

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5789 Folio 854

Parent Title(s) CT 5761/922
Creating Dealing(s) RTC 8900788
Title Issued 17/07/2000 **Edition** 6 **Edition Issued** 09/06/2016

Estate Type

FEE SIMPLE

Registered Proprietor

ROSSLYN MARY WILSON
OF 25 KANDRA ROAD SHEIDOW PARK SA 5158

Description of Land

ALLOTMENT 910 DEPOSITED PLAN 54927
IN THE AREA NAMED SHEIDOW PARK
HUNDRED OF NOARLUNGA

Easements

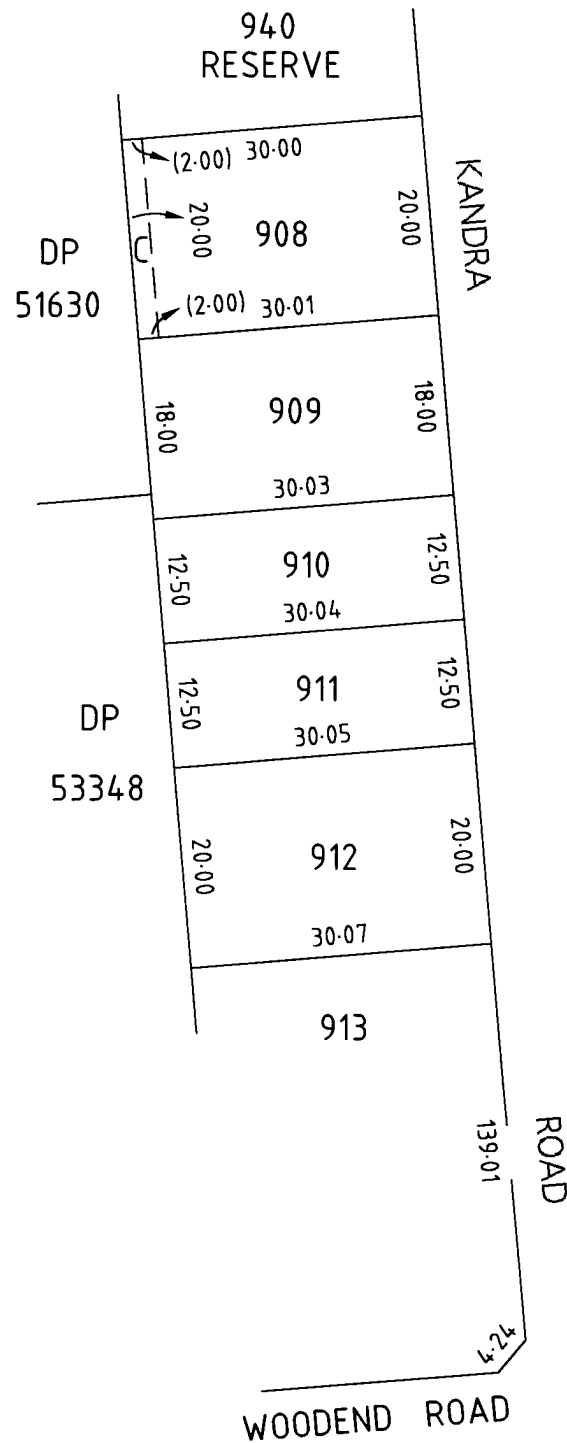
NIL

Schedule of Dealings

Dealing Number	Description
8425749	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
8958624	ENCUMBRANCE TO FAIRMONT HOMES PTY. LTD. AND FAIRPAC PTY. LTD. AS TO THE SHARES SPECIFIED THEREIN (SINGLE COPY ONLY)

Notations

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



Property Interest Report

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

Title Reference	CT 5789/854	Reference No. 2521449
Registered Proprietors	R M*WILSON	Prepared 21/11/2023 09:11
Address of Property	25 KANDRA ROAD, 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

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

- | | | |
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| 1.1 | Mortgage of land

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

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

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

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

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

also

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

2. *Aboriginal Heritage Act 1988*

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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7. Emergency Services Funding Act 1998

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

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

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

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

17. *Land Acquisition Act 1969*

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

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

Act

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

19. *Land Tax Act 1936*

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

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

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

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

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

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

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

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

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

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

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

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Lot 51 and 52 (86-88) Morphett Road - South Australian Jockey Club Incorporated (SAJC) are proposing to rezone approximately 1.5 hectares of land at 86-88 Morphett Rd Glengowrie, from the Recreation Zone to the Urban Neighbourhood Zone. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.
- Code Amendment**
- Flooding Hazards Mapping Update - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Southern Suburbs Residential Policy – Marion Council is seeking to rezone land across Darlington, Hallett Cove, Marino, O'Halloran Hill, Seaclyff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park (the Affected Area), to provide a consistent policy approach to sloping land that facilitates opportunity for subdivision and redevelopment where appropriate. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Tunnel Protection Overlay (early commencement) - The Department for Infrastructure and Transport is introducing a Tunnel Protection Overlay that will apply to the River Torrens to Darlington Project (T2D) tunnels. The Overlay aims to ensure that future

development activity and construction work nearby does not impact the tunnels. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Centre Zone Adjustment - Marion Council seeks to align the most appropriate zone and policy to each affected site and existing land use, to enable/support more efficient and effective future planning outcomes. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

32.1 section 66 - Direction or requirement to avert spread of disease

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

32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

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

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

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. Other charges

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

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

[Signature]
Solicitor/Registered Conveyancer/Encumbrancer
MARIO TICLI

Series No.	Prefix
2	E

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 8.9.00	Time: 15.10	
FEES		
R.G.O.	POSTAGE	NEW C.T.
84-		

**SINGLE COPY
ONLY**

Lodged by: *[Signature]*

AGENT CODE

Correction to:

M. TICLI & ASSOC. PTY LTD

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

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

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

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

Lands 1111 15:12 08/09/00 14680
REGISTRATION FEE \$84.00

CORRECTION

PASSED

DELIVERY INSTRUCTIONS (Agent to complete)

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

ITEM(S)	AGENT CODE

REGISTERED

28 NOV 2000



REGISTRAR-GENERAL

Lic. No. 3 Jan 2000

DATED 8th September 2000

EXECUTION

Signature of ENCUMBRANCER

Signature of Encumbrancer

Signature of WITNESS - Signed in my presence by the Encumbrancer who is either personally known to me or has satisfied me as to his or her identity."

BRIAN WESLEY HIGGS

Print Full Name of Witness

11 WALTHAMSTOWE RDOLD NARRAUNGA 5168

Address of Witness

Business Hours Telephone No. 08 8327 1654

MEMORANDUM OF ENCUMBRANCE

CERTIFICATE(S) OF TITLE BEING ENCUMBERED

The Whole of Allotment 910 being portion of the land comprised in Certificate of Title Register Book

VOLUME 5761 FOLIO 922

NOW WHOLE OF THE LAND IN

C.T. VOL 5789 FOL 854

ESTATE AND INTEREST

ESTATE IN FEE SIMPLE

ENCUMBRANCES

Agreement No. 8425749

ENCUMBRANCER (Full Name and Address)

MATHEW

MATTHEW DAVID HIGGS of 11 Walthamstowe Road Old Noarlunga 5168

ENCUMBRANCEE (Full Name, Address and Mode of Holding)

FAIRMONT HOMES PTY. LTD. A.C.N. 007 724 094 of 99 undivided 100th parts and FAIRPAC PTY LTD A.C.N 079 317 605 of 1 undivided 100th part both of 503 Lower North East Road Campbelltown 5074

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 (10) cents per annum

(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 by the Encumbrancer until the year ending 2008

(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 on the 30th. June in each and every year commencing on the 30th. June next occurring for the period of the term herein created and with the performance of the following.

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND THE 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 heirs 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 and administrators and

~~IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE~~ as follows:

and transferees and all of them encumber 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 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 abutts 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 double sided Caulfield Green colourbond 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, only construct a garage/carport on the side boundary in accordance with the zero lot line plan attached and marked Appendix "1" hereto, or if not, must be set back a minimum of 600mm from the side boundary.

11. SHALL, within a period of 12 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 of 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 1st 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.



Page 4 of 5

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Initials: TS
Date: 20/06/07

DEVELOPMENT APPLICATION NUMBER: 100/821/2007
APPLICANT: Fairmont Homes Pty Ltd
LOCATION: 25 Kandra Road Sheidow Park 5158
LOT: 910 DP: 54927 CT: 5789/854
DESCRIPTION OF DEVELOPMENT: Detached Dwelling Single Storey
DECISION: Development Approval Granted
DATE OF DECISION: 20/06/2007

DEVELOPMENT PLAN CONSENT

GRANTED

Reasons For Decision:

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

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

Conditions of Consent:

- (1) The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No.100/821/2007 (being drawing number(s) CRD prepared by SAF Consulting Engineers, and documentation titled "Drainage Plan", received by Council on 23 April 2007) except when varied by the following conditions of consent.
- (2) Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
- (3) A continuous path of at least 900mm width shall be maintained on one side of the dwelling (i.e. a 900mm wide path that is unobstructed by any equipment or mechanical plant such as water heaters, air conditioners, stormwater detention tanks, rainwater tanks or similar must be maintained) in order to provide access from the front of the property to the rear, to the reasonable satisfaction of the Council.
- (4) All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.

- (5) 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.
- (6) Dust emissions from the site during construction shall be controlled by a dust suppressant or by watering regularly to the reasonable satisfaction of the Council.
- (7) All runoff and stormwater from the subject site during the construction phase must be either contained on site or directed through a temporary sediment trap or silt fence, prior to discharge to the stormwater system, to the reasonable satisfaction of the Council. (Acceptable ways of controlling silt and runoff during construction can be found in the Stormwater Pollution Prevention Code of Practice issued by the Environment Protection Authority).
- (8) Measures to prevent silt and mud from vehicle tyres and machinery being transported onto the road shall be installed and maintained at all times during the construction phase of the development, to the reasonable satisfaction of the Council. (A suggested measure is to install a gravelled construction exit with wash down facilities).

BUILDING RULES CONSENT

GRANTED

Conditions of Consent:

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

NOTES:

General:

- (1) The applicant is reminded that Development Approval from the Council is required for any retaining wall over one metre in height, any masonry fence over one metre in height, any non-masonry fence (eg colorbond, wood paling, brush etc) over two metres in height, and any retaining wall with a fence on top with a total height over 2m in height (measured from the lower of the two adjacent ground levels).
- (2) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.


- (3) In assessing your application it has been determined that it is likely that you will be 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.
- (4) Council requires at least 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.
- (5) On completion of building work, the Development Act requires that a signed Statement of Compliance from the licensed builder be provided to the relevant authority declaring that the building work carried out is in accordance with the relevant approvals (pursuant to Regulation 83AB of the Development Regulations 1993).

Appeal Rights:

- (1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0300.

Approval Timeframes:

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

Signed:	 Janaki Benson Authorised Officer
Date:	20 / 06 / 2017

Cc: E V Far & F Gholam, 25 Woottona Terrace, St Georges SA 5064



GIORDANO CERTIFICATION

194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 83327627
Email: giordano@giordano-associates.com.au

* DECISION NOTIFICATION FORM *

FOR DEVELOPMENT APPLICATION:

DEVELOPMENT NO.:	100/821/2007
DATED:	23/04/2007
REGISTERED ON:	23/04/2007

TO:
Fairmont Homes
P.O. Box 179
Hindmarsh SA 5007

RECEIVED
CITY OF MARION
INFORMATION MANAGEMENT

18 JUN 2007

File No: _____ Doc ID: _____
2 5 6 7 8 10 P

LOCATION OF PROPOSED DEVELOPMENT:

SECTION NO:		HOUSE NO:	
HUNDRED:		LOT NO:	910
VOLUME:		STREET:	Kandra Road
FOLIO:		SUBURB:	Sheidow Park

NATURE OF PROPOSED DEVELOPMENT:

Detached Dwelling

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
DEVELOPMENT PLAN CONSENT	-	-	-
BUILDING RULES CONSENT	14/06/2007	1	-
LAND DIVISION (TORRENS/STRATA)	-	-	-
PUBLIC SPACE	-	-	-
OTHER	-	** Notes	-
DEVELOPMENT APPROVAL	-	-	-

This is to certify that the Building Rules are consistent with the Development Plan Consent and any condition that apply in relation to the Plan Consent.

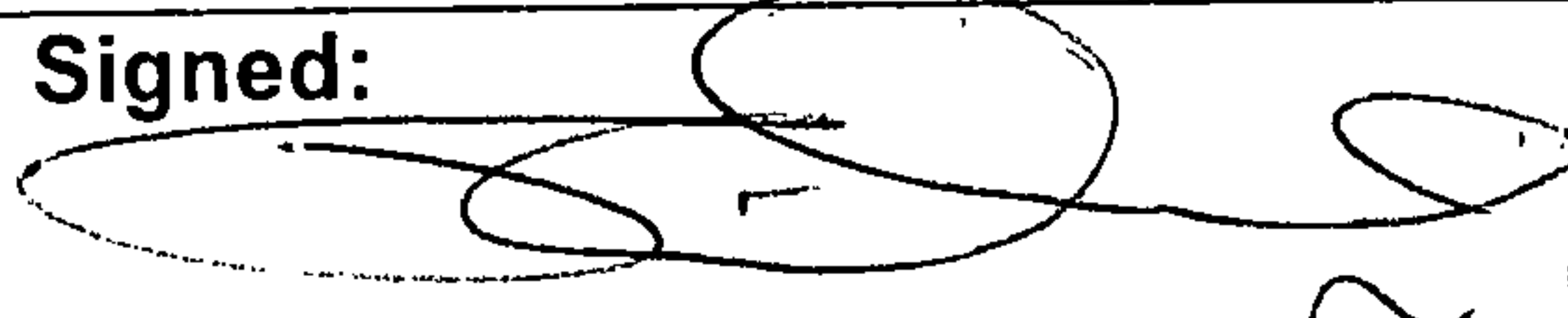
If applicable, the details of the building classification and the approved number of occupants under the Building Code are attached.

****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 the land until you have also received notification of a Development Approval.

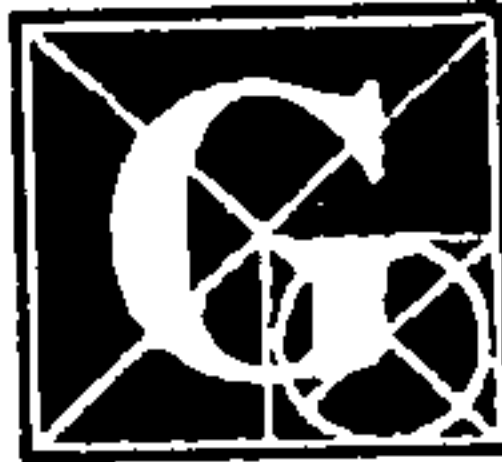
CITY OF MARION
DEVELOPMENT SERVICES

18 JUN 2007

RECEIVED

Signed: 	Private Certifier	Rep Giordano
	Sheets Attached	2

DATE:	14/06/2007	REF NO:	07/F221
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GIORDANO CERTIFICATION

194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 83327627
Email: giordano@giordano-associates.com.au

DEVELOPMENT ACT 1993 – SECTION 42 CONDITIONS OF BUILDING RULES CONSENT

BUILDING WORK:	Detached Dwelling
SITE ADDRESS:	Lot 910, Kandra Road, Sheidow Park
APPLICANT:	Fairmont Homes
OWNER:	E & F Vahodifar
CLASSIFICATION:	1a & 10a

SITE PARAMATERS PROVIDED BY APPLICANT:	
DESIGN WIND SPEED:	N1

CONDITIONS:

1. The person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the Council notice at stages prescribed in Regulation 74. If the building owner is giving notice the notice must include the name, address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and proposed to provide any statement required under regulation 83AB.

NOTES:

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

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

- 1) a licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work. In the absence of a licensed building work contractor, a registered building work supervisor or a private certifier.

The statement must declare that the notification required under Section 59 of the Act have been given in accordance with the requirements of that section and regulations, and;

That the building work has been carried out in accordance with any relevant approval and the provisions of the Building Rules (disregarding any variation of a minor nature which has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority.

DATE:	14/06/2007	REF NO:	07/F221
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GIORDANO CERTIFICATION

194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 83327627
Email: giordano@giordano-associates.com.au

The location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to siteworks commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3, AS 2870 - 1996).


WARNING: AS 3660.1 - 'Protection of new buildings from subterranean termites', sets out methods for implementation during construction, for minimising the risk to new buildings from damage to their structural members by subterranean termites. The protection methods will not provide a total guarantee against attack. The owner must be aware that regular inspections for termite activity will need to be carried out, at intervals not exceeding 12 months, to further reduce the risk of termite damage.

The footings have not been designed to take into account the effects of trees. Refer to AS 2870 1996, Appendix B 2.3(c). If clarification is required, refer to the footing construction report or seek advice from the design engineer.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS 2870 - 1996. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owners' attention should be drawn to Appendix A & B of AS 2870 - 1996 'Performance Requirements and Foundation Maintenance'. Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 - 1996 and engineer's details.

IMPORTANT: This report does not imply compliance with the Electricity Trust of South Australia Act, 1946 as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.

 **Rep Giordano**
Building Surveyor & Private Certifier
Reg. No.18

DATE:	14/06/2007	REF NO:	07/F221
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P (08) 8375 6600

Administration Centre 245 Sturt Road, Sturt SA 5047

F (08) 8375 6699 Office Hours Monday to Friday – 8.30am to 5.00pm

E council@marion.sa.gov.au

Postal Address PO Box 21, Oaklands Park 5046

www.marion.sa.gov.au



DECISION NOTIFICATION FORM DEVELOPMENT ACT 1993

TO:



Gotta Getta Group
1/84 Grange Road
WELLAND SA 5007

DEVELOPMENT APPLICATION

NUMBER: 100/1446/2014
DATED: 19/08/2014
REGISTERED ON: 19/08/2014

LOCATION OF PROPOSED DEVELOPMENT

25 Kandra Road SHEIDOW PARK 5158
Lot: 910 DP: 54927 CT: 5789/854

DESCRIPTION OF PROPOSED DEVELOPMENT

Dwelling Addition - Verandah

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
Development Plan Consent	Not Required	N/A	-
Building Rules Consent	Granted by Private Certifier	14/08/2014	2
DEVELOPMENT APPROVAL	Granted	19/08/2014	2

The building classification under the Building Code is Class 10A

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

DEVELOPMENT APPLICATION NUMBER: 100/1446/2014
APPLICANT: Gotta Getta Group
LOCATION: 25 Kandra Road SHEIDOW PARK 5158
Lot: 910 DP: 54927 CT: 5789/854
DESCRIPTION OF DEVELOPMENT: Dwelling Addition - Verandah
DECISION: Development Approval Granted
DATE OF DECISION: 19/08/2014

DEVELOPMENT PLAN CONSENT

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

BUILDING RULES CONSENT

GRANTED

Conditions of Consent:

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

NOTES:

General:

- (1) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.
- (2) In assessing your application it has been determined that it is likely that you will be undertaking work that may affect the stability of adjoining land. Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 2008, prescribe that your neighbour has a right to be notified by you 28 days prior to you undertaking 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.

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.

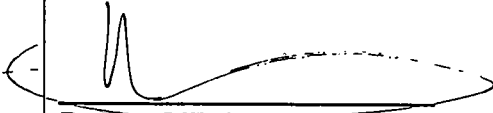
*(a copy of the Minister's Roof Framing Checklist can be found on the City of Marion website www.marion.sa.gov.au).

Appeal Rights:

- (1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0300.

Approval Timeframes:

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

Signed:	 Dylan O'Brien Delegate
Date:	19 / 4 / 2014

Development Approval –
MANDATORY Notifications to Council

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

Development Application Number: 2014/1446
Description of Proposed Development: Dwelling Addition - Verandah
Location of Proposed Development: 25 Kandra Road 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.

Builders Name _____

Licence No. _____ **Phone:** _____

- 1. 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 / / |

To lodge mandatory notifications you can:

FAX this notification form to: (08) 8375 6899

EMAIL: mandatorynotifications@marion.sa.gov.au

Or

DECISION NOTIFICATION

TO: City of Marion
PO Box 21,
OAKLANDS PARK SA 5046

Development Number: -
Reference: 1083/2014/GGG

FOR DEVELOPMENT APPLICATION

BRC LODGED DATE: 01-Aug-2014

APPLICANT Gotta Getta Group
Unit 1/84 Grange Rd
WELLAND SA 5007

LOCATION OF PROPOSED DEVELOPMENT:

Subject Site: 25 Kandra Road, Sheidow Park SA 5158

Parcel: Lot 910 D 54927

Certificate of Title: CT-5789/854

CITY OF MARION
DEVELOPMENT SERVICES

15 AUG 2014

RECEIVED

Nature of Proposed Development:

VERANDAH

In respect of this proposed development you are informed that:

Nature of Decision	Consent	No. of Conditions
Development Plan Consent	SCHEDULE 1A	
Building Rules Consent	GRANTED	TWO
Other		
DEVELOPMENT APPROVAL	*NOTE	

Building Classification: 10A

This approval does not purport to represent approval under the Development Plan Consent and does not provide approval for compliance with the conditions of the Development Plan Consent. 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 Development Plan Consent.

***NOTE: No development may be undertaken unless the development is an approved development (Section 32). A development is an approved development if, and only if, a relevant authority has assessed the development against, and granted a consent in respect of each of the matters prescribed in Section 33 (1).**

Date of Decision: 14-Aug-2014

Signed:

Private Certifier: Alan Taylor

Reg. Number: 020

**SALISBURY DEVELOPMENT SERVICES
BUILDING RULES CONSENT
SCHEDULE OF CONDITIONS**

**CITY OF MARION
DEVELOPMENT SERVICES**

15 AUG 2014

RECEIVED

Regulation 42 Eleventh Schedule Development Number:

Reference: 1083/2014/G66

BUILDING RULES CONSENT in respect of the proposed development is **GRANTED** subject to the following conditions:

1. Roof storm water from the building including any overflow from a rainwater tank must be piped to the street water table or site drainage easement in accordance with the requirements of AS/NZS3500.3.2 or AS/NZS3500.5 and in such a manner that none of the following conditions shall occur :
 - a) The water enters or lies against the building, or...
 - b) The water unduly affects the stability of the building or any other building on the same site, or...
 - c) The water unduly creates any unhealthy or dangerous conditions on the site, or..
 - d) The water discharges into any drain leading to a sewerage system or to a common effluent drainage system, or...
 - e) That the water does not flow or discharge onto land of an adjoining Owner except with the prior written consent of that Owner.

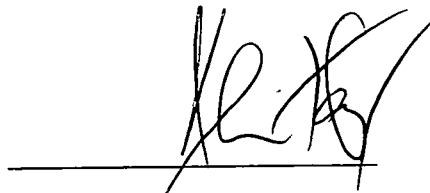
Reason: To ensure adequate drainage and prevent water damage.

2. That all footings and/or pads are to be fully founded in firm natural ground, not fill.

Reason: To ensure the structural adequacy of the building.

Your attention is drawn to the Notes appended to this Consent. They have been included as a matter of information only, and do not profess to represent a definitive statement of requirements.

Signed:



Private Certifier: Alan Taylor

Reg. Number: 020

Decision Date: 14-Aug-2014

**SALISBURY DEVELOPMENT SERVICES
BUILDING RULES CONSENT
APPENDED NOTES**

Regulation 42 Eleventh Schedule Development Number: -

Reference: 1083/2014/GGG

BUILDING RULES CONSENT in respect of the proposed development has been **GRANTED** subject to Conditions and the **NOTES** below are included for your attention:

Verandah Notification

The Builder/Owner is required to give Council one business days notice of the following stages of construction;

- Notification shall be given in writing to the Council at the completion of the connection of the verandah to the existing dwelling roof structure prior to the fixing of any internal linings; and
- Within one business day of wall and roof framing notification a completed supervisor's checklist (as required by Regulation 74 of the Development Regulations 2008) shall be provided to council; and
- The roof framing shall not be concealed for a period of two (2) business days following the receipt of the above notification by the council, so as to allow council the opportunity to inspect the completed work

A person who breaches one of the above requirements is guilty of an offence.

Maximum penalty: \$10 000

Expiation fee: \$500

Private Certifier: Alan Taylor

Reg. Number: 020

Decision Date: 14-Aug-2014

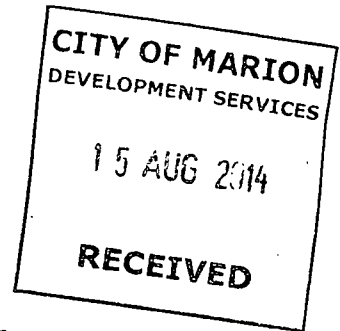
Statement of Compliance

Development Act 1993 Development Regulation 1993 – Regulation 83AB

Note: Pursuant to section 45(1) of the Development Act, 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

This statement relates to:

Council: City of Marion
Development Number: -
(1083/2014/GGG)
Building Work: VERANDAH
Site Address: 25 Kandra Road, Sheidow Park SA 5158
Applicant: Gotta Getta Group
Decision Date: 14-Aug-2014
Classification: 10A



PART A – BUILDERS WRITTEN STATEMENT

This statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any other variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority.
3. All requirements under regulation 76(3) of the *Development Regulations 1993* relating to the essential safety provisions have been satisfied.
4. All notifications requires under section 59 of the *Development Act 1993* have been given in accordance with that Act and the requirements of the *Development Regulations 1993*.

Signed: Name:

Date: Status:

Licence Number: Contact number:

Address:

PART B – OWNERS WRITTEN STATEMENT

This statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any other variation undertaken with the consent of the relevant authority) are consistent with the relevant development approval issued on the **14-Aug-2014**.
1. Any conditions of approval relating to the building work have been satisfied.

Signed: Name:

Date: Address:

Series No	8425749
Prefix	AG



NOTES

1. This form

8425749A



48166

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Stuart Mann

Solicitor/Licensed Land Broker/Applicant
STUART MANN

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

Workfile not built

~~PV=8401751~~
BC 6/2

25	EXAMINATION	373
CORRECTION 28.2.98		PASSED <i>[Signature]</i>

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: JOHN TRELOAR AGENT CODE
Correction to: MAEY

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

ITEM CT/CL REF.	AGENT CODE
5304/220	MAEY
4087/839	

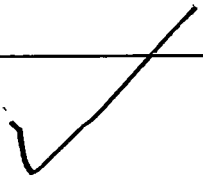
TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE
FILLED IN BY PERSON LODGING)

- 4087/839 (5304/220) ✓
- 4087/839 ✓
-
-
-


Assessor *[Signature]*

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

-
-
-
-
-



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

Deputy Registrar 

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:

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

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

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

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

Dated the 1st day of December 1997

NOW WHOLE OF THE LAND IN
C.T. VOL. 5499 FOL. 954

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



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



955
956
958
959

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

Signed in my presence by

Jonathan Scott Waters
Legal Assistant

or

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:

ADDRESS:

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

JONATHAN SCOTT WATERS
LEGAL ASSISTANT

THIS DEED is made the

1st

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

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.

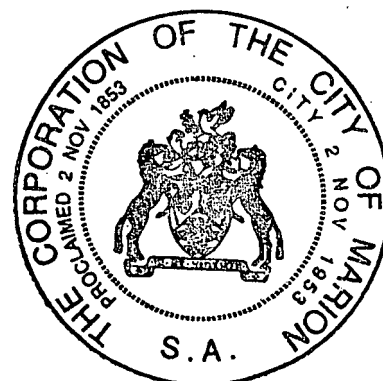
IN WITNESS whereof the parties hereto have executed this Deed.

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

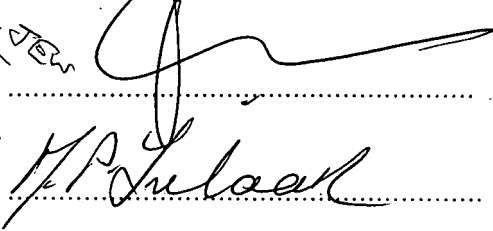
William Laine
.....
.....

Mayor

City Manager

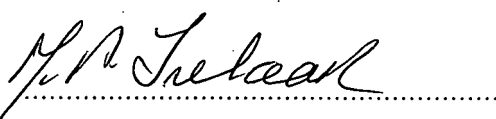


THE COMMON SEAL of the said)
PERRY BARR PTY LTD)
was hereunto affixed)
in the presence of:)

X JEW




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

X JEW
Julie E Wyness




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. 497, 507 & 520
PT. SECS. 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, SHEIDOW PARK,
REYNELLA AND LONSDALE

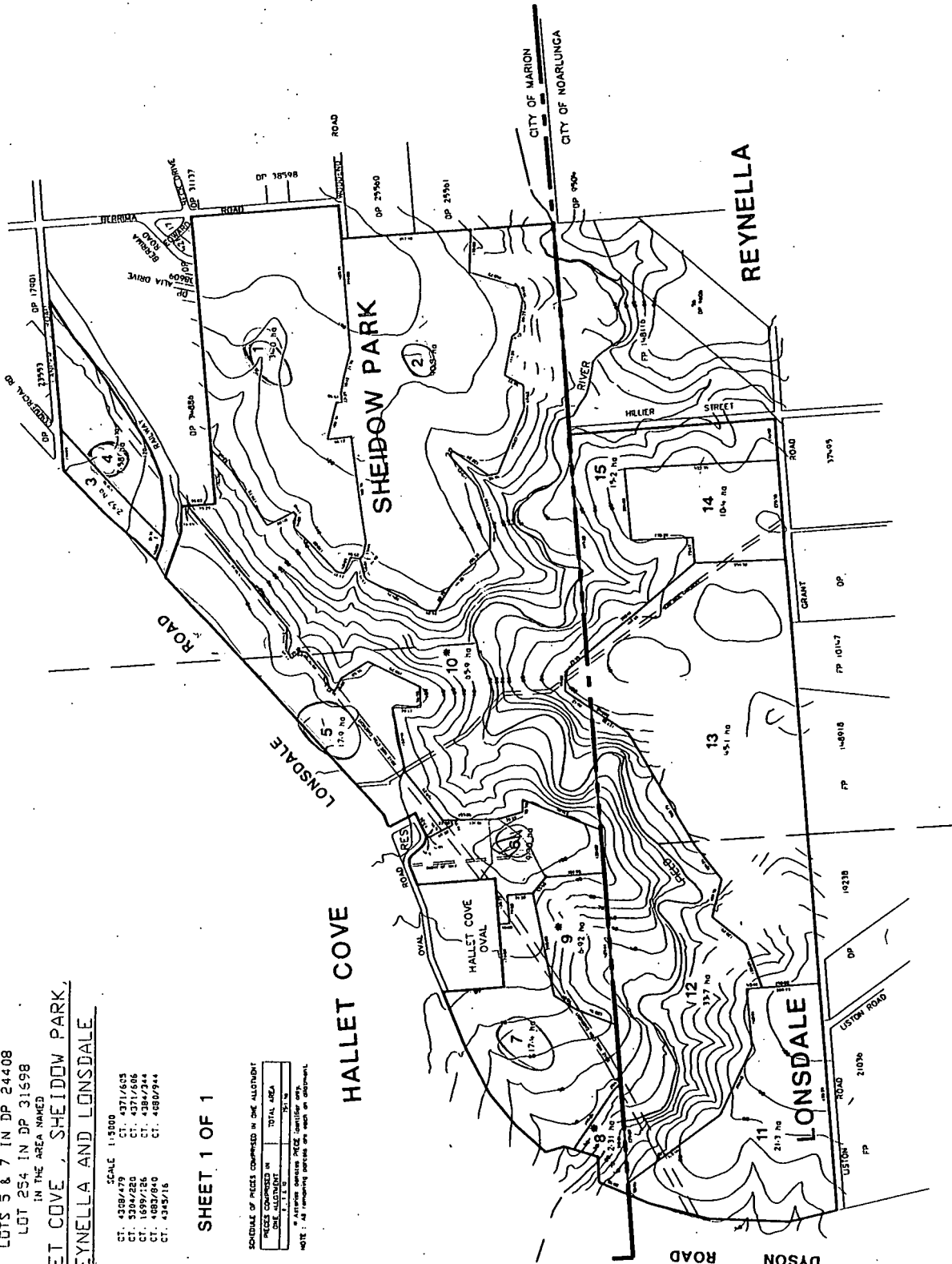
SCALE 1:5000
CT. 4308/479 CT. 4371/603
CT. 4304/220 CT. 4371/606
CT. 1699/126 CT. 4384/244
CT. 4087/840 CT. 4080/944
CT. 4355/16

SHEET 1 OF 1

SCHEDULE OF PIECES COMPRISED IN THE ALLOTMENT

PIECE COMPRISED IN THE ALLOTMENT	TOTAL AREA
1	15.1 ha
2	15.1 ha
3	15.1 ha
4	15.1 ha
5	15.1 ha
6	15.1 ha
7	15.1 ha
8	15.1 ha
9	15.1 ha
10	15.1 ha
11	15.1 ha
12	15.1 ha
13	15.1 ha
14	15.1 ha
15	15.1 ha

NOTE: All remaining parcels are made up of allotment.



DEVELOPMENT NO
CITY OF MARION
DEVELOPMENT NO
CITY OF NOARLUNGA

DATED 1st 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

Series No	8425749
Prefix	AG



NOTES

1. This form

8425749A



481KEL

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Stuart Mann

Solicitor/Licensed Land Broker/Applicant
STUART MANN

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

Workfile N/L B/L

~~PV=8401751~~
BC 6/2

25	EXAMINATION	373
CORRECTION		PASSED
28.2.98		<i>[Signature]</i>

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: JOHN TRELOAR AGENT CODE
Correction to: MAEY

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

ITEM CT/CL REF.	AGENT CODE
5304/220	MAEY
4087/839	

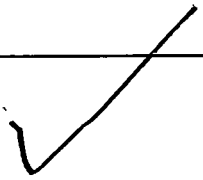
TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE
FILLED IN BY PERSON LODGING)

- 4087/839 (5304/220) ✓
- 4087/839 ✓
-
-
-

Assessor *[Signature]*

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

-
-
-
-
-



12 MAR 1998

REGISTERED/...../19

De la Cruz



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:

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

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

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

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

Dated the 1st day of December 1997

NOW WHOLE OF THE LAND IN
C.T. VOL. 5499 FOL. 954

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

[Signature] Director/Secretary
[Signature] Director



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

[Signature] Director/Secretary
[Signature] Director



955
956
958
959

2

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

Signed in my presence by

Jonathan Scott Waters

Legal Assistant

or

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:

ADDRESS:

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

JONATHAN SCOTT WATERS
LEGAL ASSISTANT

THIS DEED is made the

1st

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

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.

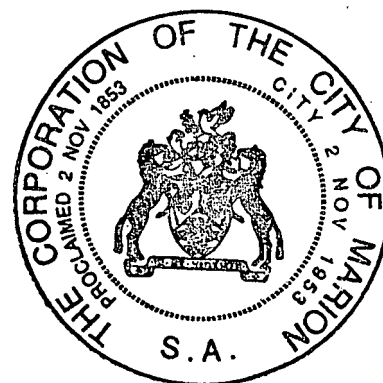
IN WITNESS whereof the parties hereto have executed this Deed.

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

William L. Davis
.....
.....

Mayor

City Manager



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

X JEW *[Signature]*
.....
[Signature]
.....



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

X JEW *[Signature]*
.....
[Signature]
.....



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.

[Signature]
.....
for PERRY BARR PTY LTD

[Signature]
.....
for WOODEND PARK PTY LTD

DEVELOPMENT NO _____
CITY OF MARION
DEVELOPMENT NO _____
CITY OF NOARLUNGA

SHEET 1 OF 1

SCHEDULE OF PIECES COMPOSED IN ONE ALLOTMENT	
PIECES COMPOSED IN ONE ALLOTMENT	TOTAL AREA
1 1 1 0	761 sq.

* Asterisks denotes piece identifier only.
NOTE : All remaining parcels are each an allotment.

HALLET COVE

SHELDON PARK

REYNELLA

DATA SHOWN HEREON IS APPROXIMATE ONLY
AND IS SUBJECT TO SURVEY

VOUCHED FOR
LICENSED SURVEYOR

DATED 1st 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



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2521449

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

DATE OF ISSUE

21/11/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

1707724*

OWNERSHIP NAME

R M WILSON

PROPERTY DESCRIPTION

25 KANDRA RD / SHEIDOW PARK SA 5158 / LT 910 D54927

ASSESSMENT NUMBER

1054397204

TITLE REF.

(A "+" indicates multiple titles)

CT 5789/854

CAPITAL VALUE

\$620,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2023-2024

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$	50.00
\$	250.95
\$	199.15
\$	46.00
\$	0.00
\$	55.80

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

19/02/2024



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

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

1707724*

OWNERSHIP NAME

R M WILSON

ASSESSMENT NUMBER

1054397204

AMOUNT PAYABLE

\$55.80

AGENT NUMBER

100018849

AGENT NAME

DUNCAN SANDE & ASSOCIATES

EXPIRY DATE

19/02/2024

+80012180020022> +001571+ <0550733256> <0000005580> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2521449

DATE OF ISSUE

21/11/2023

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

R M WILSON

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

25 KANDRA RD / SHEIDOW PARK SA 5158 / LT 910 D54927

ASSESSMENT NUMBER

1054397204

TITLE REF.

(A "+" indicates multiple titles)

CT 5789/854

TAXABLE SITE VALUE

\$260,000.00

AREA

0.0375 HA

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

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

Please Note:

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

ON OR BEFORE**19/02/2024****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT 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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



Certificate No: **103241**

Date: **21/11/2023**

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: **460121**

Valuer General No.: **1054397204**

Property Description: **Lot: 910 DP: 54927 CT: 5789/854**

Property Address: **25 Kandra Road SHEIDOW PARK 5158**

Owner: **R M Wilson**

Additional Information: **Please note: This property has a direct debit arrangement in place. Please call for updated balance. Next debit date 01/12/23.**

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:

Rates/Natural Resources Levy:		Total
Rates for the current year (includes Natural Resources Levy)		\$1,640.88
Overdue/Arrears		\$0.00
Interest		\$0.00
Adjustments		-\$0.03
Legal Fees		\$0.00
Less Payments Received		-\$410.85
Less Capping Rebate (if applicable)		\$0.00
Less Council Rebate		\$0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due		\$0.00
Total Outstanding		\$1,230.00

Please be advised: The first instalment is due **1st September 2023** with four quarterly instalments falling due on 01/09/2023, 01/12/2023, 01/03/2024 and 03/06/2024. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

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

BPAY Details for Council Rates:

Biller Code: **9613**

Reference Number: Assessment Number as above

CERTIFICATE

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



Duncan Sande & Associates
PO Box 3033
NORWOOD SA 5067

Assessment No: 460121
 Certificate of Title: Lot: 910 DP: 54927 CT: 5789/854
 Property Address: 25 Kandra Road SHEIDOW PARK 5158
 Owner: R M Wilson

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

Development Act 1993 (repealed)		
section 42– Condition (that continues to apply) of a development authorisation?		100/2014/1446 100/2007/821
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?	Click the link to check if a Code Amendment applies: Code Amendment Map Viewer (geohub.sa.gov.au)
	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

<i>section 157—Fire safety notice</i>	<i>Nil</i>
<i>section 198(1)—Requirement to vest land in a council or the Crown to be held as open space</i>	<i>Nil</i>
<i>section 198(2)—Agreement to vest land in a council or the Crown to be held as open space</i>	<i>Nil</i>
<i>Part 16 Division 1—Proceedings</i>	<i>Nil</i>
<i>section 213—Enforcement notice</i>	<i>Nil</i>
<i>section 214(6), 214(10) or 222—Enforcement order</i>	<i>Nil</i>
Repealed Act conditions	
<i>Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)</i>	<i>Nil</i>
Fire and Emergency Services Act 2005	
<i>section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire</i>	<i>Nil</i>
Food Act 2001	
<i>section 44—Improvement notice</i>	<i>Nil</i>
<i>section 46—Prohibition order</i>	<i>Nil</i>
Housing Improvement Act 1940 (repealed)	
<i>section 23—Declaration that house is undesirable or unfit for human habitation</i>	<i>Nil</i>
Local Government Act 1934 (repealed)	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	<i>Nil</i>
Local Government Act 1999	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	<i>Nil</i>
Local Nuisance and Litter Control Act 2016	
<i>section 30—Nuisance or litter abatement notice</i>	<i>Nil</i>
Land Acquisition Act 1969	
<i>section 10—Notice of intention to acquire</i>	<i>Nil</i>
Public and Environmental Health Act 1987 (repealed)	
<i>Part 3—Notice</i>	<i>Nil</i>
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	<i>Nil</i>
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	<i>Nil</i>
South Australian Public Health Act 2011	
<i>section 92—Notice</i>	<i>Nil</i>
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	<i>Nil</i>
Particulars of building indemnity insurance	<i>See attached</i>

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

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

NO

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

Note—

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

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

It should be noted that—

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

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:



Date: 21/11/2023

Data Extract for Section 7 search purposes

Valuation ID 1054397204

Data Extract Date: 21/11/2023

Parcel ID: D54927 A910

Certificate Title: CT5789/854

Property Address: 25 KANDRA RD 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 (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

- 8425749

Account Number 10 54397 20 4	L.T.O Reference CT5789854	Date of issue 21/11/2023	Agent No. 198	Receipt No. 2521449
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DUNCAN SANDE & ASSOC
PO BOX 3033
NORWOOD SA 5067
office@duncansande.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: R M WILSON
Location: 25 KANDRA RD SHEIDOW PARK LT 910 D54927
Description: 5H DG V Capital \$ 620 000
Value:
Rating: Residential

Periodic charges

Raised in current years to 31/12/2023

			\$
	Arrears as at: 30/6/2023	:	0.00
Water main available: 1/7/2000	Water rates	:	74.20
Sewer main available: 1/7/2000	Sewer rates	:	190.34
	Water use	:	49.84
	SA Govt concession	:	89.93CR
	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	:	110.15CR
	Balance outstanding	:	114.30

Degree of concession: 100.00% Date granted: 11/6/2016 Date terminated: 30/9/2023

Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 74.20 Sewer: 95.17 Bill: 7/2/2024

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

The last Water Use Year ended on 24/04/2023.

From 1/7/2015, Save the River Murray Levy charges no longer apply.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

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

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

The property owner is currently receiving a discount - HallettCove Disc Water Res that may change as a result of a property sale. This discount is not reflected in the next quarterly charges stated above.

South Australian Water Corporation

Name:
R M WILSON

Water & Sewer Account
Acct. No.: 10 54397 20 4

Amount: _____

Address:
25 KANDRA RD SHEIDOW PARK LT 910
D54927

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1054397204



Bill code: 8888
Ref: 1054397204

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 1054397204



**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

Certificate of Insurance

Fairmont Homes Group Pty Ltd
PO Box 179
HINDMARSH SOUTH AUSTRALIA 5007

**Division III
Part V
Building Work Contractors Act 1995**

CERTIFICATE IN RESPECT OF INSURANCE

Contract Of Insurance Complies With: Division III of Part V
Of The: Building Work Contractors Act 1995

Issued By: Vero Insurance Limited
ABN 48 005 297 807

Building Contract Details

Contract Date: March 08, 2007

Declared Building Contract Value: \$125,687.00
(Refer policy for indemnity limit)

Carried Out By: Fairmont Homes Group Pty Ltd
ABN: 26110542553
Licence No: BLD188013

In Favour Of: Esmaeil and Fevzoyeh Vahodifar

In Respect Of: Single Dwelling
At: Lot No. 910
Kandra Road
SHEIDOW PARK SOUTH AUSTRALIA 5158

Permit Authority: City of Marion

Subject to the Act and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in the title to the beneficiary. This certificate is to be read in conjunction with the policy wording.



N LMSXWS2RYVUW Printed 22/03/2007

Signed for and on behalf of the insurer:

GIORDANO CERTIFICATION



14 JUN 2007

**BUILDING RULES CONSENT GRANTED
SUBJECT TO CONDITIONS**

Insurer: Vero Insurance Limited ABN 48 005 297 807