

REAL PROPERTY ACT, 1886



South Australia

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 5661 Folio 40

Parent Title(s) CT 5509/508

Creating Dealing(s) RTU 8657053

Title Issued 08/06/1999

Edition 7

Edition Issued

27/05/2009

Estate Type

FEE SIMPLE

Registered Proprietor

CLINTON ROSS GOWLING
MICHELLE LOUISE FORREST
OF 32 INGLETON DRIVE HALLETT COVE SA 5158
AS JOINT TENANTS

Description of Land

ALLOTMENT 1054 DEPOSITED PLAN 52096
IN THE AREA NAMED HALLETT COVE
HUNDRED OF NOARLUNGA

Easements

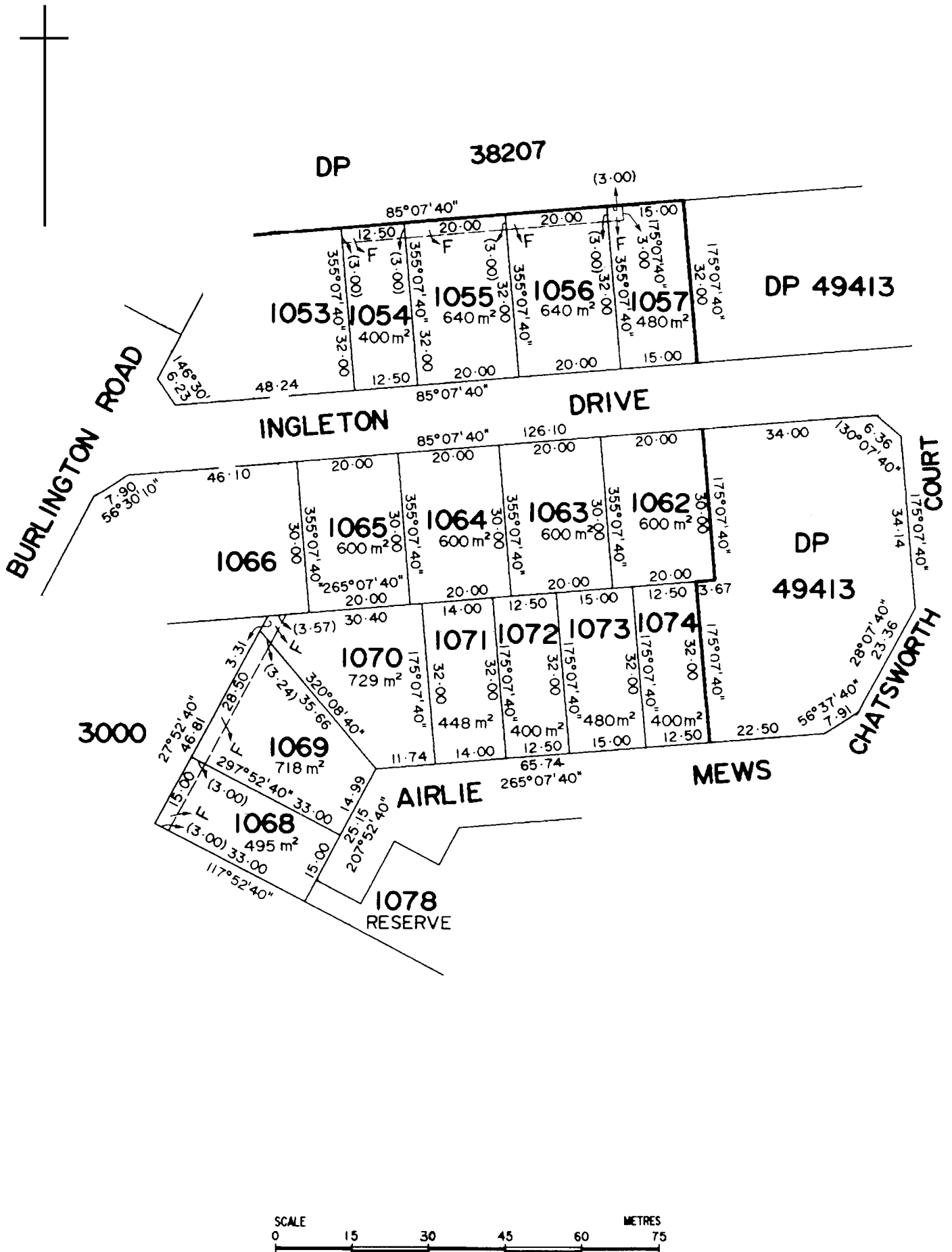
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED F FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

Dealing Number	Description
8689532	ENCUMBRANCE TO HOLDEN HILL ESTATE PTY. LTD. (SINGLE COPY ONLY)
11170278	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

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 5661/40	Reference No. 2503101
Registered Proprietors	M L*FORREST & ANR	Prepared 19/09/2023 10:43
Address of Property	32 INGLETON DRIVE, HALLETT COVE, 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

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Natural Resources Management Act 2004 (repealed)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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- 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.

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.	<i>Plant Health Act 2009</i>	
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.	<i>Public and Environmental Health Act 1987 (repealed)</i>	
31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
32.	<i>South Australian Public Health Act 2011</i>	
32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
33.	<i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
34.	<i>Water Industry Act 2012</i>	
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.

8689532



LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF
ENCUMBRANCE

COPIES NO.	PREFIX
5	E

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

[Signature]
A.C.F. HOUTERMANS M.B. HORNER
~~Surveyor~~/Registered Conveyancer/Encumbrancer

NOTES

1. This form is designed to suit the simplest type of Encumbrance. Lending institutions which prefer to have encumbrance forms printed privately may do so, but proposed forms must be submitted to the Registrar-General and will not be acceptable for registration unless the format is approved.
2. All panels to be completed. If insufficient space use Annexure Form B.1. This panel should then only contain the words "See Annexure A (or as the case may be) attached".
3. State whether the whole or portion only of the land comprised in the Certificate of Title and/or Crown Lease. If portion only, specify
4. Insert "estate in fee simple", "estate as Crown Lessee" or "estate as mortgagee" (as the case may be). If lease or mortgage state registered number.
5. List encumbrances which affect the estate being encumbered.
6. If address has changed identify as "formerly"
7. If tenants in common in unequal shares, specify shares.
8. If the executing party is a natural person execution should read "SIGNED by the encumbrancer in the presence of". The witness must be a disinterested person. If an executing party is a body corporate execution must conform to any prescribed formalities relating to the affixing of the common seal.
9. The short form of proof is applicable where the witness is an authorised functionary.
10. The long form of proof is to be used where the witness is not an authorised functionary. The address and occupation of the witness must be stated.

BELOW THIS LINE FOR OFFICE USE ONLY

Date	28.5.99	Time	12:45
FEES			
R.G.O.	POSTAGE	ADVERT	NEW C.T.
80.00			

See Note 9

Appeared before me at
the day of 19.....

the ENCUMBRANCER within described the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

Signed

See Note 10

Appeared before me at
the day of 19.....

(hereinafter called "the witness") a person known to me and of good repute attesting witness to this instrument and acknowledged his signature to the same and did further declare that the ENCUMBRANCER the party executing the same was personally known to the witness and that the signature to the said instrument is in the handwriting of the ENCUMBRANCER and the ENCUMBRANCER did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

Signed

SINGLE COPY

EXAMINATION

<u>CORRECTION</u>	<u>PASSED</u> <i>[Signature]</i>
-------------------	-------------------------------------

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: CBOA 12

Correction to: HOUTERMANS & HORNER HOHO 42

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

1.
2.
3.
4.
5.

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.
2.
3.
4.
5.

DELIVERY INSTRUCTIONS (Agent to complete)

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

ITEM CT/CL REF.	AGENT CODE

DATED THIS

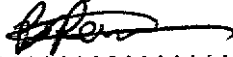
28th DAY OF

May

1999

EXECUTION AND
ATTESTATION
(See Note 8)

SIGNED by the ENCUMBRANCER



in the presence of:



Witness Full Name: JOHN MAYNARD WILLIAMS

Address: 91 GOODWOOD RD
GOODWOOD

Phone No: 8272 8311

REGISTERED/...../19 JUN 1999

L. J. Ray pro REGISTRAR-GENERAL


MEMORANDUM OF ENCUMBRANCE

CERTIFICATE(S) OF TITLE
BEING ENCUMBERED
(See Note 3)

Allotment 1054 in Deposited Plan No. 52096 being portion of the
land comprised in Certificate of Title Register Book Volume 5509
Folio 508

NOW WHOLE OF THE LAND IN

C.T. VOL 561 FOL 40

ESTATE AND INTEREST
(See Note 4)

Estate in Fee Simple

ENCUMBRANCES
(See Note 5)

Nil

ENCUMBRANCER
Full Name and Address
(See Note 6)

BRADLEY HUGH PEARCE of 8 Pildappa Avenue Park Holme 5043

(hereinafter called "the owner")

ENCUMBRANCEE
Full Name and Address
(See Note 7)

HOLDEN HILL ESTATE PTY. LTD. (ACN 007 608 737)
of 83 Pirie Street Adelaide 5000

(Hereinafter called "the company" which expression includes its
successors and assigns)

(a) State the term
of the annuity. If
for life use the
words "during his
lifetime"

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 OF ONE DOLLAR (\$1.00)

(a) TO BE PAID TO THE ENCUMBRANCEE IF DEMANDED IN PERPETUITY

(b) State the
times appointed
for payment of
the annuity and
any special
covenants

(b) AT THE TIMES AND IN THE MANNER FOLLOWING

ON THE 1ST DAY OF JULY IN EACH AND EVERY YEAR COMMENCING ON THE 1ST DAY OF JULY NEXT AFTER THE
EXECUTION HEREOF

IT IS COVENANTED BETWEEN THE ENCUMRANCER AND ENCUMBERANCEE as follows:

See Annexure PageS 3 TO 5 INCLUSIVE

AND the Encumbrancer DESIRING to render the land above described (hereinafter called "the said land") available for the purpose of securing to and for the benefit of the Encumbrancee the performance and observance of the terms, covenants and conditions hereinafter contained DOES HEREBY FURTHER ENCUMBER the said land as part of a common building scheme of development comprising each and every part of the allotments in Deposited Plan No. 52096 (hereinafter called "the said allotments") for the benefit of the Encumbrancee and each and every registered proprietor from time to time of each of the said allotments (hereinafter collectively called "the Covenantees") and as appurtenant to the said land with the performance and observance of the terms covenants and conditions hereinafter contained with THE INTENT that the burden of such covenants shall run with and bind the said land and that the benefit of such covenants shall be annexed to and devolve upon each and every one of the said allotments

AND

- A. THE ENCUMBRANCER DOES HEREBY COVENANT with the encumbrancee and the Covenantees as follows:-
1. In the interpretation of this Memorandum of Encumbrance unless the context shall otherwise require or admit -
 - (a) The term "the Encumbrancer" where the Encumbrancer is a company includes its successors, assigns and transferees and where the Encumbrancer is a person includes his heirs, executors, administrators and transferees and where the Encumbrancer consists of more than one person or company includes each and every one of such persons or companies jointly and severally and their respective successors, assigns, heirs, executors, administrators and transferees being registered or entitled to be registered as the proprietor of any estate in fee simple to the said land subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the title thereof.

- (b) The term "the Encumbrancee" includes its successors, assigns and transferees.
- (c) The term "the Covenantees" includes the successive owners, assignees, heirs, executors, administrators, transferees and tenants of the said allotments being registered or entitled to be registered as the proprietor of an estate of freehold or leasehold in one or more of the said allotments subject however to such encumbrances liens or interests as are registered and notified by memoranda endorsed on the title thereof.
- (d) Words importing any gender shall include every gender and words importing the singular number shall include the plural and vice versa.
- (e) the term "person" shall include a corporate body.

2. The Encumbrancer will pay to the Encumbrancee the sum of TEN
CENTS (10c) (if demanded) on the 1st day of July in each and every year commencing on the 1st day of July next after the execution hereof provided that the Encumbrancee shall not demand payment of the said annuity if and so long as the Encumbrancer shall duly perform and observe all the terms covenants and conditions hereinafter contained (the burden of proving the performance and observance of which shall be borne by the Encumbrancer) but none of the provisions herein contained for or in respect of payment of the said annuity shall in any way affect or prejudice the rights of the Encumbrancee to an injunction to prevent or restrain any breach of the terms covenants and conditions hereinafter contained or to damages for such breach.
3. The said land shall not be subdivided or resubdivided except by way of a boundary adjustment in which none of the said allotments changes in area by more than ten per centum (10%)

4. Not more than one dwelling shall be constructed or developed on the said land providing that a second dwelling may be constructed or developed to accommodate the parents or parents-in-law of the household head of the primary dwelling where such parents or one of them are aged sixty years or older and providing that no other persons reside in the second dwelling.
5. No dwelling constructed on the said land shall have less than 80% of the exterior walls (excluding windows, doors, fascias and gables) constructed of masonry.
6. No garage or carport shall be constructed or erected on the said land forward of the rear building line of the dwelling to which it relates unless such carport or garage is under the main of the dwelling or has a roof line of substantially similar style and is comprised of substantially the same external materials as the dwelling.
7. No dwelling constructed on the said land shall have a roof pitch less than 22.5 degrees from the horizontal plane.
8. No dwelling constructed on the said land shall have a roof of metal cladding unless such cladding is factory pre-painted.
9. No roof mounted air conditioning plant shall be erected on the said land unless such plant (including all ductwork and pipework) is coloured to match the roof and located so as not to be visible from the street frontage (in the case of corner allotments, the primary street frontage)
10. No roof mounted solar hot water system shall be erected on the said land except a system in which the storage tank is separated from the solar panels and located within the roofspace, at ground level or otherwise out of sight.

11. No outbuilding constructed on the said land shall be clad in metal unless such cladding is factory pre-painted.
12.
 - (a) No fence or wall shall be erected or constructed on the said land or the boundary thereof forward of the front building line of the primary dwelling (including any associated garage or carport) or, in the absence of any dwelling, within eight metres of the primary road frontage unless such fence is constructed of brick, stone, brush, painted wooden pickets or factory prepainted tubular metal fencing material to a maximum height of 1500 millimetres.
 - (b) Where the said land has two road frontages then subject to Clause 12(a) hereof no fence shall be erected or constructed on or adjacent to the secondary road frontage unless constructed of brick, stone, brush, painted wooden pickets or factory pre-painted tubular metal fencing material in Colorbond colour Beige or the equivalent colour to maximum height of 1800 millimetres.
 - (c) No other boundary fencing shall be constructed on the said land or the boundary thereof unless constructed -
 - (i) of factory pre-painted sheet metal in Colorbond colour Beige or the equivalent colour;
 - (ii) in "good neighbour" style in which neither side has rails;
 - (iii) to a height of 1800 millimetres; and
 - (iv) with capping.
13. The Encumbrancer shall within six (6) months of practical completion of the primary dwelling or of occupation of the same, whichever ever is the earlier:-

- (a) establish the landscaping and planting of all areas in public view between the front building line of the said dwelling and the kerb alignment of the primary road abutting the said land; and
- (b) erect in accordance with Clause 12(c) hereof fencing on the common boundary with all abutting residential allotments; and shall maintain all such landscaping, planting and fencing in good order and condition.

14. No caravan, trailer, horse float, other vehicle whatsoever or boat shall be parked or stored on the said land -

- (a) prior to completion of a dwelling on the said land anywhere, unless related to the construction of the dwelling;
- (b) after completion of a dwelling on the said land between the front building line and the street frontage of the said land, unless wholly contained in a garage or carport provided that a motor car, motor cycle or passenger van may be parked on a driveway between the front building line and the street frontage.

AND

- B. The Encumbrancer acknowledges for himself and his successors in title that the foregoing covenants are entered into and undertaken for the purposes of the Encumbrancee's scheme of development for the said allotments and the Encumbrancee has declared and undertaken that it has required or will require from each purchaser of the said allotments a Memorandum of Encumbrance in the same or substantially similar form to this instrument and containing the same or substantially similar terms, covenants and conditions PROVIDED ALWAYS THAT
- (a) The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the terms, covenants and conditions herein contained.

- (b) The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the terms, covenants and conditions contained in any Memorandum of encumbrance or other instrument whatsoever relating to any other of the said allotments and whether the same were entered into or imposed before or at the same time as or after the date hereof and no such modification or waiver or release shall release the Encumbrancer or his successors in title from the terms, covenants and conditions herein contained.
- (c) Any waiver by the Encumbrancee of any breach of any one or more of the terms covenants or conditions herein contained shall not be nor be construed be a waiver of any subsequent or other breach the same or any other term covenant or condition shall any failure on the part of the Encumbrancee or the Covenantees to require or exact full and complete compliance with any of the terms covenants or conditions herein contained be construed as in any manner changing the terms hereof or to prevent the Encumbrancee or the Covenantees from enforcing the full provisions hereof.
- (d) The Encumbrancer and his successors in title shall be successively released and discharged from payment of the annuity from the performance and observance of the terms covenants and conditions herein contained forthwith upon ceasing to be registered as proprietor of the said land to the intent that the annuity and terms covenants and conditions shall be binding only upon the proprietor for the time being of the said land. PROVIDING that nothing contained herein shall effect the liability of the Encumbrancer for any breach of the terms of this Encumbrance occurring while the Encumbrancer was the registered proprietor of the said land.
- (e) If any provision of this Encumbrance is held by a court of competent jurisdiction to be invalid void or unenforceable in law THEN and in such case

the parties hereby request and direct such court to sever such provision from this Encumbrance and to give the remaining provisions full force and effect.

AND

C. PROVIDED ALWAYS THAT

- (a) The covenants herein contained shall be in addition and without prejudice to the covenants on the part of the Encumbrancer and the powers rights and remedies of the Encumbrancee implied herein under and by virtue of the Real Property Act 1886 (as amended) except in so far as the same are expressly or impliedly varied or modified.
- (b) Section 130 of the Real Property Act 1886 (as amended) shall not apply to this Encumbrance.

PRIVATE
CERTIFICATION

DEVELOPMENT ACT, 1993
DECISION NOTIFICATION FORM

DEVELOPMENT APPLICATION NO. 100/1999/1846

Page 1 of 3

Dated: 19/10/99
Registered: 27/10/99

TO:	Fairmont Homes Pty Ltd PO BOX 296 CAMPBELLTOWN SA 5074
LOCATION OF PROPOSED DEVELOPMENT:	32 INGLETON Drive HALLETT COVE LOT: 1054 DP: 52096 CT: 5661/040
NATURE OF PROPOSED DEVELOPMENT:	Detached Dwelling Two Storey Building Classification - 1A

IN REPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:-

No work can commence on the proposed development unless it is in strict compliance with the approved plans and details and any conditions of approval which are set out below. There are rights of appeal. Refer to important information on the back of this form.

DEVELOPMENT APPROVAL IS GRANTED SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITION(S)

- (1) Privately Certified
Note: Regulation 83AB - Notice of Completion
A statement shall be supplied to the Certifier by the licensed builder on the completion of building work.

The statement shall be signed by the licensed builder and shall declare that the building work carried out is in accordance with the relevant approvals.
- (2) Notice to Council - Development Act, 1993 - Regulation 74
The OWNER is required to give Council ONE BUSINESS DAYS notice of the following stages of building work:-
 - a) prior to the placement of any concrete for footings or other structural purposes;
Note: Where an engineer carries out an inspection Council will also require a copy of the inspection certificate; and
 - b) at the completion of wall and roof frames prior to the fixing of any internal linings.
- (3) Stormwater shall be drained to the street water table.

MS 451997

COMPLETED

**DEVELOPMENT ACT, 1993
DECISION NOTIFICATION FORM**

DEVELOPMENT APPLICATION NO. 100/1999/1846

Page 2 of 3

- (4) Note: It is the owner's responsibility to ensure that the Council's footpaths and kerbing etc. is protected during the construction work.

The Council must be supplied with dated photos and measurements of any existing defects prior to commencement of the work, otherwise it will be assumed that all damage was caused during construction.

At the completion of the work, the owner is required to repair all damage caused during construction. Failure to do so will result in such repairs being carried out by the Council and charged to the owner.

- (5) Note: This Approval is subject to the NIL conditions in accordance with the attached Provisional Building Rules consent which has been issued by Rep Giordano of Giordano Certification on 8 December 1999.

(6) **Note: Site Maintenance**

Section 20 of the Public and Environmental Health Act, proper sanitary facilities, namely a builder's toilet, is to be provided for all building sites.

Regulation 4 of the Regulations under the Public and Environmental Health Act, an appropriate waste receptacle/enclosure is to be provided to contain all builders' waste. The site is to be maintained in a clean condition free of litter at all times.

- (7) All development is to be established in strict accordance with the plans and details dated as received 27/10/99.
- (8) All siteworks, including finished ground and floor levels, are to be carried out to the reasonable satisfaction of Council.
- (9) All internal and boundary fencing is to be erected to a height of 1.8 metres above finished ground level and constructed of accepted materials which are compatible with and complement the character and appearance of existing and proposed structures to the reasonable satisfaction of Council.
- (10) Fencing proposed adjacent to driveway access points is not to exceed a height of 1.0 metre above ground level at its nearest point to the front property boundary and gradually splayed up to an overall height of not more than 1.8 metres over a distance of not less than 7.5 metres.

DEVELOPMENT ACT, 1993
DECISION NOTIFICATION FORM

DEVELOPMENT APPLICATION NO. 100/1999/1846

Page 3 of 3

Reasons for Conditions

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

c B H PEARCE
8 Pildappa Avenue
PARK HOLME SA 5043

Date of Decision: 13/12/1999

Signed:

Ministry

Authorised Officer

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

**GIORDANO CERTIFICATION**194 GLYNBURN ROAD
TRANMERE SA 5073PH: (08) 8332 3777
FAX: (08) 8332 7627* **DECISION NOTIFICATION FORM** *For Development Application Dated: 19/10/99 Development No. 100/1999/1846
Registered On: 27/10/99To: Fairmont Homes Pty. Ltd.
PO Box 296
CAMPBELLTOWN SA 5074**LOCATION OF PROPOSED DEVELOPMENT:**House No: 32 Lot No: 1054 Street: Ingletton Drive Suburb: HALLETT COVE
Section No: Hundred: Volume: Folio:**NATURE OF PROPOSED DEVELOPMENT:**

TWO STOREY DETACHED DWELLING

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL DEVELOPMENT PLAN CONSENT	-	-	-
PROVISIONAL BUILDING RULES CONSENT	8/12/99	NIL	-
LAND DIVISION (TORRENS/STRATA)	-	-	-
PUBLIC SPACE	-	-	-
OTHER	-	-	-
DEVELOPMENT APPROVAL	-	* Notes	-

THIS IS TO CERTIFY THAT THE PROVISIONAL BUILDING RULES ARE CONSISTENT WITH THE DEVELOPMENT PLAN CONSENT AND ANY CONDITION THAT APPLY IN RELATION TO THE PROVISIONAL PLAN CONSENT.

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

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

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

Signed:

- () Development Assessment
Commission or Delegate
() Council Chief Executive Officer or
Delegate
(*) Private Certifier
(2) Sheets Attached

Date: 8 December 1999

Ref: 99/0688



GIORDANO CERTIFICATION

DEVELOPMENT ACT, 1993
SECTION 42

CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT

BUILDING WORK: Two Storey Detached Dwelling
SITE ADDRESS: No. 32, Lot 1054 Ingleton Drive,
Hallett Cove.
APPLICANT: Fairmont Homes Pty. Ltd.
OWNER: B. Pearce
CLASSIFICATION: 1a

SITE PARAMETERS PROVIDED BY APPLICANT
DESIGN WIND SPEED: 33 m/s

CONDITIONS: NIL

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.

I recommend that 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.

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 the builder to the relevant authority. The statement declares that the completed building work was carried in accordance with the approved documents (disregarding any approved variations or variations of a minor nature).

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).

Ref No. 99/0668


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.



Ref. Giordano
Building Surveyor
Private Certifier

8 December 1999

Ref No. 99/0668



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

POSTAL ADDRESS
P.O. BOX 21
OAKLANDS PARK S.A. 5045

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

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

DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 100/2003/1513

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

Dated: 24/07/2003
Registered: 28/07/2003

TO:	Pergolas of Distinction Unit 9/26 Jacobson Crescent HOLDEN HILL SA 5088
-----	---

LOCATION OF PROPOSED DEVELOPMENT:	32 INGLETON DRIVE HALLETT COVE 5158
	LOT: 1054 DP: S2096 CT: 5661/040

NATURE OF PROPOSED DEVELOPMENT:	Verandah
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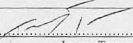
In respect of this proposed development you are informed that:-

NATURE OF DECISION	Is a Consent Required?	Consent Granted or Refused	Date of Decision	Number of Conditions
Provisional Development Plan Consent (Land Use)	Yes	Granted	15/9/2003	3
Provisional Building Rules Consent	Yes	Granted	30/10/2003	1
Other	No			
DEVELOPMENT APPROVAL	Yes	Granted	30/10/2003	4

The building classification under the Building Code is: 10A

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

Date of Decision: 30th October 2003

Signed:		Authorised Officer
Date:	21/10/2003	

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM



ADMINISTRATION CENTRE
245 STURT ROAD
STURT S.A. 5047

POSTAL ADDRESS
PO BOX 21
OAKLANDS PARK S.A. 5046

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

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

DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 100/2003/1513

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

CONDITIONS OF APPROVAL

Dated: 24/07/2003
Registered: 28/07/2003

Planning Conditions

- (1) Establishment of Development
All development is to be established in strict accordance with the plans and details dated as received 28/07/2003.
- (2) Carport/Pergola
The carport/pergola herein approved shall not be enclosed unless otherwise approved by Council.

(3) A privacy screen, to a height of 1.7m above the balcony floor level, shall be installed to the northern side of the balcony to reduce any overlooking. If a written agreement can be reached between the applicant and land-owner to the north, this condition can be removed.

Building Conditions

- (1) The balustrade cables shall be 6.3mm diameter stainless steel, installed at 90mm centres and the tension in the cables shall be maintained as specified in the letter to Pergolas of Distinction from R G Harrison dated 23 October 2003.

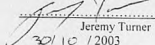
NOTES:

nil

Reasons for Conditions

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

cc B H PEARCE, 32 INGLETON DRIVE, HALLETT COVE, SA 5158

Signed:  Authorised Officer
Date: 30/10/2003

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM



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: 2503101

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

DATE OF ISSUE

19/09/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

12636751

OWNERSHIP NAME

M L FORREST & C R GOWLING

PROPERTY DESCRIPTION

32 INGLETON DR / HALLETT COVE SA 5158 / LT 1054

ASSESSMENT NUMBER

1064228754

TITLE REF.

(A "+" indicates multiple titles)

CT 5661/40

CAPITAL VALUE

\$890,000.00

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
\$ 360.25
\$ 225.70
\$ 0.00
\$ 721.51
\$ 906.06

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

18/12/2023



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

12636751

OWNERSHIP NAME

M L FORREST & C R GOWLING

ASSESSMENT NUMBER

1064228754

AMOUNT PAYABLE

\$906.06

AGENT NUMBER

100018849

AGENT NAME

DUNCAN SANDE & ASSOCIATES

EXPIRY DATE

18/12/2023

+80011876680022> +001571+ <0550319469> <0000090606> +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: 2503101

DATE OF ISSUE

19/09/2023

DUNCAN SANDE & ASSOCIATES
POST OFFICE BOX 3033
NORWOOD SA 5067

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

M L FORREST & C R GOWLING

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

32 INGLETON DR / HALLETT COVE SA 5158 / LT 1054

ASSESSMENT NUMBER

1064228754

TITLE REF.

(A "+" indicates multiple titles)

CT 5661/40

TAXABLE SITE VALUE

\$340,000.00

AREA

0.0400 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**18/12/2023****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: **102652**

Date: **20/09/2023**

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: **454900**

Valuer General No.: **1064228754**

Property Description: **LOT: 1054 DP: 52096 CT: 5661/040**

Property Address: **32 Ingleton Drive HALLETT COVE 5158**

Owner: **C R Gowling & M L Forrest**

Additional Information:

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

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Natural Resources Levy)	\$2,355.46
Overdue/Arrears	\$5,860.25
Interest	\$113.20
Adjustments	-\$0.06
Legal Fees	\$611.96
Less Payments Received	\$0.00
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	
Total Outstanding	\$8,328.85

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: 454900
 Certificate of Title: LOT: 1054 DP: 52096 CT: 5661/040
 Property Address: 32 Ingleton Drive HALLETT COVE 5158
 Owner: C R Gowling & M L Forrest

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?		100/2003/1513 100/1999/1846
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		Nil
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
section 157—Fire safety notice		Nil
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space		Nil
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space		Nil
Part 16 Division 1—Proceedings		Nil
section 213—Enforcement notice		Nil
section 214(6), 214(10) or 222—Enforcement order		Nil
Repealed Act conditions		

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

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

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

No

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

Note—

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

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

It should be noted that—

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



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

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

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

Sign: 

Date: 20/09/2023

Data Extract for Section 7 search purposes

Valuation ID 1064228754

Data Extract Date: 20/09/2023

Parcel ID: D52096 A1054

Certificate Title: CT5661/40

Property Address: 32 INGLETON DR HALLETT COVE 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)

No

Account Number 10 64228 75 4	L.T.O Reference CT566140	Date of issue 20/9/2023	Agent No. 198	Receipt No. 2503101
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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: CR GOWLING & ML FORREST
Location: 32 INGLETON DR HALLETT COVE LT 1054
Description: 10H DG PER **Capital Value:** \$ 890 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2023

			\$
Arrears as at: 30/6/2023			2,046.95
Water main available:	4/11/1999	Water rates	74.20
Sewer main available:	4/11/1999	Sewer rates	136.62
		Water use	169.82
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	31.20
		Goods and Services Tax	0.00
		Amount paid	180.00CR
		Balance outstanding	2,278.79

Degree of concession: 00.00%
Recovery action taken: RECOVERY NOTICE

Next quarterly charges: Water supply: 74.20 Sewer: 136.62 Bill: 8/11/2023

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

The last Water Use Year ended on 14/04/2023.

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.

Next action may be the forwarding of debt details to a collection agency for recovery of the unpaid charges (no costs incurred at this stage). Recovery action may include a visit to the property, restriction of water supply and/or commencement of legal action. All costs incurred will be on charged to the property. If further information is required please contact SA Waters Collection Unit on telephone (08) 7424 1560.



**Government of
South Australia**

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

South Australian Water Corporation

Name:

CR GOWLING & ML FORREST

Water & Sewer AccountAcct. No.: **10 64228 75 4****Amount:** _____**Address:**32 INGLETON DR HALLETT COVE LT
1054

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1064228754

**Bill code: 8888**
Ref: 1064228754**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: 1064228754

**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