

Certificate of Title

Title Reference CT 5691/529
Status CURRENT
Easement NO
Owner Number 17360520
Address for Notices 41 HINDMARSH RD VICTOR HARBOR, SA 5211
Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

BARBARA MARY KOCH
OF 41 HINDMARSH ROAD VICTOR HARBOR SA 5211

Description of Land

ALLOTMENT 22 DEPOSITED PLAN 3492
IN THE AREA NAMED MCCRACKEN
HUNDRED OF GOOLWA

Last Sale Details

Dealing Reference TRANSFER (T) 12696187
Dealing Date 20/01/2017
Sale Price \$0
Sale Type NO MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4506386009	CURRENT	41 HINDMARSH ROAD, MCCRACKEN, SA 5211

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4506386009
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1966
Property Location	41 HINDMARSH ROAD, MCCRACKEN, SA 5211
Local Government	VICTOR HARBOR
Owner Names	BARBARA MARY KOCH
Owner Number	17360520
Address for Notices	41 HINDMARSH RD VICTOR HARBOR, SA 5211
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	7HDI/G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D3492 ALLOTMENT 22	CT 5691/529

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$415,000	\$670,000			
Previous	\$375,000	\$610,000			

Building Details

Valuation Number	4506386009
Building Style	Conventional

Year Built	1958
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	164 sqm
Number of Main Rooms	7

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

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 5691 Folio 529

Parent Title(s) CT 2131/121
Creating Dealing(s) CONVERTED TITLE
Title Issued 14/09/1999 **Edition** 3 **Edition Issued** 28/03/2017

Estate Type

FEE SIMPLE

Registered Proprietor

BARBARA MARY KOCH
OF 41 HINDMARSH ROAD VICTOR HARBOR SA 5211

Description of Land

ALLOTMENT 22 DEPOSITED PLAN 3492
IN THE AREA NAMED MCCRACKEN
HUNDRED OF GOOLWA

Easements

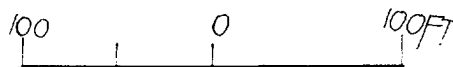
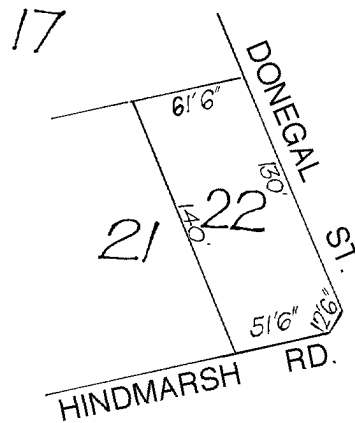
NIL

Schedule of Dealings

NIL

Notations

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



**DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION**
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

Certificate of Title

Title Reference: CT 5691/529

Status: CURRENT

Parent Title(s): CT 2131/121

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 14/09/1999

Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
16/03/2017	28/03/2017	12696187	TRANSFER	REGISTERED	BARBARA MARY KOCH
02/09/2016	28/09/2016	12594031	TRANSMISSION APPLICATION	REGISTERED	FREDERIC FRENCH HEDDLE (DECD), MARGARET ANN WILLOGHBY (EXEC), BARBARA MARY KOCH (EXEC)

Certificate of Title

Title Reference: CT 5691/529
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

Property Interest Report

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

Title Reference	CT 5691/529	Reference No. 2660511
Registered Proprietors	B M*KOCH	Prepared 28/03/2025 10:50
Address of Property	41 HINDMARSH ROAD, MCCracken, SA 5211	
Local Govt. Authority	CITY OF VICTOR HARBOR	
Local Govt. Address	PO BOX 11 VICTOR HARBOR SA 5211	

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*

- | | | |
|------|---|---|
| 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 |
|------|---|---|

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

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

24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <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

Precinct 202 - The City of Victor Harbor is proposing to rezone the Affected Area from 'Business Neighbourhood Zone' to the Community Facilities Zone with retention of existing overlays. The proposed rezone will enable the anticipated use of the land for a Sport and Recreation Precinct on Lot 202 of the Affected Area in response to the demands and pressures of a growing community and region. 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 for further information or phone PlanSA 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 <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement	Contact the Local Government Authority for details relevant to this item

order

also

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

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

- 30.1 section 8 or 9 - Notice or order concerning pests

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

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

- 31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- 32.1 section 66 - Direction or requirement to avert 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 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

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

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

An SA Water Certificate will be forwarded.

If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

36. Other charges

- | | | |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply |
|------|--|--|

Other Particulars

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

- | | |
|--|---|
| 1. Particulars of transactions in last 12 months | Contact the vendor for these details |
| 2. Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation |
| 3. Particulars relating to strata unit | Enquire directly to the Secretary or Manager of the Strata Corporation |
| 4. Particulars of building indemnity insurance | Contact the vendor for these details
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.

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Data Extract for Section 7 search purposes

Valuation ID 4506386009

Data Extract Date: 03/04/2025

Parcel ID: D3492 AL22

Certificate Title: CT5691/529

Property Address: 41 HINDMARSH RD MCCracken SA 5211

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Major Urban Transport Routes

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

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.

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

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).

(Council input required)

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187/3/e of the Local Government Act 1999)

CONVEYANCING ON THE FLEURIEU
PO BOX 180
VICTOR HARBOR SA 5211

The Land

Property Address:	41 HINDMARSH ROAD, MCCRACKEN SA 5211		
Assessment Number:	A584	Plan Number:	D3492
Valuer General Number	4506386009	Section Number:	
Owner (s):	BM KOCH		
Lot Number:	22		
C/T Number:	5691/529		

Arrears of previous financial year rates and fines	\$0.00
Rates for 2024/25 Financial Year (incl. Regional Landscape Levy)	\$2771.80
ADD: Fines and Interest for Late Payment	\$0.00
ADD: Legal Fees	\$0.00
ADD: Sundry Debtors	\$0.00
LESS: Rebates*	\$0.00
LESS: Receipts	<u>\$2078.90</u>
TOTAL OUTSTANDING AT DATE OF CERTIFICATION	<u>\$692.90</u>

*Rebates - Any change in ownership and/ or land use may affect the ongoing eligibility and receipt of a Council Rate Rebate, please confirm with our office prior to settlement if any adjustment will be made.

Notes for Settlement

- **Complementary Update** - Where a new Certificate of Liabilities is required, a complimentary certificate will be provided within 60 days of a paid search.
- **Fines & Interest** - If rates are not paid on or before their due date, a fine of 2% is payable with further interest of 0.76% is payable on any arrears on the 15th day of each month thereafter. If an extension is required on current rates for settlement., please email localgov@victor.sa.gov.au
- **Settlement Advice** - We require a settlement advice with purchaser's names and postal address.
- **Direct Debits** - Direct debits are not automatically cancelled, and payments will continue until either the owner contacts council with 2 weeks' notice, or the change of ownership report is received from Lands Service SA.
- **BPAY and Balance** - To obtain an updated balance or Bpay details please contact us within 48 hours of settlement. No additional cost will be charged as a Certificate of Liabilities will not be issued. If the incorrect payment is received on settlement, the payment will be rejected.

Certified by: Mia Pickett | Acting Senior Revenue Officer

Date: 7 April 2025

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016**29.1 Part 5 – Planning and Design Code:**

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

REFER TO ATTACHED PLAN SA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES

Is there a State heritage place on the land or is the land situated in a State heritage area? **NO**

Is the land designated as a local heritage place? **NO**

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO**

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

For further information about the code visit https://plan.sa.gov.au/have_your_say/code_amendments.

29.5 Section 141 – Order to remove or perform work **NO**

29.6 Section 142 – Notice to complete development **NO**

29.7 Section 155 – Emergency order **NO**

29.8 Section 157 – Fire safety notice **NO**

29.9 Section 192 or 193 – Land management agreement **NO**

29.10 Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space **NO**

29.11 Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space **NO**

29.12 Part 16 Division 1 – Proceedings (*Disputes and Appeals*) **NO**

29.13 Section 213 – Enforcement notice **NO**

29.14 Section 214(6), 214(10) or 222 – Enforcement order **NO**

29.2 Section 127 – Condition (that continues to apply) of a development authorisation **NIL**

If response is YES, refer to the attached Plan SA Data Extract for Section 7 Purposes

DEVELOPMENT ACT 1993 (REPEALED)

5.1 Section 42 – Condition (that continues to apply) of a development authorisation **Attached** **YES**

Note: Council have attached all available Conditions on record for your information

REPEALED ACT CONDITIONS

6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning & Development Act 1966 (repealed) **Attached** **YES**

Note: Council have attached all available Conditions on record for your information

DEVELOPMENT ACT 1993 (REPEALED) (CONTINUED)

5.2 Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space **NIL**

5.3 Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space **NIL**

5.4 Section 55 – Order to remove or perform work **NIL**

5.5 Section 56 – Notice to complete development **NIL**

5.6 Section 57 – Land Management Agreement **NO**

5.8 Section 69 – Emergency Order **NIL**

5.9 Section 71 – Fire Safety notice **NIL**

5.10 Section 84 – Enforcement notice **NIL**

5.11 Section 85(6), 85(10) or 106 – Enforcement order **NIL**

5.12 Part 11 Division 2 – Proceedings (*Disputes and Appeals*) **NIL**

FIRE & EMERGENCY SERVICES ACT 2005

- 10.1 Section 105F (or Section 56 or 83 repealed) – Notice to take action to prevent outbreak or spread of fire. **NIL**
Further information can be obtained from Council Fire Prevention Officer 8551 0546

FOOD ACT 2001

- 11.1 Section 44 – Improvement notice **NIL**
 11.2 Section 46 – Prohibition order **NIL**

HOUSING IMPROVEMENT ACT 1940 (REPEALED)

- 15.1 Section 23 – Declaration that house is undesirable or unfit for human habitation **NIL**
 15.2 Part 7 (rent control for substandard houses) – Notice or declaration **NIL**

LAND ACQUISITION ACT 1969

- 17.1 Section 10 – Notice of intention to acquire **NIL**

LOCAL GOVERNMENT ACT 1934 (REPEALED)

- 20.1 Notice, order, declaration, charge, claim or demand given or made under the Act **NIL**

LOCAL GOVERNMENT ACT 1999

- 21.1 Notice, order, declaration, charge, claim or demand given or made under the Act **NIL**

LOCAL NUISANCE AND LITTER CONTROL ACT 2016

- 22.1 Section 30 – Nuisance or litter abatement notice **NIL**

PUBLIC & ENVIRONMENT HEALTH ACT 1987 (REPEALED)

- 31.1 Part 3 – Notice **NIL**
 31.2 Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked)
 Part 2 – Condition (that continues to apply) of an approval **NIL**
 31.3 Public & Environment Health (Waste Control) Regulations 2010 (revoked)
 Regulation 19 – Maintenance order *(that has not been complied with)* **NIL**

SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011

- 32.2 Section 92 – Notice **NIL**
 32.3 South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval **NIL**

OTHER CHARGES

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

OTHER PARTICULARS**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

- 6 Does Council hold details of any development approvals relating to -
 (a) commercial or industrial activity at the land; or **NIL**
 (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) **NIL**

Note: 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 & 103H of the Environment Protection Act 1993) and that assessments or remediation of the land may be required at some future time.

It should also be noted that:-

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

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Building indemnity insurance is required:

NO**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 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 by the Minister under section 45 of that Act.*

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

NO**ENCUMBRANCE, PERMIT OR OTHER REQUIREMENTS: NOT APPLICABLE**

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

The Data Extract for Section 7 search purposes attached to this search is provided to you as generated by the Plan SA Data Service and supplied unedited. Council is not responsible for inaccuracies in the attached report and any enquiries regarding its content should be directed to the Plan SA help desk on 1800 752 664 or plansa@sa.gov.au.

Responses in this search document may differ to the information provided in the Plan SA attachment.

Certified by:**Amelia Timpano, Community and Development - Administration Support Officer****Date: 7 April 2025**

SWIMMING POOL AND SPA LEGISLATION

If you are selling your property with a swimming pool or spa pool, you are responsible for making sure that current safety requirements for swimming pool safety are met. This may mean you have to upgrade fencing or barriers. Swimming pool and spa pool safety regulations apply from 1 October 2008. All homes with pools and spa pools must now have up-to-date child-safety barriers in place **before** the property can be sold.

It is the responsibility of the pool owner to make sure that current pool safety requirements are met **prior** to settlement date, when selling a property with a swimming pool and/or spa. Specific pool safety requirements are set by Australian Standard AS1926.1 adopted by the State Government.

Under the Standard, all swimming pools and spa pools must have a continuous safety barrier that is maintained by the pool owner and which restricts access by young children to the pool and the immediate pool surrounds. The requirements are determined via the date when the pool or spa pool was built.

Pools built before 1 July 1993

If the property where a swimming pool or spa pool is located is not for sale, the pool can continue to comply with the old *Swimming Pools Safety Act 1972*. The Act requires a swimming pool or spa pool owner to ensure that the pool is enclosed by a fence, wall or building to restrict access by young children.

If the property is sold after 1 October 2008, the child-safety barriers must comply with Ministerial Building Standard MBS 004 before settlement. This means that barriers must be installed to separate the pool area from the house where ever possible.

The Ministerial Building Standard MBS 004 took effect on 5 September 2019 by notice in the Government Gazette. Section 156 of the Planning Development and Infrastructure Act 2016, together with the Planning, Development and Infrastructure (Swimming Pool Safety) Regulations 2019 replace section 71AA of the Development Act 1993 from 1 July 2019 onwards.

Pools built on or after 1 July 1993

Swimming pools or spa pools built on or after 1 July 1993 must comply with the rules that were current when the application for construction was submitted. This includes the provisions of the *Planning, Development and Infrastructure Act 2016*, *Development Act 1993*, AS1926.1 and the Building Code of Australia to restrict access to the pool from the house, garage, street and any adjoining properties.

The Planning, Development and Infrastructure (Swimming Pool Safety) Regulations 2019 does not allow temporary safety barriers to be permanent safety barriers.

*Please note that Council **does not** provide a swimming pool safety barrier inspection service.*

SMOKE ALARMS

All South Australian dwellings (Class 1 and 2 buildings) must be fitted with a working smoke alarm (or smoke alarms) regardless of when the dwelling was constructed. Home owners and residential landlords are responsible for ensuring working smoke alarms are installed in the property in accordance with the Building Code of Australia. Smoke alarms provide occupants with a reasonable warning on the detection of smoke so that they can evacuate in the event of a fire.

Regulation 95 of the *Planning, Development and Infrastructure Regulations 2017* requires a smoke alarm (or smoke alarms) be fitted within six (6) months from the day on which the title is transferred and be either:

- a smoke alarm or smoke alarms powered through a mains source of electricity, or
- a smoke alarm or smoke alarms powered 10-year life non-replaceable, non-removable, permanently connected battery.

Dwellings built on or after 1 January 1995 require mains powered smoke alarms. It may be necessary to install more than one smoke alarm to a dwelling to provide sufficient warning depending on the size and layout. Fines of up to \$750 apply if smoke alarms are not installed within six (6) months from the day on which the title is transferred.

DOGS & CATS

Legislation in South Australia requires all dogs and cats of 3 months of age or over to be registered and microchipped. Registration is processed through the Dog and Cat Management Board.

Please visit www.dogsandcatsonline.com.au to register.



DECISION NOTIFICATION

Development Number
453/093/18

A584

FOR DEVELOPMENT APPLICATION

DATE : 4.04.18

REGISTERED ON : 05.03.18

TO: PAUL WALLER PO BOX 1223 VICTOR HARBOR SA 5211	BARBARA MARY KOCH PO BOX 548 VICTOR HARBOR SA 5211
--	--

LOCATION OF PROPOSED DEVELOPMENT –

House No: 41 Lot No: 22 Sec. No: Street: Hindmarsh Road
Suburb: Mccracken Hundred: Goolwa Plan No: D3492

Nature of Proposed Development	Verandah
---	----------

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
Development Plan Consent	13.03.18	3	
Building Rules Consent	03.04.18	3	
DEVELOPMENT APPROVAL	03.04.18	6	

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS **DEVELOPMENT APPROVAL** HAS BEEN OBTAINED.

If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Signed  ☒ Chief Executive Officer or Delegate

Date: 4.04.18 ☒ Conditions Attached

DEVELOPMENT PLAN CONSENT CONDITIONS

1. The development shall be in accordance with the plans and details submitted to and approved by Council as part of the application except as varied by any subsequent conditions imposed herein.
2. The stormwater disposal from the building and/or site shall be installed within seven (7) days from the installation of the roof covering by means of impervious pipes or other suitable materials to the street water table, ensuring that the drain under the footpath is either-
 - a) a single 100mm diameter concrete pipe;
 - b) an appropriate sized and corrosion protected steel pipe; or
 - c) a 90mm minimum sewer grade PVC pipe.

Alternatively, provide Council with proof of adequacy of a system that will ensure that there will be no adverse effects from site generated stormwater to people, property or buildings.

3. The external appearance materials and finishes of the development shall match or blend with the existing building and shall be of a low light-reflective nature.

BUILDING RULES CONSENT

Building Classification 10B

CONDITIONS

1. All metal parts of the proposed structures must be made from corrosion resistant materials; or other metal suitably protected.

BCA – P2.1

2. All work associated with the proposed structure shall be carried out strictly in accordance with the manufacturer's recommendations for wind speeds appropriate for the site.

BCA – P2.1

3. Where the site has been filled, the footings/piers shall be founded a minimum of 200mm into firm natural ground or use the nominated footing size, whichever is the greater size.

BCA – P2.1 & P3.2

MANDATORY NOTIFICATION STAGES

A licensed building work contractor who is carrying out the work, or who is in charge of carrying out the work; OR if there is no such licensed building work contractor, the building owner, must notify the Council at the following stages:

One business days notice of:

- a) The intended commencement of building work on the site;
- b) The intended completion of footing excavations and steel reinforcement (including tie down pads and concrete piers), prior to pouring of concrete in any footing or other structural concrete member; and
- c) The completion of building work.

Notification may be given:

- a) By written notice left with Council;
- b) By posting it to Council – PO Box 11, Victor Harbor SA 5211;
- c) By faxing it to Council – 8551 0501;
- d) By telephone – 8551 0500; or
- e) By email to Council – buildinginspections@victor.sa.gov.au

PENALTIES

A person who breaches any of the above requirements is guilty of an offence, and may be liable to pay an expiation fee of \$500, or be liable to a maximum penalty of \$10,000.

General Notes

Notwithstanding the approval of this application, all building work must be performed in accordance with the approved documents as prescribed in Section 45 of the Development Act 1993.

Changes to building materials or systems, that may affect the structural soundness or safety of a building, must be approved by the relevant authority. In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that the proposed products or systems meet the Deemed-to-Satisfy provisions of the Building Code of Australia.

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

This decision does not include approval under certain State and Commonwealth Acts, including the Environment Protection and Biodiversity Conservation Act 1999. It is the applicant's/owner's responsibility to obtain such approvals where required.

Pursuant to section 233 of the Local Government Act 1999 a person who without the Council's permission intentionally or negligently damages a road or a structure (including pipes wires cables fixtures fittings and other objects) belonging to the Council associated with a road is liable to the Council in damages. The Council may recover damages under this Section in the same way as damages for a tort. You are advised to contact Council's Environment & Infrastructure Department for further information relating to this matter.

During the construction stage of the development all materials shall be appropriately secured to ensure that they are not blown from the subject land which is to be kept in a generally neat and tidy condition to the reasonable satisfaction of the Council. All paper plastic rubbish and other waste material associated with the building work shall be contained in a waste receptacle to be provided on the site to the reasonable satisfaction of the Council with such receptacle being emptied as required.

A wall that retains a difference in ground levels of more than 1 metre requires consent under the Building Rules as they apply to the Development Act 1993.

All runoff and storm water from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap prior to discharge to the storm water system.

District Council of Victor Harbor

BAY ROAD, VICTOR HARBOR

All correspondence to be
addressed to the District
Clerk.

P.O. BOX 11,
VICTOR HARBOUR 5211
Phone: 52 1055,
52 1777 (S.T.D. 085)

Mr & Mrs N Stephens

9th August, 1977

Adelaide Road,

APPROVAL No 171

Victor Harbor 5211

Area m2 Fee \$ 7-00 00

Dear Sir/Madam,

The plans and specifications of a Class I Addition Building
situated Lot 22 Adelaide Road, Adare Heights.
were approved by Council at the meeting held 8th August 1977 subject to:

1. All work to be carried out in compliance with the provisions of the Building Act, 1970-76.
2. 24 hours notice must be given to the Council Office, before pouring of any structural concrete work.
3. Allotment boundaries will not be certified by Council Staff. The onus of ensuring that this building is sited in the approved position on the correct allotment is the responsibility of the owner.
4. The application should be submitted to, and approved by, the Engineering and Water Supply Department as required by the Sewerage Act.
5. In unsewered areas a complete and effective system of drainage shall be provided to the satisfaction of the Central Board of Health.
6. The Electricity Trust of S.A. would like to be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may cause alterations to these services at your cost.
7. Telecom Australia will give the location of underground cables on request, damage to cables causes interruption to services and repair costs are recoverable.
8. Storm water from the roof of the building or the site shall be discharged on to the street water table by impervious pipes or alternatively to the satisfaction of Council.
9. A certificate of classification is required for buildings of Class II to IX prior to occupation.
10. Enquiries should be made where necessary to the Dept. of Labour and Industry prior to commencement of work where approval of that Department is required.
11. If additional copy (s) of this plan were provided, they can be collected from this office Monday to Friday between 9 a.m. and 5 p.m.
12. Places of public entertainment must receive the approval of the Inspector of places of public entertainment in addition to any other consent or approval.

13. Light and ventilation details being submitted and approved of the light and ventilation to the room adjacent to the proposed bedroom and ensuite.

Approval is hereby given under the Planning and Development Act, 1966-75 subject to:

Building Inspector

District Clerk

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
45 06386 00 9	CT5691529	28/3/2025	8100	2660511

CONVEYANCING ON THE FLEURIEU
PO BOX 180
VICTOR HARBOR SA 5211
admin@coff.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MS B M KOCH
Location: 41 HINDMARSH RD MCCrackEN LT 22
Description: 7HDI/G
Capital Value: \$ 670 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/6/1966	Water rates	: 235.80
Sewer main available:	1/1/1975	Sewer rates	: 466.32
		Water use	: 567.06
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 1,269.18CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 155.44 Bill: 14/5/2025

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

The last Water Use Year ended on 06/05/2024.

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



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

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:
MS B M KOCH

Water & Sewer Account
Acct. No.: 45 06386 00 9

Amount: _____

Address:
41 HINDMARSH RD MCCRACKEN LT 22

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	4506386009



Bill code: 8888
Ref: 4506386009

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: 4506386009



**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



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: 2660511

GNIEL FAMILY TRUST
POST OFFICE BOX 180
VICTOR HARBOR SA 5211

DATE OF ISSUE

28/03/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

17360520

OWNERSHIP NAME

B M KOCH

PROPERTY DESCRIPTION

41 HINDMARSH RD / MCCracken SA 5211 / LT 22

ASSESSMENT NUMBER

4506386009

TITLE REF.

(A "+" indicates multiple titles)

CT 5691/529

CAPITAL VALUE

\$670,000.00

AREA / FACTOR

R1
0.800

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 201.95

- REMISSION

\$ 124.35

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ -127.60

= AMOUNT PAYABLE

\$ 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

26/06/2025



**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

 Billers Code: 456285 Ref: 7000369418 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 69 079 137 618</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund , along with this Payment Remittance Advice to: Revenue SA Locked Bag 555 ADELAIDE SA 5001
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OFFICIAL: Sensitive

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 885
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:

2660511

GNIEL FAMILY TRUST
POST OFFICE BOX 180
VICTOR HARBOR SA 5211

DATE OF ISSUE

28/03/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

B M KOCH

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

41 HINDMARSH RD / MCCracken SA 5211 / LT 22

ASSESSMENT NUMBER

4506386009

TITLE REF.

(A "+" indicates multiple titles)

CT 5691/529

TAXABLE SITE VALUE

\$415,000.00

AREA

0.0780 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			
= AMOUNT PAYABLE	\$	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**26/06/2025****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

 <p>Biller Code: 456293 Ref: 7000369327</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 68 079 137 518</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 Commissioner of State Taxation, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive