100% reduction of gross pollutants/litter
 - Ensure runoff is maintained at pre-development flows
 - o Ensure groundwater resources are not unduly impacted on
- h. A maintenance plan must be developed for the components of the proposed stormwater system, including the gross pollutant traps to maintain optimum performance.
- i. Where properties drain naturally to the street, one galvanised steel adaptor shall be provided in accordance with Council's current standards.
- j. Drainage calculations and design shall ensure:
 - i. The design provides for fully developed upstream catchment
 - ii. All properties are protected from a 100-year average recurrence interval storm. Secondary protection drainage flow path is provided allowing a surcharge due to 50% blockage of the primary piped system. Flows are not to exceed the top of any kerb parallel to the direction of flow. The product of flow velocity and depth is not to exceed 0.4.
 - iii. Proposed and existing dwelling finished floor levels demonstrate that they are a minimum of 0.5m above the 100 average recurrence interval flood level for watercourses to avoid building flooding.

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- iv. Existing fences and structures, are modified as needed to minimise the obstruction of water flow in watercourses, open drains and flow paths.
 - v. Local underground drainage accommodates a minimum of the flows resulting in a 10-year average recurrence interval storm with the hydraulic grade line being no closer than 150mm from pit openings.
 - vi. At a sag point the underground drainage accommodates a minimum of the flows resulting from a 25 year average recurrence interval storm (ARI) provided there is a defined overland path for the gap flow to flows from a 100-year ARI storm. If there is not defined overland flow path then the underground drainage accommodates the flows resulting from a 100-year ARI storm.
 - vii. A minimum pipe size of 375mm for all road drainage.
 - viii. Allotment drain stormwater pipes to be PVC class 6 or reinforced concrete (RCP). Road drainage shall be reinforced concrete (RCP) RRJ
 - ix. The minimum pipe grade is 0.5% unless otherwise approved.
 - x. Front of allotment drainage is provided along all one-way cross-fall roads and flush kerb roadways.
 - xi. Design calculations shall include 10-year ARI and 100-year ARI
 - o Hydrological calculations and catchment plan
 - o A plot of the hydraulic grade line
 - o A check of flooded widths
 - o A check of flows across junctions
 - o Inclusion of SEPs at the upstream tangent points of all junctions and immediately upstream of pedestrian crossing locations
 - o A check of the minimum road/bypass flow capacity
 - k. All underground stormwater drainage in land not owned by Council is required in easements. Where the drain services one allotment only the easement is to be in the name of the allotment it services. In other cases the easements shall be in the name of the Council and shall be a minimum of 3 metres wide for a single pipe and 4 metres for 2 pipes with a minimum of 1.0 metre clearance from the edge of the pipe to the easement boundary and 1.5 metres between pipes.
 - l. Watercourse design should be based on an unmaintained, fully vegetated watercourse.
5. All requirements in regard to the **construction of wastewater drains and services** are to be met, including:
- a. All allotments shall be provided with a wastewater connection, and a wastewater collection and disposal system shall be provided to service the development site. All works shall be designed and built to an appropriate standard, to the reasonable satisfaction of the Council. Approval shall be sought from SA Health and Council prior to construction. Any applicable fees for the wastewater collection and treatment system shall be paid by the applicant prior to Section 51 clearance.
 - b. All underground wastewater drainage in land not owned by Council is required in easements. The easements shall be in the name of the Council and shall be a minimum of 3 metres wide for a single pipe and 4 metres for 2 pipes with a minimum of 1.0 metre clearance from the edge of the pipe to the easement boundary and 1.5 metres between pipes.
6. All the requirements of **SA Power Networks** shall be met for all connections, easements and the installation of underground mains.

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7. **Construction and Management Plans** are to be provided to Council, including:

- a. All civil work design plans, calculations and specifications shall be submitted to Council for agreement on documentation prior to the commencement of construction.
- b. Design, construction and handover of all infrastructure must be done generally in accordance with the District Council of Mount Barker Standards and Requirements document "Design, Construction and Development of Infrastructure Assets", August 2007 (including July 2012 CWMS provisions), current Australian Standards, AUSTROAD Guidelines, current industry practice and in line with any conditions of approval to the reasonable satisfaction of Council.
- c. A Construction Environmental Management Plan (CEMP) must be developed prior to construction commencing which addresses the mitigation or minimisation of environmental impacts (especially from noise, dust, stormwater and waste) during the construction phase. The plan must be prepared to the satisfaction of the Council and submitted prior to commencement of site works. The CEMP must be implemented during construction and include measures that address the following issues (as a minimum):
 - o Noise and vibration management, including controlling noise at the source; scheduling noisy activities between 7 am and 10 pm (and in accordance with the General Environmental Duty as described in section 25 of the Environment Protection Act 1993), equipment maintenance; use of mufflers and silencers; use of noise barriers.
 - o Air quality management, including minimising the area and extent of earthworks required; ensuring disturbed areas are protected and revegetated in a timely manner; specific measures to manage dust and limit emissions, including covered construction vehicles to prevent any loss of load; management of any odours from any organic and other sources.
 - o Fire prevention and management.
 - o Waste management.
 - o A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared and implemented in accordance with the EPA Stormwater Pollution Prevention Code of Practice and other relevant industry standards and guidelines for the building and construction industry to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site and construction of dwellings. The SEDMP must indicate how erosion and sediment transport would be managed during the construction phase and include elements such as:
 - The installation of a shaker pad at the entrance/exit to the development site
 - Avoiding unnecessary cut and fill and unnecessary clearing of vegetation
 - Protecting exposed soil through temporary vegetation or jute matting, hay bales or silt fences, catch drains and the containment of stockpiles.
 - Hydroseeding upon completion of construction to stabilise soils
 - The use of dust suppression equipment

These plans shall also include detail of how effective measures shall be implemented during the construction of the development and on-going use of the land in accordance with this consent to:

- o prevent silt run-off from the land to adjoining properties, roads and drains.
- o control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land.

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- o ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site.
 - o ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure.
 - o ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.
 - o following construction of a stage, ensure all disturbed land is managed to prevent silt runoff and dust.
 - d. A Construction Management Plan (CMP) shall be prepared for the development prior to construction commencing for review of Council, which includes reporting, compliance, conformances and complaint management and addresses specific site conditions and work practices including traffic management, dust and air pollution, working hours, noise, water quality management, native vegetation, flora and fauna, flood management, water quality management, cultural heritage, waste management, contamination, community notification and consultation.
 - e. A Quality Assurance Plan pertaining to design, inspection, testing and survey of all engineering works shall be submitted and approved at the time of design approval and include compulsory notification to Council for inspection of works.
 - f. Prior to construction commencing the contractor shall undertake a condition survey of the adjoining roads and infrastructure and a CCTV survey of any Council underground infrastructure that may be affected by the works and again at completion of the works. Any damage shall be repaired to the reasonable satisfaction of Council.
8. All **fill/material** is to be managed as follows:
- a. Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.
 - b. No topsoil shall be removed from the subject land.
9. The following is to be provided to Council **at the completion of works** prior to issuing of Section 51 clearance:
- a. Following completion of the works and prior to occupation, the contractor shall remove all accumulated material from the permanent drainage infrastructure. The contractor shall arrange for a CCTV survey of all Council stormwater pipes and make a copy of the video plus associated written report available to Council. A further video survey shall be undertaken by the contractor if considered necessary by Council to demonstrate that identified defects in the pipe system have been satisfactorily repaired.
 - b. "As-Constructed" drawings and as constructed survey plans and an asset register for all works on the site shall be submitted to Council prior to Council accepting Practical Completion. The plans are to be provided in accordance with relevant Council standards and include hard copy, pdf and dwg files. Such plans shall show exact locations and invert levels of pipes, flushing points, access chambers, junction boxes and other structures in relation to property boundaries. All road levels and other infrastructure shall be shown.
 - c. The applicant shall provide a signed certificate, prepared by professional engineer as per the meaning in Regulation 55, declaring that all civil works have been carried out in a satisfactory manner and meet all the provisions of the development approval, approved plans and specifications.
 - d. A completed Quality Assurance Plan is to be provided that includes copies of all testing and certifications.

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The following condition has been imposed at the direction of the Minister responsible for administering the River Murray Act 2003 (DEWNR):

10. During any works or construction activities associated with the land division, the subject land must be managed to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained, to ensure no pollutants (including excavation or fill material) enter the River Murray system. The preparation of a Soil Erosion and Drainage Management Plan or similar document may assist in complying with this condition.

The following conditions have been imposed as per response of the CFS (Reference 20151001-041b):

11. Access

Public access created by a land division to and from the proposed allotments shall be in accordance with the Minister's Code Part 2.2.2. Access on and off the allotment shall be in accordance with Minister's Code Part 2.3.3.1:

- Provide for a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sac or dead end roads. Where this is not practicable such roads should not exceed 200m in length and the end of the road should have either:
 - a turning area with a minimum formed surface radius of 12.5m (refer to Figure 1); or
 - a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (refer to Figures 1 and 2)
- All public roads shall be of all weather construction with a minimum-formed road surface width of 6metres.

12. Water Supply

A supply of water to the land division shall be available at all times for fire-fighting purposes. Ministers Specification SA78 prescribes the dedicated water supply to each allotment for bushfire fighting for the bushfire zone:

- A water supply and fire hydrant system of adequate capacity to be used for fire and other emergencies within the proposed development area shall be provided.

The fire hydrant system shall be a wet pipe system incorporating appropriate mains supply standard, with a minimum pipe size of 100mm for the distribution main.

The distribution main and fire hydrant system shall be of adequate capacity to provide a continuous supply of water for the fire service, for a minimum period of two hours at a rate of 600 l/m at 200 kpa taken from the most hydraulically challenged hydrant point.

- Hydrant points are to be provided at not more than 120metre intervals along residential streets and at each street intersection (AS2419).

13. Vegetation

The Code Part 2.3.5 mandates that landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

DECISION NOTIFICATION FORM

Statement of Development Assessment Commission Requirements:

14. The financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply (SA Water 90115/15). The necessary easements shall be granted to the SA Water Corporation free of cost. The developer will be required to connect into the existing mains in Sims Road.
15. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General is to be lodged with the Development Assessment Commission for Land Division Certificate purposes.

Notes:

1. As your proposed development includes construction works on Council roads or connections to Council assets you will need to lodge the relevant Application to Undertake Works on Council Land form(s) for the works, which are available on the Council website. Works must not proceed until an approved Permit has been issued by Council.
2. Any person proposing to undertake building work within the District of Mount Barker is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc., must be reinstated to a standard acceptable to Council at the applicants' expense.
3. The provision of **streetscape works and infrastructure** shall include:
 - a. Public lighting to be provided along all roads and walkways within the proposed division that complies with AS1158 – Lighting Code, and shall use SA Power Networks standard pole and fitting. The lighting design shall incorporate upgrading of existing lighting at new junctions with existing roads.
 - b. A final Streetscape Plan is to be provided with the road construction plans and approved by Council. A Street Tree Location Plan shall be provided indicating planting locations that do not conflict with underground infrastructure and street lighting, to the reasonable satisfaction of Council.
 - c. Street names shall be submitted for consideration and approval by Council prior to Section 51 clearance and in accordance with Council's Road Naming Policy and be shown on final plans and all as-constructed documentation.
 - d. Street signs, containing Council's Logo, shall be provided at each intersection/junction (both directions) in accordance with relevant Council standards.
4. No works or modification should be undertaken in any watercourse without a permit for a Water Affecting Activity from the Department of Environment, Water and Natural Resources.
5. Other than those trees identified for removal in this proposal, you are advised that any trimming, removal or tree damaging activity to a 'regulated' or 'significant tree' as defined by the Development Act 1993 will require further Development Approval.

DECISION NOTIFICATION FORM

6. Council's review of submitted designs is to ensure compliance with Development Approval conditions. The accuracy of the design and obtaining any external approvals is the responsibility of the applicant.
7. The applicant is reminded to notify Council in writing when all the Council's conditions and requirements have been complied with. Written Notification should identify each condition and address how the condition has been satisfied, including any relevant documentation. The Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.
8. Prior to Council advising the Development Assessment Commission that its requirements have been met, one of the following is required:
 - a. Council's Certificate of Final Completion to the Developer has been issued; or
 - b. Council's Certificate of Practical Completion to the Developer has been issued and a bank guarantee, or similar, to the value nominated by Council has been provided to Council for the specified maintenance period; or
 - c. The applicant has entered into an agreement with Council to secure the infrastructure works pursuant to provisions of the Development Act 1993.

It is at the discretion of Council to enter into an agreement to secure infrastructure works.

9. It is noted that the proposal is located within the Minister for Transport and Infrastructure's "Infrastructure Deed Area" and is therefore subject to the terms described in the Deed. Any requirements will be required to be met prior to issue of any Section 51 certificate.
10. The CFS has advised that the bushfire hazard for the area has been assessed as MEDIUM.

The following notes have been included at the recommendation of the Minister responsible for administering the River Murray Act 2003 (DEWNR):

11. The applicant is advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray through his or her actions or activities.
12. It is important to note that the following applies to the subject land under the Natural Resources Management Act 2004:
 - The Prescription of the Water Resources in the Eastern Mount Lofty Ranges, which requires those that are or are proposing to use surface, watercourse and/or underground water for any purpose – other than stock and domestic use – at any time in the future, to apply for a water licence with the Department of Environment, Water and Natural Resources (DEWNR);
 - If there is a proposal to take surface water, watercourse water or underground water or if there are any existing water uses that may be impacted by the development, the interested parties should contact the DEWNR Customer & Commercial Services Branch (Berri office) on (08) 8596 2053 or visit: <http://www.environment.sa.gov.au/managing-natural-resources/water-use/water-planning/water-licences-and-permits>.
13. Section 144 of the Natural Resources Management Act 2004 requires the occupier of the land on which a well is situated to ensure that the well (including the casing, lining and screen of the well and any mechanism used to cap the well) is properly maintained. A permit is required from the Department of Environment, Water and

DECISION NOTIFICATION FORM

Natural Resources for any work to be carried out on a well or for new wells to be drilled. Information on specific wells can be obtained from www.waterconnect.sa.gov.au. For information regarding permit applications contact the Department on telephone 8735 1134 or visit: <http://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>.

14. Any water affecting activities on the land (including construction, modification or removal of dams, construction of bridges, crossing points, culverts, watercourse channelling and diversion, etc.) must be undertaken in accord with the SA Murray-Darling Basin Natural Resources Management Plan (and relevant subordinate plans) and may require a permit from the SA Murray-Darling Basin NRM Board. For further information visit: <http://www.naturalresources.sa.gov.au/samurraydarlingbasin/home>
15. If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the Native Vegetation Act 1991 and its Regulations, which may include the provision of a Significant Environmental Benefit. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information contact the Native Vegetation Council on telephone 8303 9777 or visit: <http://www.nvc.sa.gov.au>.
16. Any fencing required to identify allotment boundaries should avoid the unnecessary removal of native vegetation and disturbance of soil, to minimise the risk of soil erosion and subsequent impacts on water quality through increases in siltation, nutrient loading and turbidity.
17. Guidance on pollution prevention from construction sites can be found in the 'Handbook for pollution avoidance on commercial and residential building sites' and the 'Stormwater pollution prevention code of practice', which can be accessed at: <http://www.epa.sa.gov.au>.
18. The development must include stormwater management systems and techniques to:
 - Protect it from damage during a minimum of a 1 in 100 year ARI flood event;
 - Reduce the potential for remobilisation of pollutants and nutrients; and
 - Control the quantity, velocity, variability, and quality of runoff to as near pre-development levels as possible.
19. Best practice Water Sensitive Urban Design (WSUD) guidance can be achieved by compliance with the Department of Planning, Transport and Infrastructure WSUD Technical Manual: <http://www.sa.gov.au/topics/housing-property-and-land/building-and-development/land-supply-and-planning-system/water-sensitive-urban-design>. Consideration should be given to water sensitive urban design features at the allotment scale, in particular:
 - Driveway and paved areas to use porous pavements and runoff being diverted to infiltration zones or vegetation bio-retention swales;
 - Water efficient landscaping.
20. The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or artefacts may be present on the subject land (e.g. scarred trees, campsites, burial sites, middens, etc.).

DECISION NOTIFICATION FORM

Under section 20 of the Aboriginal Heritage Act 1988 (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects and remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site or object, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act.

The following notes have been included at the recommendation of the EPA:

21. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm (including an environmental nuisance such as dust).
22. To EPA recommends the bio-retention systems be designed in accordance with the Cooperative Research Centre for Water Sensitive Cities, *Adoption Guidelines for Stormwater Biofiltration Systems*, 2015 which can be accessed on the following website:
https://clearwater.asn.au/user-data/resource-files/2015_7_9_biofiltration_guidelines.pdf
23. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following website: <http://www.epa.sa.gov.au>.



**MOUNT BARKER
DISTRICT COUNCIL**

**DECISION NOTIFICATION FORM
580/230/19**

APPLICATION LODGED: 13/03/2019

APPLICANT: Connekt Urban Projects
Level 1, 120 Hutt Street
ADELAIDE SA 5000

LOCATION OF DEVELOPMENT:
LOT: 803 DP: 119370 CT: 6213/238, LOT: 71 DP: 116710 CT: 6198/350, LOT: 72 DP: 116710
CT: 6198/351
Amblemead Drive MOUNT BARKER, 17 Skipton Crescent MOUNT BARKER,
19 Skipton Crescent MOUNT BARKER.

NATURE OF DEVELOPMENT:
Retaining Walls

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT STATUS	DATE OF DECISION	CONDITIONS
Development Plan Consent	Granted	15/04/2019	2
Land Division - Requirements	-	-	-
Land Division (Strata) - Requirements	-	-	-
Building Rules Consent	Granted	17/04/2019	0
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	26/04/2019	2

Building Classification: Class 10b

Details of any conditions imposed on this consent / approval are set out on the attached sheet/s.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within two (2) months of the date of this decision.



COUNCIL DELEGATE

DEVELOPMENT PLAN CONSENT

The following condition(s) apply:

1. The development herein approved is to be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following condition(s).
2. Effective measures are to be implemented during the construction of the development and ongoing use of the land in accordance with this consent to:
 - i. prevent silt and water run-off from the land to adjoining properties, roads and drains;
 - ii. control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
 - iii. ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
 - iv. ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
 - v. ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

Notes:

1. Any person proposing to undertake building work within the District of Mount Barker is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc., must be reinstated to a standard acceptable to Council at the applicants' expense.

If you have any queries please contact Council on 8391 7200.

2. Piers for the retaining walls should be located at the edges of the easements only so that they remain clear of the drainage infrastructure. Please liaise with Council's Planning Engineers if any query relating to this.
3. It is the developer's responsibility to ensure that all inspections points (IPs) for the drainage system/s are raised to the new finished ground level.

BUILDING RULES CONSENT

The following condition(s) apply:

Nil

DECISION NOTIFICATION FORM

Notes:

1. Three (3) documents attached.
2. You are advised that the Development herein approved must be substantially commenced within 12 months of the date of this Approval, unless this period of time is extended by Council. Further, any act or work authorised or required by this Approval must be completed within 3 years of the date of this Approval, unless this period of time is extended by Council.

You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements. Any request for an extension of time must be lodged with Council prior to the expiration of time periods specified above.

Fact Sheet

Council Easements



MOUNT BARKER
DISTRICT COUNCIL

Council may require an easement for stormwater, drainage, sewer or effluent infrastructure. The following are common questions asked regarding Council Easements.

Q How do I know if my Property has an Easement?

A Check the Certificate of Title or Deposited Plan.

Q What is an Easement?

A An easement is generally a strip of land marked on the Certificate of Title by means of a dashed line. This strip of land indicates where a council easement is located through the property. This strip of land is still owned by the property owner, it allows council access to it, in order that maintenance may be carried out on the infrastructure within the easement.

Q Why are easements necessary?

A An easement is necessary to give an indication to the property owner where exactly the infrastructure is on that property. It is not always possible to locate infrastructure within road reserves or Council property.

Q Can I build over an easement?

A Generally any structure that is easily dismantled or moved such as a small aviary or small potters shed may be erected over an easement. Houses, sheds, extensions and other immovable structures are not permitted to be erected over an easement.

Q Can I plant on an easement?

A Generally you can plant anything that will not grow over 3m tall. Please note though that anything planted may have to be removed if the infrastructure needs maintenance or replacement. Reinstatement of any plantings removed will be carried out by Council at its own discretion.

Q Can I lay a footpath or driveway over an easement?

A Yes, however any lids or covers associated with the infrastructure must be left flush with the final footpath or driveway levels. Driveways and footpaths are to be constructed with block pavers or similar.

Q What if Council requires access to the easement?

A Council has statutory powers under the Water Industry Act 2012 to enter private property to carry out maintenance on its infrastructure located within the easement. If the matter is not urgent Council will notify the property owner of their intent to access the easement ahead of time. Urgent access usually only occurs in emergency situations. Any excavations and reinstatement of the easement will be carried out by Council. Any removal and reinstatement of structures or vegetation on the easement will be the owner's responsibility.

If you have any further questions or require further details regarding Council Easements, please contact Council on 8391 7200.

DOC/20/131386

Local Government Centre
Mount Barker Homemaker Centre
6 Dutton Road, Mount Barker SA 5251

9am – 5pm Monday to Friday
Telephone 8391 7200
www.mountbarker.sa.gov.au

ANNEXURE – D

LAND TAX CERTIFICATE

**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: 2666221

DATE OF ISSUE

17/04/2025

EQUITABLE LEGAL PTY. LTD.
LEVEL 2
255 PULTENEY STREET
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

I M GONZALEZ

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

73 AMBLEMEAD DR / MOUNT BARKER SA 5251

ASSESSMENT NUMBER

5809116238

TITLE REF.

(A "+" indicates multiple titles)

CT 6262/163

TAXABLE SITE VALUE

\$180,000.00

AREA

0.0306 HA

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

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

Please Note:

If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

ON OR BEFORE**16/07/2025****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
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7001080527 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Revenue SA Locked Bag 555 ADELAIDE SA 5001
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OFFICIAL: Sensitive

ANNEXURE – E

EMERGENCY SERVICES LEVY CERTIFICATE



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: 2666221

EQUITABLE LEGAL PTY. LTD.
LEVEL 2
255 PULTENEY STREET
ADELAIDE SA 5000

DATE OF ISSUE

17/04/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

16023848

OWNERSHIP NAME

I M GONZALEZ

PROPERTY DESCRIPTION

73 AMBLEMEAD DR / MOUNT BARKER SA 5251

ASSESSMENT NUMBER

5809116238

TITLE REF.

(A "+" indicates multiple titles)

CT 6262/163

CAPITAL VALUE

\$530,000.00

AREA / FACTOR

R2
0.500

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 99.85
\$ 79.10
\$ 46.00
\$ -24.75
\$ 0.00

Please Note:

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

EXPIRY DATE

16/07/2025



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7001080618</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive

ANNEXURE – F

SA WATER CERTIFICATE

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
58 09116 23 8	CT6262163	17/4/2025	8426	2666221

EQUITABLE LAW
LEVEL 2/255 PULTENEY ST
ADELAIDE SA 5000
info@equitablelaw.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: I M GONZALEZ
Location: 73 AMBLEMEAD DR MOUNT BARKER LT33 D128470
Description: 6HGALF Capital Value: \$ 530 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

			\$
	Arrears as at: 30/6/2024	:	162.95CR
Water main available: 1/1/2022	Water rates	:	235.80
Sewer main available:	Sewer rates	:	0.00
	Water use	:	0.00
	SA Govt concession	:	187.50CR
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	0.00
	Balance outstanding	:	114.65CR

Degree of concession: 100.00% Date granted: 25/5/2024

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 78.60 Sewer: 0.00 Bill: 11/6/2025

A sewer main is not available to this property.

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

The last Water Use Year ended on 03/06/2024.

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.

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

South Australian Water Corporation

Name:
I M GONZALEZ

Water & Sewer Account
Acct. No.: 58 09116 23 8

Amount: _____

Address:
73 AMBLEMEAD DR MOUNT BARKER
LT33 D128470

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	5809116238



Bill code: 8888
Ref: 5809116238

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

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



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 5809116238



**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

ANNEXURE – G

ENCUMBRANCE

E 13736201

Lodged: 04 March 2022 11:16:01 AM

3 OF 3

Form M2

Version 40.3

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Registered: 09 March 2022 11:17:01 AM



ENCUMBRANCE

Responsible Subscriber: ASPECT CONVEYANCING (EL - PEXA) (E100980)

Reference: GXS: 423925/222

ELN Lodgement Case ID: 390841305

ELN Workspace ID: 7422403

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

ESTATE AND/OR INTEREST BEING ENCUMBERED

FEE SIMPLE

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 6262 FOLIO 163

ENCUMBRANCER (Full name and address)

ISABEL MARIA GONZALEZ OF 73 AMBLEMEAD DR MOUNT BARKER SA 5251

ENCUMBRANCEE (Full name, address and mode of holding)

AMBLEMEAD MT BARKER PTY LTD ACN 606976890 OF 96 KING WILLIAM RD GOODWOOD SA 5034

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE WITH AN ANNUITY OR RENT CHARGE OF TEN CENTS (\$0.10) IF DEMANDED TO BE PAID TO THE ENCUMBRANCEE ANNUALLY AT THE TIMES AND IN THE MANNER FOLLOWING COMMENCING 01 JANUARY 2023 FOR A PERIOD OF 999 YEARS

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with those terms and conditions expressed below

TERMS AND CONDITIONS OF THIS ENCUMBRANCE

(a) Document Reference

(b) Additional terms and conditions

Refer to Covenants

DATED 04 MARCH 2022

CERTIFICATION

Encumbrancer

The Certifier has taken reasonable steps to verify the identity of the encumbrancer or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Melinda Ann Harris

Practitioner Certifier

For: ASPECT CONVEYANCING

On behalf of: ISABEL MARIA GONZALEZ

Encumbrancee

The Certifier has taken reasonable steps to verify the identity of the encumbrancee or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Georgina Silz

Practitioner Certifier

For: FINLAYSONS

On behalf of: AMBLEMEAD MT BARKER PTY LTD

This is a representation of an instrument that was electronically lodged

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:

1. The purpose of this encumbrance

The encumbrancer on page 1 ("Encumbrancer") ("you", "your") grants this encumbrance –

- 1.1. for the benefit of the encumbrancee on page 1 ("Encumbrancee") ("we", "our", "us");
- 1.2. for the benefit of each present and future owner of the land in the Development Zone;
- 1.3. to charge the land on page 1 ("the land") with the payment of the annuity on page 1 ("the rent charge");
- 1.4. for the purpose of a common building scheme for the Development Zone; and
- 1.5. with the intent that its covenants run with the land and will be binding also on anyone who becomes the owner of the land after you.

2. Interpreting this encumbrance

In this encumbrance, unless the contrary intention appears –

- 2.1. "the land" means all the land and any rights and easements described above;
- 2.2. "development" means work of any kind, including but not limited to –
 - A. "building works" as defined in the Building Work Contractors Act 1995;
 - B. the construction or alteration of any permanent or temporary structure;
 - C. earthworks or landscaping of any kind; or
 - D. repairs, painting or improvements of any kind.
- 2.3. "Development Guidelines" means the development guidelines published by the Encumbrancee in respect to the building scheme that has been or will be adopted and implemented within the land and which are located on the website with the web address <http://www.amblemead.com.au>, as amended from time to time;
- 2.4. "Development Zone" means all of the land delineated in Development Application No. 582/D042/15/001;
- 2.5. reference to giving access to us includes giving access to our employees agents and contractors;
- 2.6. reference to a party includes the party's successors and transferees (and also the party's personal representatives if the party is a natural person);
- 2.7. reference to any statute includes statutes which change or replace it; and
- 2.8. any word indicating the singular includes the plural and vice versa.

3. If there are more than one of you then –

- 3.1. we only have to give notices to one of you, and
- 3.2. all your obligations in this encumbrance are joint and several.

4. Restrictions on the use and development of the land

You must use the land only for private residential purposes.

5. Rules governing the use of the land

You must obey the following rules in using or owning the land –

- 5.1. You must not subdivide the land or create any additional allotment from the land;
- 5.2. You must not use any caravan, tent or other shelter on the land as a place of residence; and
- 5.3. You must not make any claim against us for the cost of (or for contribution to the cost of) erecting a fence between the land and any land of ours. You indemnify us against such claim.

6. The provisions of the Law of Property Act 1936 and the Real Property Act 1886 relating to encumbrances apply to this encumbrance.

-
7. The provisions referred to in the above clause 6 include, amongst other rights and obligations –
- 7.1. an obligation on you to keep all improvements on the land in good repair;
 - 7.2. a right of ours to enter upon the land, upon giving the occupier of the dwelling house reasonable notice of our intention to do so, to inspect the state of repair of such improvements;
 - 7.3. an obligation on you to pay the rent charge at the time and in the manner set out in this encumbrance;
 - 7.4. the right of a subsequent mortgagee or encumbrancee to redeem this encumbrance;
 - 7.5. a power of ours, if you default in payment of the rent charge or in observing your obligations expressed or implied in this encumbrance, to enter and take possession of the land or bring an action for recovery of the land, or to distrain the goods of the tenant or occupier of the land; or
 - 7.6. a right of ours to sell the land if you default in payment of the rent charge or in observing your obligations expressed or implied in this encumbrance.
8. **Restrictions on development of the land**
- 8.1. The you must not otherwise than in accordance with the Development Guidelines erect construct or make any alterations or additions to any building or structure of any nature whatever on in or over the land or any part of it.
 - 8.2. Without limiting the provisions of clause 8.1 you:
 - A. must obtain the approval referred to in the Development Guidelines from the design consultant appointed from time to time by us and must for that purpose comply with the approval procedures set out in the Development Guidelines;
 - B. must not make application for Provisional Development Plan Consent pursuant to the Development Act 1993 to undertake any development on the land prior to obtaining the approvals from the design consultant appointed by the us;
 - C. acknowledge and agree that we shall be entitled at any time and from time to time to amend the Development Guidelines by notice in writing to you; and
 - D. acknowledge and agree that amendments to the Development Guidelines shall take effect forthwith upon receipt by you of a notice in writing from us and for the purposes of this encumbrance a reference to the Development Guidelines shall be deemed to be a reference to the most recent version of those Development Guidelines as notified by us to you regardless of the Development Guidelines.
9. **Appurtenances**
- 9.1. T.V and F.M antennae aerals – T.V antennae should be located within the roof space. External antennae will not be permitted above eaves line level unless it is demonstrated that reception is adversely affected by this requirement.
 - 9.2. Satellite dish – A satellite dish will only be approved if positioned where not visible from the street.
 - 9.3. Solar panels – If installed, a system of no less than 1.5kW must be installed, and be done so to be integrated with the roof design and if possible be located so as to reduce the visual impact from the roadway.
 - 9.4. Clotheslines – Must be screened from view from public areas.
 - 9.5. Letterboxes – Design is to suit main building and located adjacent to driveway and must be completed within one month of occupation of the main dwelling.
 - 9.6. Airconditioners – Airconditioners must be located below the eaves line and screened from public view. Evaporative airconditioners must be architecturally integrated with the roof line.
 - 9.7. Rubbish bins – All rubbish bins/wheelie bins must be kept behind screening and fencing until the day of collection.
 - 9.8. Solar water heaters – Solar heaters must be architecturally integrated with the dwelling.
10. **Commencement of construction of a dwelling**
- 10.1. You must substantially commence construction of a dwelling house on the land within 18 months (or as agreed) of the date of this encumbrance unless we have, by written notice, allowed an extension of time in which to substantially commence construction of a dwelling house. You must complete construction a dwelling house on the land within 12 months of commencement of construction (or as

agreed).

10.2. If you do not substantially commence construction of a dwelling house within the time allowed for in clause 10.1 above, then you must sell the land subject to and in accordance with the terms of this encumbrance.

10.3. In this clause, "substantially commence" means the pouring of a concrete footing or foundation for the construction of a dwelling house on the land.

11. Landscaping

The Encumbrancer shall not allow:

11.1. any part of the Land:

- A. which has not been improved; and
- B. which is within public view (including the area between the front building line of any dwelling erected upon the Land and the boundary of the Land);

to remain without landscaping for a period exceeding six (6) months of completion of construction of a dwelling on the Land;

11.2. any landscaping to occur on the Land which:

- A. does not comply with the Development Guidelines; or
- B. is (in the reasonable opinion of the Encumbrancee) generally inconsistent with the general standard of landscaping of allotments and public verges in the Development Zone; or

11.3. landscaping on the Land to become outdated, unattractive or in a state of disrepair;

11.4. any noxious or unlawful plant, tree or shrub to grow on the Land; or

11.5. any garden areas or plantings on the Land to die or become overgrown or untidy.

12. Hard refuse

You will not deposit or keep any hard refuse on any part of the land in a position or in a manner that will be visible to any allotments adjoining the land or any road, which is abutting the land. For the purpose of this clause, "hard refuse" shall include any unroadworthy vehicle of any kind, any scrap vehicles or vehicle components, any scrap metal, any unserviceable or scrap agricultural implements or equipment and any unserviceable or scrap domestic or commercial appliances of any kind.

13. Maintenance of the land

Until the construction of any dwelling on the land is completed, you shall regularly cut down all weeds growing on and otherwise keep and maintain the land free from rubbish and in a good, neat, clean and tidy order and condition and from and after construction of any dwelling, you shall at all times maintain and keep the land in good, neat, clean and tidy order and condition.

14. Power of sale of the land

Notwithstanding s.136 of the Real Property Act 1886, you agree that we may, if we exercise our power of sale, require the purchaser of the land to accept the sale of the land subject to an encumbrance in the same terms as this encumbrance.

FURTHER COVENANTS

It is covenanted and declared between the Encumbrancer and the Encumbrancee as follows:

15. Default

that if default is made by you in payment of any moneys becoming due under this encumbrance or in the observance or performance of any covenants stipulations or conditions contained in this encumbrance it shall be lawful for the us immediately thereupon, or at any time thereafter to serve upon you the notice mentioned in section 132 of the Real Property Act 1886 and if any such default shall be continued for a period of thirty (30) days after service of such notice it shall be lawful for us to exercise with reference to the land or any part of such land the power of sale and all other powers and authorities conferred upon or reserved or accruing to us by virtue of this encumbrance and the Real Property Act 1886.

16. Our power to remedy default

that if you default in the due observance or performance of any covenant term condition or agreement to be observed or performed by you under and by virtue of this encumbrance or implied by this encumbrance then

it shall be lawful for us and we are hereby authorised to do or procure the doing of all acts matters and things necessary to make good such default or breach to the satisfaction of us in all things but without any obligation upon us to do so and without prejudice to any other right power authority or remedy of the Encumbrancee and any and all costs and expenses properly incurred by or on behalf of us in relation to the making good of such default or breach shall be payable forthwith upon demand by us to you.

17. Release

that you and successive assigns of yours shall be respectively released and discharged from the payment of the said rent charge and from the observance and performance of the covenants conditions restrictions and stipulations hereinbefore contained forthwith upon you and such respective assigns respectively ceasing to be registered as the proprietors of the land to the intent that the said rent charge and covenants conditions restrictions and stipulations shall be binding on the registered proprietor or proprietors for the time being of the land for the benefit of each present and future owner of the land in the Development Zone.

18. Sale of the land

that you will not enter into any contract to sell and will not otherwise transfer assign or dispose of its estate and interest in the land or any part of the land without first having obtained from the intending purchaser or transferee (the "Transferee") of the land or such part of the land the subject of such sale or transfer a binding agreement to execute and lodge for registration under the provisions of the Real Property Act 1886 forthwith after the registration of the memorandum of transfer in respect of the land or such part of the land as is subject to sale or transfer a memorandum of encumbrance (the "New Encumbrance") in the same form as this encumbrance and containing the same covenants and other stipulations mutatis mutandis with the substitution of:

- 18.1. the name address and description of the Transferee, as Encumbrancer;
- 18.2. a description of the land or relevant part subject to the sale or transfer in a form required for registration with the then current Development Guidelines; and
- 18.3. such further or other consequential amendments as may be required for registration purposes. Following the execution of the New Encumbrance the you shall prepare and execute (at your cost and expense in all respects) a discharge of this encumbrance and you shall procure that such discharge is lodged for registration at the Lands Titles Office prior to but in the same series of documents as the New Encumbrance and the transfer in favour of the Transferee.

19. Waiver and assignment

- 19.1. We may, in our absolute discretion, waive compliance with any Development Guidelines, or with any of the requirements of this encumbrance.
- 19.2. We may modify waive or release any of the covenants in this encumbrance. A party's action or lack of it, on any disobedience of this encumbrance by the other does not affect the party's rights if the other:
 - A. repeats or continues the disobedience; or
 - B. disobeys this encumbrance in another way.
- 19.3. No waiver is effective unless in writing signed by our authorised officer.

20. Assignment by us

We may transfer or assign our rights under this encumbrance.

21. Severance of invalid clauses

- 21.1. If any clause of this encumbrance is void or unenforceable then it must be read down so that it is not void or unenforceable.
- 21.2. If it cannot be read down, it must be severed (that is, treated as if cut out).
- 21.3. The rest if this encumbrance is not affected if any clauses are read down or severed.

22. Payment of costs

- 22.1. The costs incidental to the preparation of this encumbrance, and the stamp duty and registration fee on it, must be paid by you.
- 22.2. You must also pay us any costs we incur as a result of any breach of this encumbrance by you or your employees, agents contractors or invitees.

23. Term of encumbrance

You acknowledge that we shall have no obligation to enforce this encumbrance or each other encumbrance

registered over any part of the land in the Development Zone; and may execute and register a discharge of this encumbrance.

24. How notices may be given

All notices (including approvals or demands) –

- 24.1. must be in writing;
- 24.2. must be given to the other party;
- 24.3. can be given in person;
- 24.4. can be left at the other party's address on page 1, or at the other party's last known address;
- 24.5. can be sent there by post, but they must be correctly addressed and posted;
- 24.6. can be given to you by being left at, or sent by post to, the land;
- 24.7. are, if posted by express post, treated as given the next business day after posting;
- 24.8. are, if posted by priority post, treated as given four (4) business days after posting;
- 24.9. are, if posted by regular post, treated as given six (6) business days after posting;
- 24.10. may, if the party has a facsimile number, be sent by facsimile transmission to that facsimile number. In that case, the notice is treated as having been given when the sender's facsimile machine confirms that the transmission has been successfully completed; and
- 24.11. may be signed by a party, or any person that party authorises to sign it.

25. Sunset clause

- 25.1. Our rights and obligations will cease one (1) year after we cease to be the registered proprietor of any allotment created in the Development Zone.
- 25.2. For the avoidance of doubt it is expressly stated that the rights and obligations of the owners of any land in the Development Zone arising under the building scheme created by this encumbrance will continue despite the provisions of clause 25.1.

26. Transfer of Land in certain circumstances

The Encumbrancer must at the written request of the Encumbrancee transfer to the Encumbrancee or its nominee an estate in fee simple in the land subject only to this Encumbrance if any of the following events occur:

- 26.1. the Encumbrancer breaches clause 5.1 or 8.1 and the Encumbrancee requests the transfer of the land to the Encumbrancee within 6 months of when the Encumbrancee first becomes aware of the breach; or
- 26.2. the Encumbrancer breaches clause 4, 5.2, 10.1, 11.1, 11.2, 11.3, 11.4, 11.5, 12 or 13 and fails to remedy such breach within the earlier of:
 - A. a reasonable period of time (as specified by the Encumbrancee) to allow the Encumbrancer to remedy such breach; or
 - B. one calendar month,

after the date on which the Encumbrancee serves a written notice on the Encumbrancer requiring the breach to be remedied.

27. The terms and conditions upon which the land will be transferred pursuant to clause 26 shall be those contained in the contract for sale and purchase of land recommended for use by the Law Society of South Australia at the time the Encumbrancee requests the transfer of an estate in fee simple in the land except that:

- 27.1. the GST inclusive purchase price shall be a sum equivalent to 90% of the consideration expressed in the Memorandum of Transfer of the land from the Encumbrancee to the Encumbrancer;
- 27.2. no deposit shall be payable;
- 27.3. the date settlement is to be completed shall be 30 days after the date on which the Encumbrancee receives the Encumbrancee's written request pursuant to clause 26 or, if that date is not a business day, shall be the next business day;
- 27.4. the transfer shall be subject only to this Encumbrance and the Encumbrancee shall be entitled to deduct from the purchase price any amounts which may be required to discharge any mortgage,

charge, lien or other interest over the land; and

- 27.5. all costs associated with the transfer of the land (including the Encumbrancee's legal costs and stamp duty) shall be borne by the Encumbrancer.

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ANNEXURE – H

Form R3

Form R3

Buyers information notice

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 recommends that you check the website: 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

- 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

- 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

- 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

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.