



## Certificate of Title - Volume 5862 Folio 351

**Parent Title(s)** CT 5856/741

**Creating Dealing(s)** RTC 9226426

**Title Issued** 14/12/2001      **Edition** 5      **Edition Issued** 23/06/2022

### Estate Type

FEE SIMPLE

### Registered Proprietor

STEPHANIE KATE ROSE  
OF 11 TRAMWAY CRESCENT SHEIDOW PARK SA 5158

### Description of Land

ALLOTMENT 40 DEPOSITED PLAN 58196  
IN THE AREA NAMED SHEIDOW PARK  
HUNDRED OF NOARLUNGA

### Easements

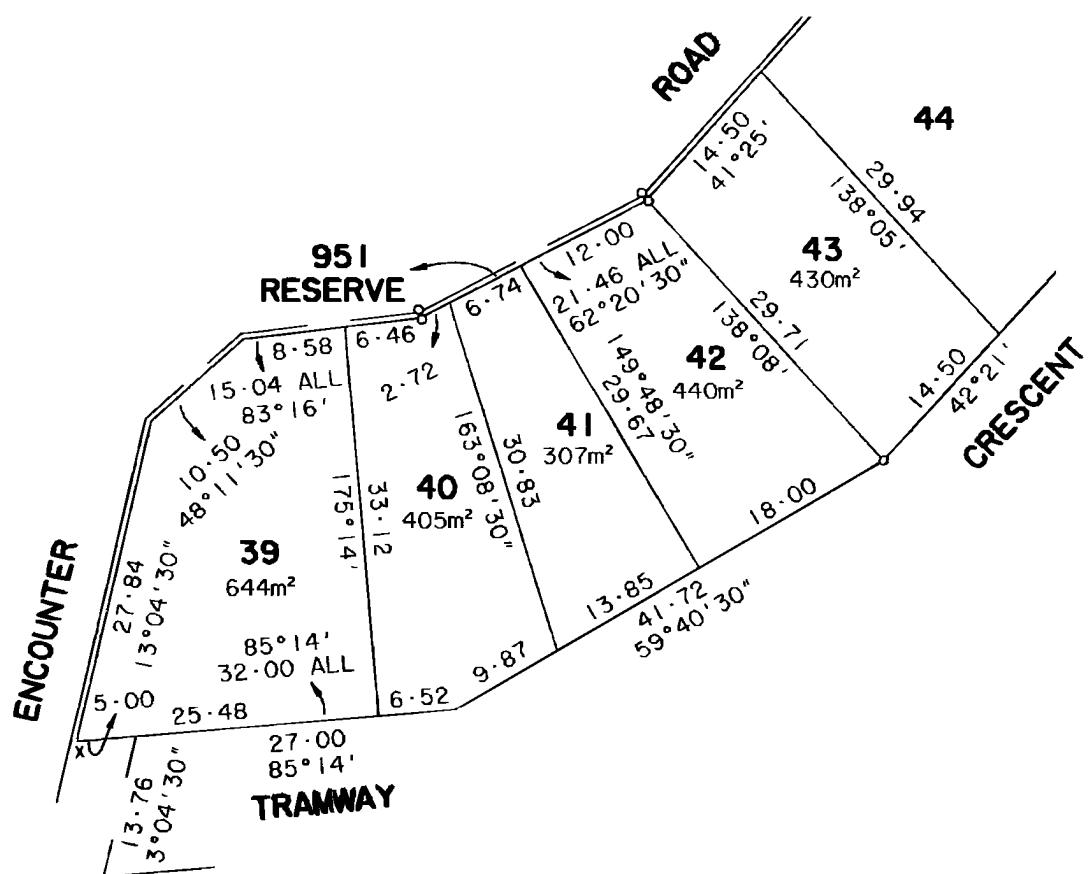
NIL

### Schedule of Dealings

Dealing Number	Description
8425749A	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
9260805	ENCUMBRANCE TO FAIRMONT HOMES PTY. LTD. (SINGLE COPY ONLY)
13813064	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

### Notations

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



# Property Interest Report

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

Title Reference	CT 5862/351	Reference No. 2448609
Registered Proprietors	S K*ROSE	Prepared 14/03/2023 16:33
Address of Property	11 TRAMWAY CRESCENT, SHEIDOW PARK, SA 5158	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

## Table of Particulars

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

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

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

### 1. General

1.1	Mortgage of land	Refer to the Certificate of Title  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title  Note--"Easement" includes rights of way and party wall rights  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.1	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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

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

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

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

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

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

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

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.20 section 215 - Orders made by ERD Court  
The regional landscape board has no record of any notice affecting this title

18.21 section 219 - Management agreements  
The regional landscape board has no record of any notice affecting this title

18.22 section 235 - Additional orders on conviction  
The regional landscape board has no record of any notice affecting this title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24.9 Proclamation with respect to a private mine  
**Mineral Tenements in the Department of Energy and Mining will respond with details relevant to this item**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28.1 section 23(1) - Notice of contribution payable

The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

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

29.1 Part 5 - Planning and Design Code

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

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

also

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

also

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

also

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

also

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

also

**Code Amendment**

**Miscellaneous Technical Enhancement** - proposes a series of technical amendments which aim to enhance the general performance & operation of the Planning & Design Code (the Code). It is primarily focused on addressing technical & operational elements within the Code, as opposed to changing policy intent or outcomes. For more information, refer to the 'Code Amendments' page on PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone 1800752664.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

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

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

also

Contact the Local Government Authority for other details that might apply

Contact the vendor for these details

Contact the vendor for these details

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

		Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

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

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

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

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

32.1	section 66 - Direction or requirement to avert	Public Health in DHW has no record of any direction or requirement affecting this title
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	spread of disease	
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval</i>	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
<b>33.</b>	<b><i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
<b>34.</b>	<b><i>Water Industry Act 2012</i></b>	
34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>An SA Water Certificate will be forwarded.</b> <b>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b> 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.
<b>35.</b>	<b><i>Water Resources Act 1997 (repealed)</i></b>	
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
<b>36.</b>	<b><i>Other charges</i></b>	
36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also Contact the vendor for these details also Contact the Local Government Authority for other details that might apply

## Other Particulars

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

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

## Additional Information

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The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

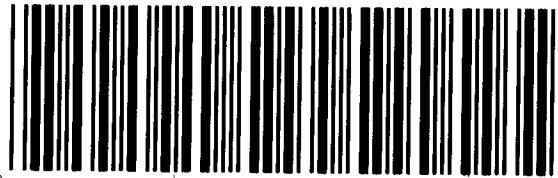
Water Resources Management - Taking of underground water

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

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

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

9260805



LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

*G S*  
Solicitor/Registered Conveyancer/Encumbrancee  
G M Stevens

Series No.	Prefix
2	E

AGENT CODE

Lodged by: *ANZB*

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 18/11/02	Time: 14	
FEES		
R.G.O.	POSTAGE	NEW C.T.
87		

REGISTRATION FEE \$87.00  
Lands Title 1414 18/01/02 136559

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

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



CORRECTION	PASSED
	<i>S</i>

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

ITEM(S)	AGENT CODE

REGISTERED	- 7 FEB 2002
<i>D. Tille</i>	
REGISTRAR-GENERAL PRO	
SOUTH AUSTRALIA	

Lic. No. 3 Jan 2000

Printed by Geoffrey Stevens, Prospect Conveyancing on 11 Oct 2001

DATED .....

18/1/2002

EXECUTION

*B. Pugent*  
Signature of ENCUMBRANCE

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

Print Full Name of Witness (BLOCK LETTERS)

15 LAURENCE ST

Print Address of Witness

SOUTH PEMPTON

Business Hours Telephone Number 83712139

## MEMORANDUM OF ENCUMBRANCE

805

## CERTIFICATE(S) OF TITLE BEING ENCUMBERED

Allotment 40 in DP 58196 being <sup>the more</sup> portion of the land comprised in Certificate of Title Register Book  
 Volume 5856 Folio 741

5862 351

ESTATE AND INTEREST	ENCUMBRANCES
Estate in Fee Simple	AG-8425749 & 8425749A

D  
PPR  
7/2/02

## ENCUMBRANCER (Full Name and Address)

CATHERINE ANN PRIGENT  
 of 15 Laurence Street, South Plympton SA 5033

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

FAIRMONT HOMES PTY LTD A.C.N. 007 724 094  
 of 21-24 North Terrace Adelaide SA 5000

## OPERATIVE CLAUSE

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

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

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:

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

**DURING THE TERM OF THIS ENCUMBRANCE THE ENCUMBRANCER:-**

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

boundary and further, it shall be permissible but not obligatory for the said land to have two side fences in accordance with the provisions herein set out PROVIDED always that such said land shall always require a separate approval from the Encumbrancee as to the type of fencing materials used.

9. SHALL, only use beige colour coated steel fencing materials in the construction of any fencing, and the exterior of which is not of any brightly coloured or reflective materials on or around the said land.
10. SHALL, within a period of 6 calendar months after the completed construction of a dwelling house upon the said land, prepare and develop the said land in the form of landscaping between the front alignment of the said dwelling house and the kerb alignment or pedestrian walkway fronting or bordering the said land and thereafter maintain said landscaping in good order and condition.

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

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

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

The Encumbrancer hereby covenants and agrees that notwithstanding anything to the contrary herein contained the Encumbrancee may from time to time in its absolute and unfettered discretion modify waive or release any of the covenants or stipulations expressed or implied in any Memorandum of Encumbrance or other instrument relating to any other land in the Plan of Division which created the said land and whether the same were entered into or imposed before or at the same time as or after the date hereof and no modification or waiver or release shall release the Encumbrancer or his successors in title from the covenants and other stipulations herein contained and Further if any covenant or stipulation of this Encumbrance shall for any reason be unlawful, void, invalid or unenforceable

THEN, such covenant or stipulation shall be severed therefrom without affecting the validity or the enforceability of the remainder AND IT IS HEREBY EXPRESSLY AGREED between the Encumbrancer and the Encumbrancee that this Encumbrance may be pleaded by the Encumbrancee by way of estoppel to any action, claim or demand by the Encumbrancer and or any successors in title for damages, costs or otherwise howsoever arising.



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

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

OFFICE HOURS:  
MONDAY TO FRIDAY  
8.30A.M. TO 5.00P.M.

TELEPHONE (08) 8375 6600  
FACSIMILE (08) 8375 6899  
EMAIL: council@marion.sa.gov.au

## DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

### DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 100/2001/1978

No work can commence on the development unless a Development Approval has been obtained

Dated: 13/11/2001  
Registered: 16/11/2001

TO:	Weeks & Macklin Homes Pty Ltd 712-714 South Road GLANDORE SA 5037		
No. 11			
LOCATION OF PROPOSED DEVELOPMENT:	LOT 40 TRAMWAY CRESCENT, SHEIDOW PARK DP 58196		
NATURE OF PROPOSED DEVELOPMENT:	To construct a Detached Single Storey Dwelling and Garage		

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

NATURE OF DECISION	Is a Consent Required?	Consent Granted or Refused	Date of Decision	Number of Conditions
Provisional Development Plan Consent ( <i>Land Use</i> )	Yes	Granted	02/01/2002	3
Provisional Building Rules Consent Private Certifier Council	Yes	Granted	21/02/2002	2
Other	No	-	-	
DEVELOPMENT APPROVAL	Yes	Granted	22/01/2002	5

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

The development must be in strict compliance with the plans, details and conditions of approval as detailed on the following pages

Date of Decision: 21/01/2002

Signed:	<i>Stephen B. Morris</i>	Authorised Officer
Date:	24/11/2002	

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Page 1 of 3



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

POSTAL ADDRESS  
P.O. BOX 21  
OAKLANDS PARK S.A. 5066

OFFICE HOURS:  
MONDAY TO FRIDAY  
8.30A.M. TO 5.00P.M.

TELEPHONE (08) 8375 6600  
FACSIMILE (08) 8375 6899  
EMAIL: council@marion.sa.gov.au

## DECISION NOTIFICATION FORM DEVELOPMENT ACT 1993

### DEVELOPMENT APPROVAL

#### DEVELOPMENT APPLICATION NO. 100/2001/1978

No work can commence on the development unless a Development Approval has been obtained

Dated: 13/11/2001  
Registered: 16/11/2001

### CONDITIONS OF APPROVAL

#### PLANNING CONDITIONS

- (1) Establishment of Development  
All development is to be established in strict accordance with the plans and details dated as received 16/11/2001.
- (2) Boundary Fencing  
All internal and boundary fencing is to be erected to a height of 1.8 metres above finished ground level and constructed of accepted materials which are compatible with and complement the character and appearance of existing and proposed structures to the reasonable satisfaction of Council.
- (2) Fencing  
Fencing proposed adjacent to driveway access points is not to exceed a height of 1.0 metre above finished ground level either side of the fence at its nearest point to the front property boundary and gradually raked up to an overall height of not more than 1.8 metres over a distance of not less than 7.5 metres.

#### BUILDING CONDITIONS

##### Council

- (1) Notice to Council - Development Act, 1993 - Regulation 74  
The OWNER is required to give Council ONE BUSINESS DAYS notice of the following stages of building work:-
  - a) prior to the placement of any concrete for footings or other structural purposes;  
Note: Where an engineer carries out an inspection Council will also require a copy of the inspection certificate; and
  - b) at the completion of wall and roof frames prior to the fixing of any internal linings.

##### Private Certifier

- (1) This Approval is subject to the NIL condition(s) included in the attached Provisional Building Rules consent which has been issued by Peter Harmer of Katnich dodd on 15 January 2002.

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PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Page 2 of 3



ADMINISTRATION CENTRE  
245 STURT ROAD  
STURT S.A. 5046

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

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TELEPHONE (08) 8375 6600  
FACSIMILE (08) 8375 6999  
EMAIL:council@marion.sa.gov.au

## DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

### DEVELOPMENT APPROVAL

#### DEVELOPMENT APPLICATION NO. 100/2001/1978

No work can commence on the development unless a Development Approval has been obtained

Dated: 13/11/2001  
Registered: 16/11/2001

#### NOTES:

- (1) Privately Certified:- Regulation 83AB - Notice of Completion  
The licensed builder on the completion of building work shall supply a statement to the Certifier. The statement shall be signed by the licensed builder and shall declare that the building work carried out is in accordance with the relevant approvals.
- (2) It is the owner's responsibility to ensure that the Council's footpaths and kerbing etc. is protected during the construction work.  
The Council must be supplied with dated photos and measurements of any existing defects prior to commencement of the work, otherwise it will be assumed that all damage was caused during construction.  
At the completion of the work, the owner is required to repair all damage caused during construction. Failure to do so will result in such repairs being carried out by the Council and charged to the owner.
- (3) Prior to commencement of any site work, the owner is to arrange a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles. In the case where no driveway invert exists on the site frontage, the back of kerb shall be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if the site frontage has a paved Council footpath, this will also need to be removed in alignment with removed section of kerb.
- (4) Site Maintenance: Section 20 of the Public and Environmental Health Act.  
A proper sanitary facility, namely a builder's toilet, is to be provided for all building sites. Regulation 4 of the Regulations under the Public and Environmental Health Act, an appropriate waste receptacle/enclosure is to be provided to contain all builders' waste. The site is to be maintained in a clean condition free of litter at all times.

#### Reasons for Conditions

To ensure adequate compliance with the provisions of the Development Act, 1993.

cc: Kathy Pridger, 15 Lawrence Street, Plympton, SA 5013

Signed:

A handwritten signature in black ink, appearing to read "Lydia Bell".

Authorised Officer

Date:

24/11/2002

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

**KATNICH DODD**

Postal: P.O Box 1171 North Adelaide SA 5006  
 Tel: (08) 8239 1040 Fax: (08) 8239 1140  
 Email: [admin@katnichdodd.com.au](mailto:admin@katnichdodd.com.au)  
 Web: [www.katnichdodd.com.au](http://www.katnichdodd.com.au)

Reference No: PC15864

**DECISION NOTIFICATION FORM**

For Development Application	Dated :	Development No:
	Registered On :	100/2001/1978

To: WEEKS MACKLIN  
 712 - 714 SOUTH ROAD  
 GLANDORE 5037

**LOCATION OF PROPOSED DEVELOPMENT:**  
 House No: Lot No: 48 Street: TRAMWAY CIRCUIT Suburb: SHEIDOW PARK  
 Section No: Hundred: Volume: Folio:

**NATURE OF PROPOSED DEVELOPMENT**

DWELLING, GARAGE &amp; VERANDAH

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL DEVELOPMENT PLAN CONSENT	---	---	---
PROVISIONAL BUILDING REGULATIONS CONSENT	15/1/02	NIL	---
LAND DIVISION (TORRENS / STRATA)	---	---	---
PUBLIC SPACE	N/A	---	---
OTHER	N/A	---	---
DEVELOPMENT APPROVAL	---	* See notes	---

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

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

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

Signed:	<input type="checkbox"/> Development Assessment <input type="checkbox"/> Commission or Delegate <input type="checkbox"/> Council Chief Executive Officer or <input type="checkbox"/> Director <input checked="" type="checkbox"/> Private Certifier (L) <input type="checkbox"/> (2) Sheets Attached
Date: 15 January, 2002	

**RECEIVED**

16 JAN 2002

BY:

**DECISION NOTIFICATION FORM  
DEVELOPMENT ACT 1993**

<b>TO:</b>	Stephanie Zmegac 11 Tramway Crescent SHEIDOW PARK SA 5158
------------	---

**DEVELOPMENT APPLICATION NUMBER:** 100/2020/1986  
**DATED:** 06/11/2020  
**REGISTERED ON:** 06/11/2020

<b>LOCATION OF PROPOSED DEVELOPMENT</b>
11 Tramway Crescent SHEIDOW PARK 5158 LOT: 40 DP: 58196 CT: 5862/351

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

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

<b>NATURE OF DECISION</b>	<b>DECISION</b>	<b>DATE OF DECISION</b>	<b>NUMBER OF CONDITIONS</b>
<b>Development Plan Consent</b>	Not Required	N/A	-
<b>Building Rules Consent</b>	Granted (By Council)	20/11/2020	3
<b>DEVELOPMENT APPROVAL</b>	Granted	20/11/2020	3

The building classification under the Building Code is Class 10A

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

Signature of Administration Officer:

*[Signature]*

Building Officer: Anthony Dalagiorgos

**Delegates of City of Marion**

Date: 24 November 2020

## DEVELOPMENT PLAN CONSENT

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

## BUILDING RULES CONSENT

GRANTED

### Conditions of Consent:

- (1) The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied to the footings
- (2) The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
- (3) Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.

## NOTES:

### General:

- (1) The owner is advised that, should a licensed builder or contractor be engaged to carry out building works greater than \$12,000 in value, that builder or contractor will be required to supply to the Council a Certificate of Indemnity Insurance prior to commencement of that work.
- (2) You are undertaking work that may affect the stability of adjoining land. Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 1993, prescribe that your neighbour has a right to be notified by you 28 days prior to you undertaking that work. This is to enable your neighbour to obtain a report for which you are obliged to pay, that specifies any work that is required to be undertaken to ensure the stability of your neighbour's property is maintained during and following the undertaking of the work you propose. You should make yourself aware of these requirements before proceeding.
- (3) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access.

In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.

#### Advisory Notes:

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

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

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

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

#### Mandatory Notifications

Regulation 74 of the Development Regulations 2008 requires the licensed building work contractor or the owner builder responsible for the work to notify Council prior to the commencement or completion of mandatory stages of construction (a notice specifying the mandatory notification stages is attached herein). Further to the requirement to notify, the licensed building work contractor or the owner builder must, no later than 1 business day after the completion of the roof framing, provide the completed Minister's Roof Framing Checklist to Council\*. The Minister's Roof Framing Checklist must be completed and signed by a registered building work supervisor who has received specialised training. Failure to comply with the requirements to notify and/or provide the Minister's Roof Framing Checklist could result in a fine of \$500.00 or prosecution.

*\*(a copy of the Minister's Roof Framing Checklist can be found on the City of Marion website [www.marion.sa.gov.au](http://www.marion.sa.gov.au)).*

Appeal Rights:

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

Approval Timeframes:

(1) The proposed development must:

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

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

Application to Extend Consent

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

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

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

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

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

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

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

• **Other Approvals may be required**

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

• **Public and Environmental Health**

The Public and Environmental Health Act requires that:

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

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

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

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

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

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

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

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

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

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

- **Other**

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

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

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

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

## Mandatory Notifications

***\*This mandatory notice must be submitted to Council at each stage\****

**Development Application Number:** 2020/1986  
**Description of Proposed Development:** Dwelling Addition - Verandah  
**Location of Proposed Development:** 11 Tramway Crescent SHEIDOW PARK  
5158

Section 59 of the Development Act, 1993 requires the following mandatory notifications to be submitted to Council 24 hours prior to the commencement of each stage.

Builder's Name \_\_\_\_\_

Licence No. \_\_\_\_\_ Phone: \_\_\_\_\_

**The following mandatory notifications are required for the Class 10 Building referred to above:**

*Please tick the relevant notification:*

<input type="checkbox"/> Commencement of building works on site:	Date	/	/
<input type="checkbox"/> Completion of rafter brackets:	Date	/	/
<input type="checkbox"/> Completion of roof framing:	Date	/	/
<input type="checkbox"/> Completion of supervisors checklist: (please attach):	Date	/	/
<input type="checkbox"/> Completion of building work:	Date	/	/

**Notifications may be submitted:**

**VIA EMAIL: [mandatorynotifications@marion.sa.gov.au](mailto:mandatorynotifications@marion.sa.gov.au)**  
**ONLINE – [www.marion.sa.gov.au](http://www.marion.sa.gov.au)**

Series No.	8425749
1	
Prefix	
AG	

8425749



NOTES

1. This form

8425749A



481CELL

LANDS TITLES REGISTRATION

OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

*SM Main*

Solicitor/Licensed Land Broker/Applicant  
STUART MAIN

BELOW THIS LINE FOR OFFICE USE ONLY

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

EF\$76

- 9 MAR 1998

1 Workfile N.L. B.C. it

-PU-8401751-  
BC 612

25	EXAMINATION	373
CORRECTION 28.2.98	PASSED <i>S</i>	X

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: JOHN TEE LOAN

AGENT CODE

MAEY

Correction to:

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

1. 40831839 (530P/220) ✓  
 2. 43081479  
 3.  
 4.  
 5.

Assessor *JB*

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.  
 2.  
 3.  
 4.  
 5.

ITEM CT/CL REF.	AGENT CODE
53041220	MAEY
40831839	

12 MAR 1992

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

*Scallop* 

REGISTRAR-GENERAL

To the Registrar General:

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

VOLUME1699 FOLIO 126  
 VOLUME 4083 FOLIO 840  
 VOLUME 4308 FOLIO 479 ✓  
 VOLUME 5304 FOLIO 220 ✓  
 VOLUME 5428 FOLIO 797 (formerly  
 Volume 4345 Folio 16)

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

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

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

Dated the 1st day of December 1997

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

*A. J. Deacon* Director/Secretary

Director



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

*A. J. Deacon* Director/Secretary

Director



*28/PRO/PL 10/3*

*Now Whole of the Land in  
at Vol. 5499 FOL 954*

955

956

958

959

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

..... signed in my presence by  
Robert Bruce Hunter  
Local Ass't. Sec'y.

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

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

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

**JONATHAN SCOTT WATERS  
LEGAL ASSISTANT**

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

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

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

WHEREAS:

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

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

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

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

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

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

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

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

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

**NOW THIS DEED WITNESSETH** as follows:

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

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

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

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

## 2. The Owner's Obligations

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

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

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

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

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

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

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

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

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

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

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

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

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

### 3. Miscellaneous Provisions

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

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

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

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

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

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

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

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

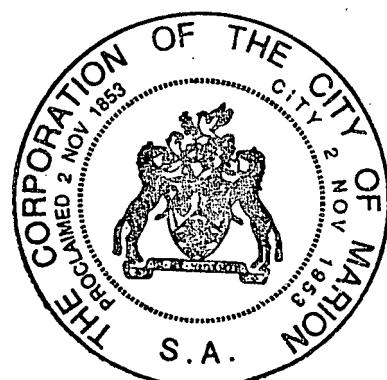
IN WITNESS whereof the parties hereto have executed this Deed.

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

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

Mayor

City Manager



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

*X Ven J*  
.....  
*MP Treloar*  
.....



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

*+ DE*  
.....  
*Julie E Wyness*  
.....  
*MP Treloar*  
.....



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

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

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

Proposed Plan of Division  
HUNDRED OF NOARLUNGA  
SECS. 457, 507 & 520  
PT. 488, 496, 519, 571 & 574  
LOT COMPRISING PIECES 91 & 92 IN DP 163693  
LOTS 5 & 7 IN DP 24408  
LOT 254 IN DP 31698  
IN THE AREA NAMED

HALLET COVE, SHADOW PARK,  
REYNELLA AND LONSDALE

23/09/96

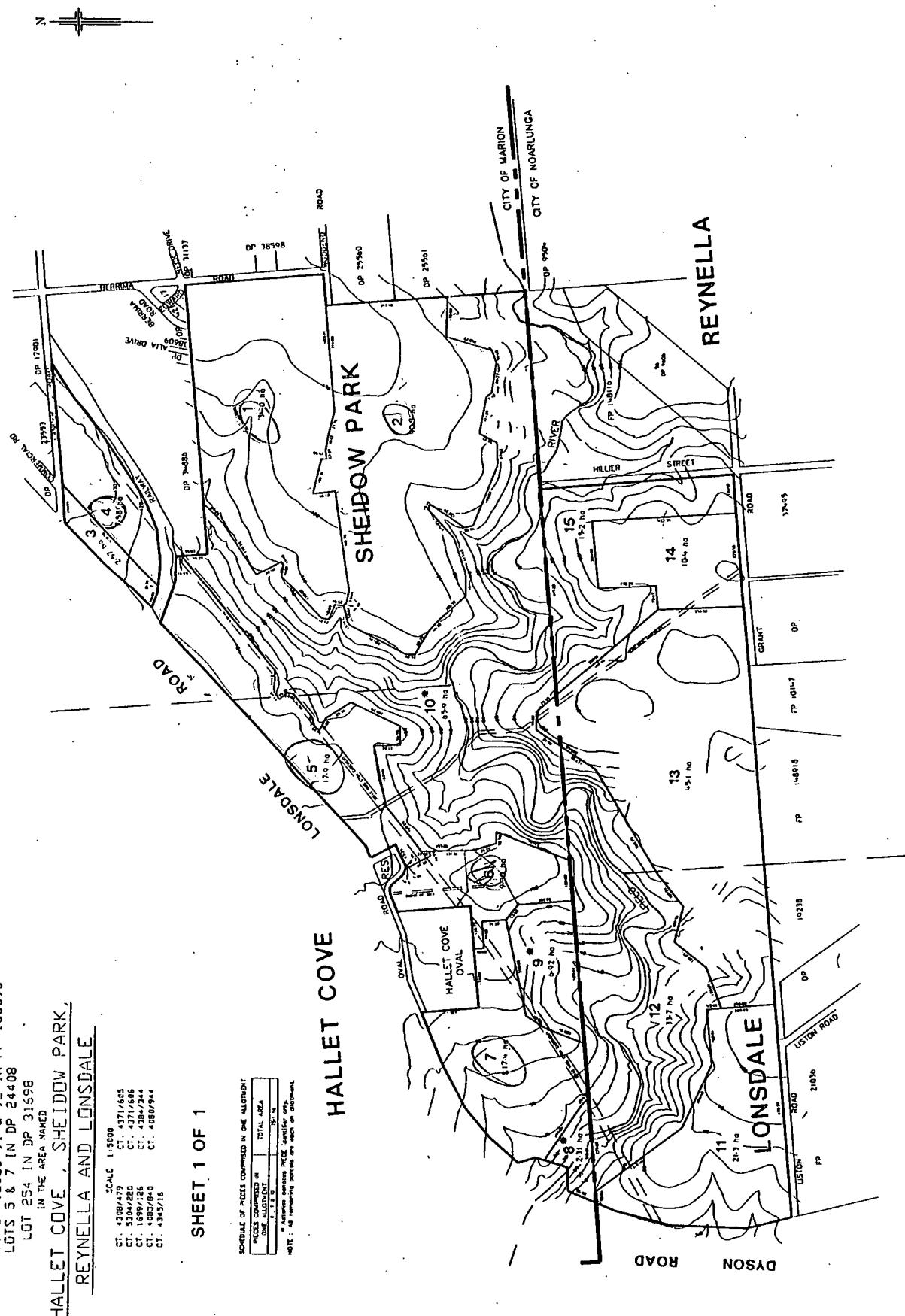
FILE: E:\DWGCS\7WZPROJ

SECS. 457, 507 & 520  
PT. 488, 496, 519, 571 & 574  
LOT COMPRISING PIECES 91 & 92 IN DP 163693  
LOTS 5 & 7 IN DP 24408  
LOT 254 IN DP 31698  
IN THE AREA NAMED

**SHEET 1 OF 1**

SCHEDULE OF PIECES COMPRISING IN ONE ALIGNMENT	
PIECE COMPRISING IN ONE ALIGNMENT	TOTAL AREA
PT. 488	17.9 ha

NOTE : All reference pieces are on each alignment.



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

BETWEEN:

**CITY OF MARION**

of the one part

and

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

of the other part

**LAND MANAGEMENT AGREEMENT**

**BY**

**DEED**

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



# 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:

2448609

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

**DATE OF ISSUE**

15/03/2023

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
19313939	S K ROSE			
<b>PROPERTY DESCRIPTION</b>				
11 TRAMWAY CRES / SHEIDOW PARK SA 5158 / LT 40 D58196				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1054203043	CT 5862/351	\$480,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
<b>FINANCIAL YEAR</b>				
2022-2023				
	<b>FIXED CHARGE</b>	\$ 50.00		
	<b>+ VARIABLE CHARGE</b>	\$ 216.00		
	<b>- REMISSION</b>	\$ 140.55		
	<b>- CONCESSION</b>	\$ 0.00		
	<b>+ ARREARS / - PAYMENTS</b>	\$ -125.45		
	<b>= AMOUNT PAYABLE</b>	\$ 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**

13/06/2023



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

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

**Online at:** **OR** **By Post to:**

**www.revenuesaonline.sa.gov.au**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



# 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:

2448609

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

DATE OF ISSUE

15/03/2023

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

OWNERSHIP NAME  
S K ROSE

FINANCIAL YEAR  
2022-2023

PROPERTY DESCRIPTION

11 TRAMWAY CRES / SHEIDOW PARK SA 5158 / LT 40 D58196

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1054203043	CT 5862/351	\$230,000.00	0.0405 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			
<b>= AMOUNT PAYABLE</b>	<b>\$</b>	<b>0.00</b>			

Please Note:

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

ON OR BEFORE **13/06/2023**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

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

**Online at:**

**OR**

**By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



Certificate No: **100914**

Date: **15/03/2023**

Receipt No:

Reference No:

Fax No: **8361 2660**

PO Box 21, Oaklands Park  
South Australia 5046

245 Sturt Road, Sturt  
South Australia 5047

**T** (08) 8375 6600  
**F** (08) 8375 6699  
**E** council@marion.sa.gov.au

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

## CERTIFICATE

*Section 187 of the Local Government Act*

Assessment Number: **470526**

Valuer General No.: **1054203043**

Property Description: **LOT: 40 DP: 58196 CT: 5862/351**

Property Address: **11 Tramway Crescent SHEIDOW PARK 5158**

Owner: **S K Rose**

*Additional Information:*

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

<b>Rates/Natural Resources Levy:</b>	<b>Total</b>
<b>Rates for the current year</b> (includes Natural Resources Levy)	\$1,346.02
Overdue/Arrears	\$0.05
Interest	\$11.02
Adjustments	-\$0.14
Legal Fees	\$0.00
Less Payments Received	-\$800.00
Less Capping Rebate (if applicable)	\$0.00
Less Council Rebate	\$0.00
<b>Debtor:</b> Monies outstanding (which are a charge on the land) in addition to Rates due	
	<b>Total Outstanding</b> <b>\$556.95</b>

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

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

**BPAY Details for Council Rates:**

**Biller Code: 9613**

**Reference Number: Assessment Number as above**



Our Ref: MER F2012/00380  
Contact: Trish McGuire  
Telephone: 08 8429 2572

16 March 2023

Duncan Sande & Associates  
PO Box 3033  
NORWOOD SA 5067

Email: [office@duncansande.com.au](mailto:office@duncansande.com.au)

Dear Sir/Madam,

**Property Interest Report – receipt number 2448609**

In response to your recent Property Interest Report request, I advise that a Private Mine (PM) is situated on the land title listed below:

<b>Title Reference</b>	<b>Land Parcel</b>	<b>Tenement</b>
CT5862/351	D58196 A40	PM 222

For your information, please find enclosed maps of the area and details of the tenement.

If you have any further queries please contact me on the phone number above or email [trish.mcguire@sa.gov.au](mailto:trish.mcguire@sa.gov.au).

Yours sincerely

*Trish*

**Trish McGuire  
CUSTOMER SERVICES OFFICER**

Enc

# SARIG Map CT5862/351 D58196 A40 - PM 222



March 16, 2023

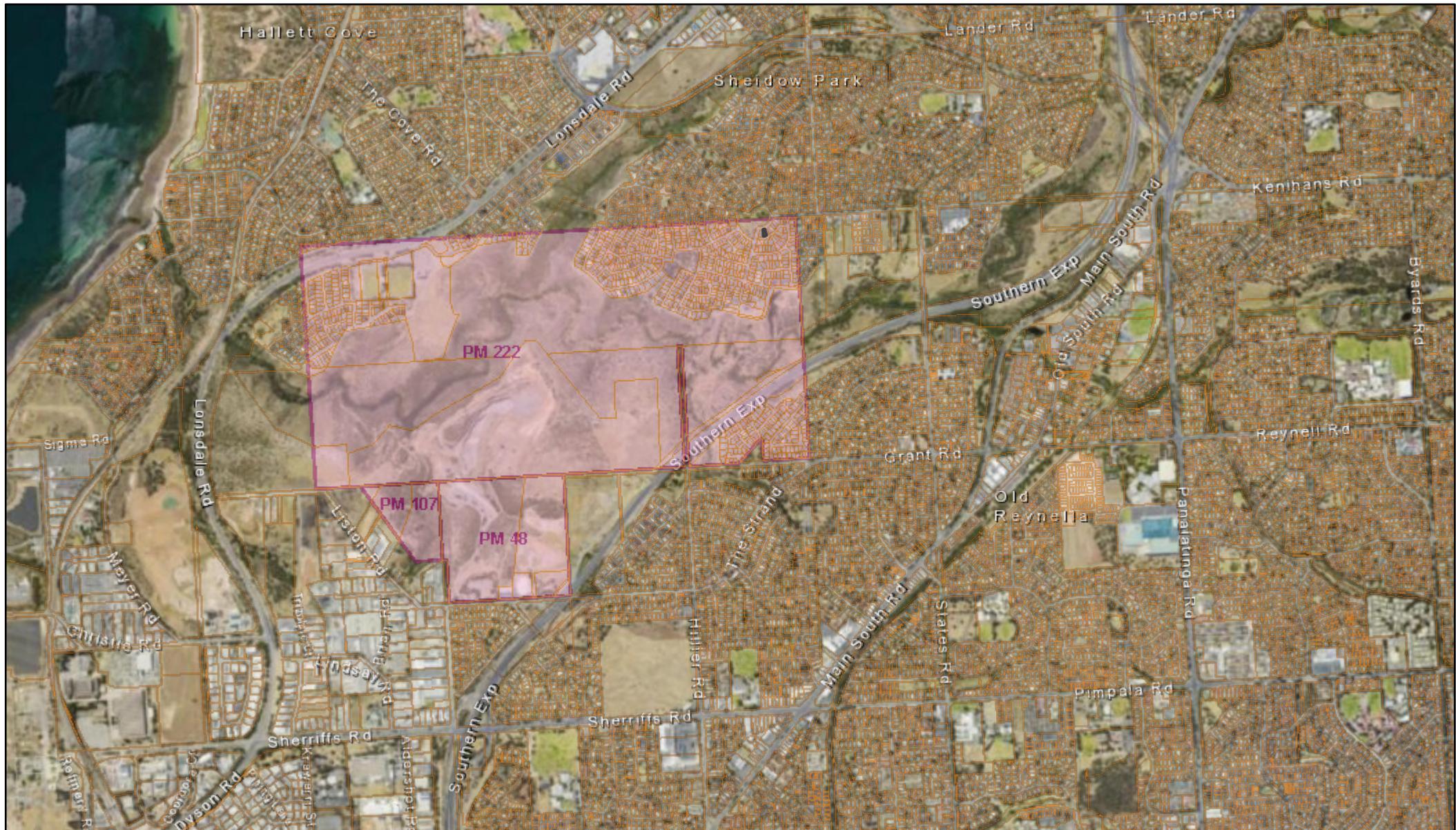
1:4,000  
0 0.03 0.06 0.11 mi  
0 0.04 0.09 0.17 km

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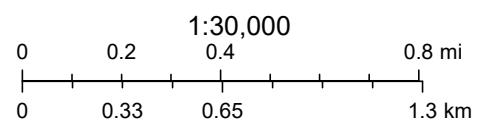
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# SARIG Map CT5862/351 D58196 A40 - PM 222



March 16, 2023



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Published by, and with the authority of, the Government of South Australia.

Disclaimer: Although every effort has been made to ensure the accuracy of the information displayed, the Department, its agents, officers and employees make no representations, either express or implied, that the information displayed is accurate or fit for any purpose and expressly disclaims all



## Extract from the Mining Register: Tenement

TENEMENT DETAILS			
<b>Tenement No:</b>	PM 222	<b>File Reference:</b>	1972/01026
<b>Location:</b>	Reynella		
<b>Status:</b>	Active	<b>Start Date:</b>	31/01/1974
		<b>Expiry Date:</b>	
<b>Area:</b>	253.00 Hectares	<b>Return Group:</b>	ADN
<b>Tenement Postal Address:</b>	Longfield Pty. Ltd. C/- Perks & Associates Pty Ltd 180 Greenhill Road PARKSIDE SA 5063		

## TENEMENT NOTIFICATIONS

## No Notifications

## TENEMENT HOLDER/S

## Interest

**100%** Longfield Pty. Ltd. **Phone:** 08 8227 1107  
C/- Perks & Associates Pty Ltd  
180 Greenhill Road  
PARKSIDE SA 5063 **ACN:** 007 848 857  
**Contacts:** John Treloar - 08 8227 1107 Julie Wyness

## **TENEMENT OPERATOR/S**

<b>Operator:</b>	Boral Resources (SA) Limited Level 3, 40 Mount Street NORTH SYDNEY NSW 2060	<b>Phone:</b>	08 8425 0400
		<b>Fax:</b>	08 8340 3010
<b>ABN:</b>	72 007 516 494	<b>ACN:</b>	007 516 494
<b>Contacts:</b>	Andy Baker - 0401 893 924 Mark Bevan - 08 8645 7011 Craig Brown - 08 8734 8191 Darren Hirschausen - 08 8258 6409 Susan Lewis - 0401 895 646 Vince Nigro - 08 8364 3089 Frank Pedretti - 0407 390 805 Michael Seres - 08 8252 3977	John Barnes - 08 8643 6206 Greg Brown - 08 8258 6409 Jeff Cichon - 0401 896 613 Rodney Kazem - 08 8425 0413 James Magarey - 08 8389 6007 Vanessa Ou Scott Retallick - 08 8296 1362 Trevor Watson - 08 8532 2216	

**Mine Name:** Reynella Quarry      **MO #:** MO6627.038  
**ADP #:** 01\20



## Extract from the Mining Register: Tenement

### COMMODITIES

Construction Materials: Limestone - Aggregate - General Purpose	Construction Materials: Limestone - Ballast
Construction Materials: Limestone - Concrete Aggregate	Construction Materials: Limestone - Filling
Construction Materials: Limestone - Road Base	Construction Materials: Limestone - Road Seal Aggregate
Construction Materials: Limestone - Spalls	Construction Materials: Limestone - Specification Sand

### SPECIAL LOCATIONS

RDA: Adelaide Metropolitan

### MAP REFERENCES

Hundred	Plan Type	Plan No.	Parcel Type	Parcel No.
Noarlunga	H - Hundred Plan		Section	505
Noarlunga	H - Hundred Plan		Section	506
Noarlunga	H - Hundred Plan		Section	507
Noarlunga	H - Hundred Plan		Section	519
Noarlunga	H - Hundred Plan		Section	520
Noarlunga	H - Hundred Plan		Section	521
Noarlunga	H - Hundred Plan		Section	571
Noarlunga	H - Hundred Plan		Section	574

— End of Report —

# Extract from Mining Register: Instruments



Government of  
South Australia

Mineral Tenements  
GPO Box 320,  
ADELAIDE, SA 5001  
+61 8 8463 3103  
DEM.Tenements@sa.gov.au

**Tenement:** PM 222

**Holder(s):** Longfield Pty. Ltd.

C/- Perks & Associates Pty Ltd  
180 Greenhill Road  
PARKSIDE SA 5063

Number	Instrument Category	Instrument Sub Category	Instrument Type	Notes	Consent	Start	Expiry	Endorsed
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# Extract from Mining Register: Instruments



Government of  
South Australia

Mineral Tenements  
GPO Box 320,  
ADELAIDE, SA 5001  
+61 8 8463 3103  
DEM.Tenements@sa.gov.au

Tenement: PM 222

Holder(s): Longfield Pty. Ltd. C/- Perks & Associates Pty Ltd  
180 Greenhill Road  
PARKSIDE SA 5063

Number	Instrument Category	Instrument Sub Category	Instrument Type	Notes	Consent	Start	Expiry	Endorsed
51260	Instrument	Exemption		<p><i>EXEMPTION is hereby given pursuant to section 79 of the Mining Act 1971 (the Act) to the holder of Private Mine (PM) 222 (holder) as set out in the memorandum.</i></p> <p><i>I, Paul De Ionno, being satisfied those circumstances exist to justify me in doing so, do hereby: EXEMPT the holder of PM 222 from section 56X(2)(b) of the Act and regulations made thereunder from time to time, from the requirement to provide all the prescribed information with an application to partially surrender PM 222.</i></p> <p><i>This exemption is conditional upon the holder providing a map and description of the relevant areas as required under regulation 52(b) of the Mining Regulations 2020, and the remainder of the prescribed information required under regulation 52 within five months of the surrender application lodgement date to ensure all prescribed information is considered in the assessment of the application.</i></p> <p><i>The exemption shall remain in</i></p>	27/06/2022		18/03/2023	28/06/2022

# Extract from Mining Register: Instruments



Government of  
South Australia

Mineral Tenements  
GPO Box 320,  
ADELAIDE, SA 5001  
+61 8 8463 3103  
DEM.Tenements@sa.gov.au

Tenement: PM 222

Holder(s): Longfield Pty. Ltd. C/- Perks & Associates Pty Ltd  
180 Greenhill Road  
PARKSIDE SA 5063

Number	Instrument Category	Instrument Sub Category	Instrument Type	Notes	Consent	Start	Expiry	Endorsed
40383		Change Of Address		<i>force until 18 March 2023.</i> <i>Postal address from PO Box 212</i> <i>Hindmarsh SA 5007 to PO Box</i> <i>2167 Kent Town SA 5071.</i>	09/02/2016		10/02/2016	
38707		Change Of Address		<i>New address - C/- Perks &amp;</i> <i>Associates Pty Ltd, 180 Greenhill</i> <i>Road, Parkside, SA 5063</i>	08/01/2014		14/01/2014	
38706		Transfer		<i>Transfer from Woodend Park Pty</i> <i>Ltd to Longfield Pty Ltd. JA</i> <i>Sheidow Pty Ltd became a</i> <i>de-registered company on 29</i> <i>April 2007.</i>	08/01/2014		14/01/2014	
38392		Change Of Address		<i>From 1 Station Place Hindmarsh</i> <i>SA 5007 to 153 Port Road</i> <i>Hindmarsh SA 5007.</i>	11/09/2013		19/09/2013	
38262		Change Of Address		<i>Change of address for mining</i> <i>returns from PO Box 212</i> <i>Hindmarsh SA 5007 to Boral</i> <i>National Business &amp; Finance</i> <i>Centre PO Box 42, Wentworthville</i> <i>NSW 2145.</i>	18/07/2013		19/07/2013	

End of Report

# CERTIFICATE

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



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

Assessment No: 470526  
Certificate of Title: LOT: 40 DP: 58196 CT: 5862/351  
Property Address: 11 Tramway Crescent SHEIDOW PARK 5158  
Owner: S K Rose

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

<b>Development Act 1993 (repealed)</b>	
section 42—Condition (that continues to apply) of a development authorisation?	100/2020/1986 100/2001/1978
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
section 55—Order to remove or perform work	Nil
section 56—Notice to complete development	Nil
section 57—Land management agreement	See attached
section 69—Emergency order	Nil
section 71—Fire safety notice	Nil
section 84—Enforcement notice	Nil
section 85(6), 85(10) or 106—Enforcement order	Nil
Part 11 Division 2—Proceedings	Nil

**Planning, Development and Infrastructure Act 2016**

Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	<a href="#">On consultation</a> <a href="#">  PlanSA</a>  <a href="#">Consultation completed</a> <a href="#">  PlanSA</a>
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work	Nil	
section 142—Notice to complete development	Nil	
section 155—Emergency order	Nil	
section 157—Fire safety notice	Nil	
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil	
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil	
Part 16 Division 1—Proceedings		
section 213—Enforcement notice	Nil	
section 214(6), 214(10) or 222—Enforcement order	Nil	

**Repealed Act conditions**

Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
--	-----

**Fire and Emergency Services Act 2005**

section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
--	-----

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

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

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

**NO**

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

*Note—*

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

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

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



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

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

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

Sign:

A handwritten signature in black ink, appearing to read 'Jasmine Emery'.

**Date: 15/03/2023**

## Data Extract for Section 7 search purposes

Valuation ID 1054203043

**Data Extract Date:** 15/03/2023

**Parcel ID:** D58196 A40

**Certificate Title:** CT5862/351

**Property Address:** 11 TRAMWAY CR SHEIDOW PARK SA 5158

### Zones

Hills Neighbourhood (HN)

### Subzones

No

### Zoning overlays

#### Overlays

#### Affordable Housing

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

#### Hazards (Flooding - Evidence Required)

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

#### Prescribed Wells Area

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

#### Regulated and Significant Tree

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

#### Stormwater Management

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

#### Urban Tree Canopy

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

### Is the land situated in a State Heritage Place/Area

No

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

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

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

No

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

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

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

No

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

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

### Associated Development Authorisation Information

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

**Application ID:** 22042657

**Development Description:** Outbuilding

**Site Address:** 11 TRAMWAY CR SHEIDOW PARK SA 5158

**Development Authorisation:** Planning Consent

**Date of authorisation:** 6 January 2023

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

Condition 1

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

Condition 2

Prior to the use and/or occupation of the structure(s), all stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details.

**Development Authorisation:** Building Consent

**Date of authorisation:** 18 January 2023

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

Condition 1

The stormwater collection and disposal system shall be connected to the street water table to the satisfaction of Council.

Condition 2

The outbuilding has only been classified as a class 10a building so shall not be used for human habitation, eg., as a detached class 1a building, part of the dwelling, for example as a rumpus room or similar, bedroom, etc.

**Associated Building Indemnity Insurance**

**Building Work:** Outbuilding/shed

Not Applicable

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

**Date of authorisation:** 18 January 2023

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

**Land Management Agreement (LMA)**

• 8425749

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
<b>10 54203 04 3</b>	CT5862351	15/3/2023	198	2448609

DUNCAN SANDE & ASSOC  
PO BOX 3033  
NORWOOD SA 5067  
[office@duncansande.com.au](mailto:office@duncansande.com.au)

## Section 7/Elec

## **Certificate of Water and Sewer Charges & Encumbrance Information**

## Property details:

**Customer:** SK ROSE  
**Location:** 11 TRAMWAY CRES SHEIDOW PARK LT 40 D58196  
**Description:** 5H G **Capital Value:** \$ 480 000  
**Rating:** Residential

## Periodic charges

Raised in current years to 31/3/2023

		Arrears as at: 30/6/2022	:	\$
Water main available:	15/2/2002	Water rates	:	326.88CR
Sewer main available:	1/7/2002	Sewer rates	:	212.40
		Water use	:	237.96
		SA Govt concession	:	271.24
				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	:	800.00CR
		<b>Balance outstanding</b>	:	405.28CR

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

**Next quarterly charges:** Water supply: 70.80      Sewer: 79.32      Bill: 10/5/2023

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

The last Water Use Year ended on 19/04/2022

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:**  
SK ROSE

**Water & Sewer Account**  
Acct. No.: **10 54203 04 3**

**Amount:** \_\_\_\_\_

**Address:**  
11 TRAMWAY CRES SHEIDOW PARK  
LT 40 D58196

### Payment Options

#### **EFT**

#### **EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1054203043



**Biller code: 8888**  
**Ref: 1054203043**

#### **Telephone and Internet Banking — BPAY®**

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



#### **Paying online**

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



#### **Paying by phone**

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

SA Water account number: 1054203043



**Government of  
South Australia**

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

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

Home Owners Warranty

# certificate

of insurance

Weeks & Macklin Homes  
P O Box 484  
PLYMPTON SA 5038

3038

PC15864

HIA INSURANCE SERVICES P/L

ABN 64 076 460 967  
An associated company of  
Aon Risk Services Australia Ltd  
GPO Box 514, Adelaide SA 5001  
Ph: (08) 8340 7500  
Fax: (08) 8340 7599

CLAIMS ENQUIRY LINE

1800 554 255

RECEIVED  
16 DEC 2001

Certificate No: 111120  
Local Authority Copy  
Issue Date 12/12/2001

A policy of insurance which complies with Division III of Part V of the Building Work Contract Act 1995 (S.A.), has been issued by: Royal & Sun Alliance Insurance Australia Ltd, ABN 005 297 807 ABN 48 005 297 807.

Please note that Aon Risk Services Australia Ltd ABN 17 000 434 720 is arranging the insurance policy as agent of the insurer below.

They also act as agent of the insurer below and not as agent of the insured in dealing with or settling any claim.

To Be Carried Out By: Weeks & Macklin Homes

ABN:

Builder Licence Number: G 10238

In Favour Of: K Prindgent

Contract Date: 14/08/2001

In Respect Of: Single Dwelling

At: Lot No: 40 Unit No: House No:  
Tramway Circuit  
SHEIDOW PARK SA 5158

TAX INVOICE

### The Certificate of Insurance is for Cover:

Statutory Cover

Total includes Policy Fees, Stamp Duty and GST.

Insurer:

- Royal & Sun Alliance Insurance  
Australia Ltd.

**AON**

Jannine

HIA INSURANCE SERVICES P/L  
Subsidiary  
of the Aon Group

