

# Form 1 - Vendor's statement

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

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## Preliminary

### To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

### Instructions to the vendor for completing this statement:

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means the Part, Division, particulars or item may not be applicable.

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

\* means strike out or omit the option that is not applicable.

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

**Part A - Parties and land**

1 Purchaser:

Address:

2 ~~Purchaser's registered agent:~~

☐

Address:

3 Vendor:

HEATHER ANN EARLE

Address:

9 STANLEY STREET, PLYMPTON SA 5038

4 Vendor's registered agent:

MJ ENTERPRISES PTY LTD T/A MAGAIN REAL ESTATE

☒

Address:

74 BRIGHTON ROAD GLENELG EAST SA 5045

5 Date of contract (if made before this statement is served):

6 Description of the land: *[Identify the land including any certificate of title reference]*

CERTIFICATE OF TITLE - VOLUME: 6105 FOLIO: 846

9 STANLEY STREET, PLYMPTON SA 5038

DEFINED AS ALLOTMENT 2 IN DEPOSITED PLAN 90664  
IN THE AREA NAMED PLYMPTON HUNDRED OF ADELAIDE

## Part B - Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

### Right to cool-off (section 5)

#### 1 - Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS -

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

#### 2 - Time for service

The cooling-off notice must be served -

- (a) if this form is served on you before the making of the contract - before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract - before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

#### 3 - Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

#### 4 - Methods of service

The cooling-off notice must be -

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

74 BRIGHTON ROAD GLENELG EAST SA 5045

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:

brett@magain.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

74 BRIGHTON ROAD GLENELG EAST SA 5045

(being ~~\*the agent's address for service under the Land Agents Act 1994~~ an address nominated by the agent to you for the purpose of service of the notice).

**Note -** Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that -

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

#### 5 - Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than -

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

**Proceeding with the purchase**

If you wish to proceed with the purchase -

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

**Part C - Statement with respect to required particulars**

(section 7(1))

To the purchaser:

\*I/~~We~~, HEATHER ANN EARLE

of 9 STANLEY STREET, PLYMPTON SA 5038

being the \*vendor(s) / ~~person authorised to act on behalf of the vendor(s)~~ in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: 21-06-2024

Signed

*Heather Earle*

Date:

Signed

Date:

Signed

Date:

Signed

**Part D - Certificate with respect to prescribed inquiries by registered agent**

(section 9)



To the purchaser:

I, BRETT TAYLOR

certify \*that the responses / ~~that, subject to the exceptions stated below, the responses~~ to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

Date: 21-06-2024

Signed:

*Brett Taylor*

~~\*Vendor's / Purchaser's agent~~

\*Person authorised to act on behalf of \*Vendor's / ~~Purchaser's~~ agent

**Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land**  
**(section 7(1)(b))**

**Note -**

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless -

- (a) there is an attachment to this statement and -
  - (i) all the required particulars are contained in that attachment; and
  - (ii) the attachment is identified in column 2; and
  - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance -
  - (i) is 1 of the following items in the table:
    - (A) under the heading 1. General -
      - 1.1 Mortgage of land
      - 1.4 Lease, agreement for lease, tenancy agreement or licence
      - 1.5 Caveat
      - 1.6 Lien or notice of a lien
    - (B) under the heading 36. Other charges -
      - 36.1 Charge of any kind affecting the land (not included in another item); and
  - (ii) is registered on the certificate of title to the land; and
  - (iii) is to be discharged or satisfied prior to or at settlement.

## Table of particulars

### Column 1

### Column 2

### Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.

Alternatively, the item and any inapplicable heading may be omitted, **but not** in the case of-

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]

[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for *each* such mortgage, charge or prescribed encumbrance.]

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If *all* of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

## 1. General

### 1.1 Mortgage of land

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

**Is this item applicable?**

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

**Are there attachments?**

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

CERTIFICATE OF TITLE - VOLUME: 6105 FOLIO: 846

Number of mortgage (if registered):

12821765

Name of mortgagee:

AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)



YES

YES

**1.2 Easement**

(whether over the land or annexed to the land)

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

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

**Is this item applicable?**

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

**Are there attachments?**

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

PROPERTY INTEREST REPORT (PAGE 13) AND CERTIFICATE OF TITLE

Description of land subject to easement:

9 STANLEY STREET, PLYMPTON SA 5038  
CERTIFICATE OF TITLE (VOLUME: 6105 FOLIO: 846)

LAND MARKED B (RTC 11862501) OVER THE LAND MARKED A (RTC 11862501)

Nature of easement:

STATUTORY EASEMENT TO SA POWER NETWORKS (INCLUDING THOSE RELATED TO GAS, WATER AND SEWAGE) MAY EXIST

SUBJECT TO PARTY WALL RIGHT(S)

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

NO

If YES, give details:



NO

YES

**1.3 Restrictive covenant**

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

**Is this item applicable?**

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

**Are there attachments?**

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?



**14** 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.)

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

*Is this item applicable?*

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

*Are there attachments?*

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

\$  per  (period)

Is the lease, agreement for lease etc in writing?

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due (including any interest or penalty):



## 5. Development Act 1993 (repealed)

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

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

*Is this item applicable?*



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

NO

*Are there attachments?*

YES

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

COUNCIL SEARCH, DEVELOPMENT APPROVAL: 211/1281/2010, 211/1315/2010, 211/9/2012, 211/325/2012 AND 211/332/2013

Condition(s) of authorisation:

REFER TO ATTACHMENT 'A'

6. Repealed Act conditions

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

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

CERTIFICATE OF EMERGENCY SERVICES LEVY

Date of notice:

07/06/2024

Amount of levy payable:

\$0.00

☒

YES

YES

## 19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

*Is this item applicable?*



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

YES

*Are there attachments?*

YES

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

CERTIFICATE OF LAND TAX

Date of notice, order or demand:

07/06/2024

Amount payable (as stated in the notice):

\$0.00

## 20. Local Government Act 1934 (repealed)

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

*Is this item applicable?*



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



*Are there attachments?*



*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

Date of notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

## 21. Local Government Act 1999

000003085605

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

*Is this item applicable?*

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

*Are there attachments?*

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

LOCAL GOVERNMENT RATES SEARCH

Date of notice, order etc:

07/06/2024

Name of council by which, or person by whom, notice, order etc is given or made:

CITY OF WEST TORRENS

Land subject thereto:

9 STANLEY STREET, PLYMPTON SA 5038  
CERTIFICATE OF TITLE - VOLUME: 6105 FOLIO: 846

Nature of requirements contained in notice, order etc:

GENERAL RATES 2023/2024 FINANCIAL YEAR

Time for carrying out requirements:

REFER TO THE LOCAL GOVERNMENT RATES SEARCH

Amount payable (if any):

\$389.10



YES

YES

## 22. Local Nuisance and Litter Control Act 2016

22.1 section 30 - Nuisance or litter abatement notice

~~*Is this item applicable?*~~

~~*Will this be discharged or satisfied prior to or at settlement?*~~

~~*Are there attachments?*~~

~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~

~~Date of notice:~~

~~Notice issued by:~~

~~Nature of requirements contained in notice:~~

~~Time for carrying out requirements:~~

☐

## 000003085605

~~Is this item applicable?~~

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Does the restriction apply to all of the land?

Does the restriction apply to all of the land?

\_\_\_\_\_

If NO, give details about the part of the land to which the restriction applies:



## 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 attachment even if not applicable.]*

**Is this item applicable?**



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

☐ NO

**Are there attachments?**

☐ YES

*If YES, identify the attachment(s)*

*(and, if applicable, the part(s) containing the particulars):*

PIR  
COUNCIL SEARCH  
DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES

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

ZONES: URBAN CORRIDOR (BLOULEVARD) (UC(BO))

SUBZONES: NO

ZONING OVERLAYS: REFER TO COUNCIL SEARCH

Is there a State heritage place on the land or is the land situated in a State heritage area?

☐ NO

Is the land designated as a local heritage place?

☐ NO

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

☐ NO

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

☐ YES

**Note** - For further information about the Planning and Design Code visit [www.code.plan.sa.gov.au](http://www.code.plan.sa.gov.au).

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

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

***Is this item applicable?***

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

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

**Date of authorisation:**

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

**Condition(s) of authorisation:**

☐



29.3 section 139 - Notice of  
proposed work and notice may  
require access

***Is this item applicable?***

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

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

**Date of notice:**

**Name of person giving notice of proposed work:**

**Building work proposed (as stated in the notice):**

**Other building work as required pursuant to the Act:**

☐

29.4 section 140 - Notice requesting access

***Is this item applicable?***

☐

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

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

Date of notice:

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

***Is this item applicable?***

☐

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

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):



**29.6** section 142 - Notice to complete development

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

**Date of notice:**

**Requirements of notice:**

**Building work (if any) required to be carried out:**

**Amount payable (if any):**

**29.7** section 155 - Emergency order

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

**Date of order:**

**Name of authorised officer who made order:**

**Name of authority that appointed the authorised officer:**

**Nature of order:**

**Amount payable (if any):**

## 29.8 section 157 - Fire safety notice

~~**Is this item applicable?**~~~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~**If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):**~~~~**Date of notice:**~~~~**Name of authority giving notice:**~~~~**Requirements of notice:**~~~~**Building work (if any) required to be carried out:**~~~~**Amount payable (if any):**~~☐

## 29.9 section 192 or 193 - Land management agreement

~~**Is this item applicable?**~~~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~**If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):**~~~~**Date of agreement:**~~~~**Names of parties:**~~~~**Terms of agreement:**~~☐

**29.10** section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

*If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):*

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

**29.11** section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

***Is this item applicable?***

☐

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

☐

***Are there attachments?***

☐

*If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):*

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

## 29.12 Part 16 Division 1 - Proceedings

~~**Is this item applicable?**~~~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~**If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):**~~~~**Date of commencement of proceedings:**~~~~**Date of determination or order (if any):**~~~~**Terms of determination or order (if any):**~~☐

## 29.13 section 213 - Enforcement notice

~~**Is this item applicable?**~~~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~**If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):**~~~~**Date notice given:**~~~~**Name of designated authority giving notice:**~~~~**Nature of directions contained in notice:**~~~~**Building work (if any) required to be carried out:**~~~~**Amount payable (if any):**~~☐

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

~~Is this item applicable?~~

☐

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

~~If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):~~

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

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

33.1 section 23 - Notice of contribution payable

~~Is this item applicable?~~

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~

Date of notice:

Terms of notice:

Amount payable:

### 34. Water Industry Act 2012

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

SA WATER CERTIFICATE

Date of notice or order:

10/06/2024

Name or person or body who served notice or order:

SOUTH AUSTRALIAN WATER CORPORATION

Amount payable (if any) as specified in the notice or order:

\$0.26CR

Nature of other requirement made (if any) as specified in the notice or order:

PAYMENT OF SA WATER RATES AND CHARGES

☒

YES

YES

## Particulars of building indemnity insurance



### Note-

Building indemnity insurance is not required for-

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

### Details of building indemnity still in existence for building work on the land:

1 Name(s) of person(s) insured:

REECE MUNDY

2 Name of insurer:

QBE

3 Limitations on the liability of the insurer:

REFER TO COUNCIL SEARCH

4 Name of builder:

TAI VUONG DINH

5 Builder's licence number:

REFER TO COUNCIL SEARCH

6 Date of issue of insurance:

18 OCTOBER 2012

7 Description of insured building work:

SINGLE DWELLING CONSTRUCTION

### Exemption from holding insurance:

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

NO

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

(d) Details of building work to which the exemption applies:

(e) Details of conditions (if any) to which the exemption is subject:

**ANNEXURES**

~~There are no documents annexed hereto~~ / The following documents are annexed hereto -

Form R3 – Buyers Information Notice  
Copy of certificate(s) of title to the land

- HISTORICAL SEARCH
- CHECK SEARCH
- TITLE AND VALUATION PACKAGE
- PROPERTY INTEREST REPORT
- LOCAL GOVERNMENT INQUIRY CERTIFICATE
- DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES
- BUILDING INDEMNITY INSURANCE
- DEVELOPMENT APPROVAL: 211/1281/2010
- DEVELOPMENT APPROVAL: 211/1315/2010
- DEVELOPMENT APPROVAL: 211/9/2012
- DEVELOPMENT APPROVAL: 211/325/2012
- DEVELOPMENT APPROVAL: 211/332/2013
- CERTIFICATE OF EMERGENCY SERVICES LEVY
- CERTIFICATE OF LAND TAX
- SA WATER CERTIFICATE
- FORM R7 - WARNING NOTICE

(\*Strike out whichever is not applicable)

**ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT**

**(Section 7, *Land and Business (Sale and Conveyancing) Act 1994*)**

\*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

**Dated this**  **Day of**

Signed:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Purchaser(s)



# ATTACHMENT A -

000003085605

Form 1 - Vendor's statement (Section 7 Land and Business (Sale and Conveyancing) Act 1994)

*This Attachment page is to be used only if there is insufficient space in the Part, Division, particulars or item.  
Please insert the relevant corresponding Part, Division, particulars or item number and heading.*

ITEM	DESCRIPTION:
5. DEVELOPMENT ACT 1993 (REPEALED)	DEVELOPMENT APPROVAL: 211/1281/2010 DEVELOPMENT DESCRIPTION: CONSTRUCTION OF ONE (1) X TWO STOREY DETACHED DWELLING AND TWO (2) X TWO STOREY GROUP DWELLINGS DATE OF DECISION: 14-JUN-2011
5.1 Section 42 - Condition (that continues to apply) of a development authorisation	DEVELOPMENT APPROVAL: 211/1315/2010 DEVELOPMENT DESCRIPTION: DEMOLITION OF EXISTING DWELLING DATE OF DECISION: 16-NOV-2010  DEVELOPMENT APPROVAL: 211/9/2012 DEVELOPMENT DESCRIPTION: LAND DIVISION - TORRENS TITLE DAC NO. - 211/D001/12 CREATE ONE (1) ADDITIONAL ALLOTMENT DATE OF DECISION: 18-JAN-2012  DEVELOPMENT APPROVAL: 211/325/2012 DEVELOPMENT DESCRIPTION: CONSTRUCTION OF TWO (2) TWO STOREY SEMI-DETACHED DWELLINGS WITH DOUBLE GARAGES UNDER MAIN ROOF DATE OF DECISION: 11-SEP-2012  DEVELOPMENT APPROVAL: 211/332/2013 DEVELOPMENT DESCRIPTION: CONSTRUCTION OF A VERANDAH DATE OF DECISION: 24-MAY-2013

# Form R3

## Buyers information notice

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*Land and Business (Sale and Conveyancing) Act 1994 section 13A*

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

## Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

# Form R7

## Warning Notice

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### Financial and Investment Advice

*Land and Business (Sale and Conveyancing) Act 1994 section 24B*

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 6105 Folio 846

Parent Title(s) CT 5394/489  
Creating Dealing(s) RTC 11862501  
Title Issued 23/01/2013 Edition 2 Edition Issued 10/11/2017

## Estate Type

FEE SIMPLE

## Registered Proprietor

HEATHER ANN EARLE  
OF 9 STANLEY STREET PLYMPTON SA 5038

## Description of Land

ALLOTMENT 2 DEPOSITED PLAN 90664  
IN THE AREA NAMED PLYMPTON  
HUNDRED OF ADELAIDE

## Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED B (RTC 11862501)  
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED A (RTC 11862501)

## Schedule of Dealings

Dealing Number	Description
12821765	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

## Notations

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



## Certificate of Title

**Title Reference:** CT 6105/846

**Status:** CURRENT

**Parent Title(s):** CT 5394/489

**Dealing(s) Creating Title:** RTC 11862501

**Title Issued:** 23/01/2013

**Edition:** 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
07/11/2017	10/11/2017	12821765	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
07/11/2017	10/11/2017	12821764	TRANSFER	REGISTERED	HEATHER ANN EARLE
07/11/2017	10/11/2017	12821763	DISCHARGE OF MORTGAGE	REGISTERED	12403018
25/09/2015	19/10/2015	12403018	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

## Certificate of Title

**Title Reference:** CT 6105/846  
**Status:** CURRENT  
**Edition:** 2

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



## Certificate of Title

**Title Reference** CT 6105/846  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 1018232\*  
**Address for Notices** 9 STANLEY ST PLYMPTON, SA 5038  
**Area** 483m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

HEATHER ANN EARLE  
OF 9 STANLEY STREET PLYMPTON SA 5038

## Description of Land

ALLOTMENT 2 DEPOSITED PLAN 90664  
IN THE AREA NAMED PLYMPTON  
HUNDRED OF ADELAIDE

## Last Sale Details

**Dealing Reference** TRANSFER (T) 12821764  
**Dealing Date** 03/11/2017  
**Sale Price** \$720,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12821765	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2133676054	CURRENT	9 STANLEY STREET, PLYMPTON, SA 5038

## Notations

### Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

Valuation Number	2133676054
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2013
Property Location	9 STANLEY STREET, PLYMPTON, SA 5038
Local Government	WEST TORRENS
Owner Names	HEATHER ANN EARLE
Owner Number	1018232*
Address for Notices	9 STANLEY ST PLYMPTON, SA 5038
Zone / Subzone	UC(Bo) - Urban Corridor (Boulevard)
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	6H DG
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
D90664 ALLOTMENT 2	CT 6105/846

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$620,000	\$750,000			
Previous	\$475,000	\$720,000			

## Building Details

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Valuation Number	2133676054
Building Style	Conventional
Year Built	2012
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Galvanised Iron
Equivalent Main Area	206 sqm
Number of Main Rooms	6

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

# Property Interest Report

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

Title Reference	CT 6105/846	Reference No. 2575032
Registered Proprietors	H A*EARLE	Prepared 06/06/2024 16:41
Address of Property	9 STANLEY STREET, PLYMPTON, SA 5038	
Local Govt. Authority	CITY OF WEST TORRENS	
Local Govt. Address	165 SIR DONALD BRADMAN DRIVE HILTON SA 5033	

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

## Table of Particulars

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

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

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><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<br><br><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<br>(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.)<br><br><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<br><br>also<br><br>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	<b>An Emergency Services Levy Certificate will be forwarded.</b> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b>  <b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b> <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b>
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## 8. Environment Protection Act 1993

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

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

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

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

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

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



Act

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

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

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

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

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

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

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

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

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

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

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

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

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
<b>25. <i>Native Vegetation Act 1991</i></b>		
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
<b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>		
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
<b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b>		
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**
- 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/](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/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.**
- Code Amendment**
- 25 Pierson Street, Lockleys - Pierson Pty Ltd (Designated Entity) proposes to rezone the Affected Area from "Employment" to an alternate neighbourhood-type zone, to establish a low to medium density residential development. For more information, refer to the 'Code Amendments' page on the PlanSA portal:  
[https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal  
[https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.**

- 29.2 section 127 - Condition (that continues to      State Planning Commission in the Department for Trade and Investment has no

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

record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.3 section 139 - Notice of proposed work and notice may require access

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5 section 141 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

29.6 section 142 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

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

- |      |   |   |
|------|---|---|
| 30.1 | section 8 or 9 - Notice or order concerning pests | Plant Health in PIRSA has no record of any notice or order affecting this title |
|------|---|---|

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

- |      |   |   |
|------|---|---|
| 31.1 | Part 3 - Notice   | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>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<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply               |

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

- |      |   |   |
|------|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease  | Public Health in DHW has no record of any direction or requirement affecting this title   |
| 32.2 | section 92 - Notice   | Public Health in DHW has no record of any notice affecting this title<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply |

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

- |      |   |  |
|------|---|--|
| 33.1 | section 23 - Notice of contribution payable | DEW has no record of any notice affecting this title |
|------|---|--|

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

- |      |   |  |
|------|---|--|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | <b>An SA Water Certificate will be forwarded.<br/>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b><br><br>also<br><br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br><br>also<br><br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br><br>also<br><br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br><br>also<br><br>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) | DEW has no record of any condition affecting this title |
|------|--|---|

of a permit

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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>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

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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



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

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

To: FIRST PAIGE FORM 1  
PO BOX 2209  
SOUTH PLYMPTON SA 5038

Certificate Date: 07 June 2024

## PROPERTY INFORMATION AND PARTICULARS

in response to an enquiry pursuant to Section 7 of the  
LAND & BUSINESS (SALE & CONVEYANCING) ACT, 1994

### DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No : 471763  
Valuer General No : 2133676054  
Owner : Heather Ann Earle  
Property Address : 9 Stanley Street  
PLYMPTON SA 5038

Volume / Folio : CT-6105/846  
Lot / Plan Number : D90664 Lot 2  
Ward : Plympton

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Listed hereafter are the MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES, of SCHEDULE 1, Division 1 to which Council must respond according to TABLE 1, SCHEDULE 2, of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994.

In addition, Building Indemnity Insurance and Particulars of Environment Protection details are given, if applicable, pursuant to SCHEDULE 1, Division 2 of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed / imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

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## Development Act 1993 (Repealed)

### Part 3—Development Plan

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

Is the land situated in a designated State Heritage Area? **N/A**

Is the land designated as a place of local heritage value? **N/A**

Is there a current Code Amendment released for public consultation by a private proponent on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **NO**

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **N/A**

Pursuant to the provisions of the REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994, Council hereby provides the following information in response to your enquiries:

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5.1	Section 42 - Condition (that continues to apply) of a development authorisation:	<b>YES</b>
	1. 211/1281/2010	
	2. 211/1315/2010	
	3. 211/9/2012	
	4. 211/325/2012	
	5. 211/332/2013	

Copy of approval/s attached.

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### Repealed Act conditions

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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)	<b>NO</b>
10.1	Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire	<b>NO</b>
11.1	Notice under Section 44 of the Food Act 2001 improvement order	<b>NO</b>
11.2	Notice under Section 46 of the Food Act 2001 prohibition order.	<b>NO</b>
15.1	Notice or declaration under Part 3, Section 23 and Part 7 of the Housing	<b>NO</b>
15.2	Improvement Act 1940	<b>NO</b>
20.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1934	<b>NO</b>

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21.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.	<b>NO</b>
29.	<i>Planning, Development and Infrastructure Act 2016</i>	
29.1	Part 5 - Planning and Design Code  Refer attached	
29.2	section 127 - Condition (that continues to apply) of a development authorisation  Refer attached	

### **Planning, Development and Infrastructure Act 2016**

#### **Part 5 – Planning and Design Code**

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

Is the land situated in a designated State Heritage place?

*Refer to PlanSA Section 7 Report attached*

Is the land designated as a place of local heritage value?

*Refer to PlanSA Section 7 Report attached*

Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?

**NO**

Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but amendment has not yet come into operation?

**YES**

### **25 Pierson Street Lockleys Code Amendment**

#### **Glandore Character Area Protection Code Amendment**

#### **Tunnel Protection Overlay Code Amendment**

#### **Ancillary Accommodation and Student Accommodation Code Amendment**

29.3	section 139 - Notice of proposed work and notice may require access	
29.4	section 140 - Notice requesting access	
29.5	section 141 - Order to remove or perform work	<b>NO</b>
29.6	section 142 - Notice to complete development	<b>NO</b>
29.7	section 155 - Emergency order	<b>NO</b>

29.8	section 157 - Fire safety notice	NO
29.9	section 192 or 193 - Land management agreement	NO
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	NO
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	NO
29.12	Part 16 Division 1 - Proceedings	NO
29.13	section 213 - Enforcement notice	NO
29.14	section 214(6), 214(10) or 222 - Enforcement order	NO
31.1	Notice under Part 3 of the Public and Environmental Health Act 1978 (revoked).	NO
31.2	Part 2 - Condition (that continues to apply) of an approval under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
31.3	Regulation 19 - Maintenance order (that has not been complied with) under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
32.2	Notice under Section 92 of the South Australia Public Health Act 2011.	NO
32.3	Part 4 – Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013	NO

**PLEASE NOTE:**

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

This statement is made the 07 June 2024



**Pat Mosca**  
**Development Support Officer**

## FURTHER INFORMATION HELD BY COUNCILS

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Does the council hold details of any development approvals relating to—  
(a) commercial or industrial activity at the land; or  
(b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993)?

NO

**Note-**

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

*However, it is expected that the ability to supply further details will vary considerably between councils.*

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

- 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.*
-

## PARTICULARS OF BUILDING INDEMNITY INSURANCE

**Note:** Building Indemnity Insurance is not required for:

- a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; or
- b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- c) domestic building work commenced before 1 May 1987.
- d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 1996*; or
- e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

YES

Application No. :	211/325/2012
Name(s) of persons(s) insured:	Reece Mundy
Name of Insurer:	QBE
Certificate Number:	600042926BWI-3
Name of Builder:	Tai Vuong Dinh
Date of Issue of Insurance:	18 October 2012
Description of insured building work:	Single Dwelling Construction

## **ADVISORY NOTES**

### **Flood Prone Areas**

There are a number of rivers and creeks in the City of West Torrens including the River Torrens and Brown Hill Keswick Creek. Some properties in the City of West Torrens are located in flood prone areas. The City of West Torrens publishes information on known flooding hazards on its website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Building-in-flood-prone-areas>

Flood hazards are also mapped in the Planning and Design Code. The Code can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Assets department on 8416 6333.

### **Heritage and Contributory items**

Heritage and contributory items are mapped in the South Australian Planning and Property Atlas. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Development department on 8416 6333.

### **Areas Affected by Aircraft Noise**

The Adelaide Airport is located within the City of West Torrens. Most operations at the Airport are international and domestic regular passenger services using medium to large aircraft.

Some properties within the City of West Torrens may be subject to overflight and aircraft noise from Adelaide Airport. Residents or business proprietors are advised that living or working in the vicinity of the Adelaide Airport may result in noise from the Airport operations and that individual sensitivity can vary from person to person.

Information about development and aircraft noise can be found on the City of West Torrens website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Aircraft-noise-considerations-for-building-or-developing>

The Australian Noise Exposure Forecast (ANEF) can be viewed on the City of West Torrens online mapping tool called West Maps Public on its website:

<https://maps.wtcc.sa.gov.au/mapviewer/>

The following information from other organisations may be useful:



Internet link	Organisation
<a href="https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/">https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/</a>	Adelaide Airport Master Plan - Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system.
<a href="https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx">https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx</a>	Australian Government Federal Agency - Aircraft noise and complaints information
<a href="http://aircraftnoise.com.au/">http://aircraftnoise.com.au/</a>	Airservices Australia and Australian Airports Association initiative - information on aircraft noise, its management, and what you can do to reduce its impact.
<a href="http://www.airservicesaustralia.com/aircraftnoise/">http://www.airservicesaustralia.com/aircraftnoise/</a>	Australian Government Airservices Australia Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and fact sheets
<a href="https://www.aviationcomplaints.gov.au/">https://www.aviationcomplaints.gov.au/</a>	Australian Government site for aviation complaints.
<a href="http://www.ano.gov.au/">http://www.ano.gov.au/</a>	Federal Aircraft Noise Ombudsman office - Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.

Enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333.

## Smoke Alarms in Dwellings

Regulation 95 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires all dwellings to be fitted with a self-contained smoke alarm.

Should an existing building that is captured by regulation 95 be transferred, a smoke alarm(s) **shall be installed within six months from the day of transfer** and shall comply with AS3786. That is, the smoke alarms(s) **shall be hardwired through the electricity mains or powered by 10 year life non replaceable, non-removable permanently connected batteries.**

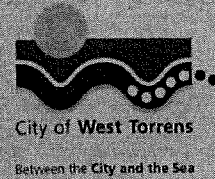
If a smoke alarm(s) is/are not installed, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.00.

The following information from other organisations may be useful:

Internet link	Organisation
<a href="https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms">https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms</a>	Department of Planning, Transport and Infrastructure - Owning a property - Smoke alarms
<a href="https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/">https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/</a>	South Australian Metropolitan Fire Service - Smoke Alarms - What you Need to Know

Any enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333 or the South Australian Metropolitan Fire Service on 8204 3611.

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel 08 8416 6333  
Fax 08 8443 5709  
Email [csr@wtcc.sa.gov.au](mailto:csr@wtcc.sa.gov.au)  
Website [www.wtcc.sa.gov.au](http://www.wtcc.sa.gov.au)



**DECISION NOTIFICATION FORM**  
**Development Act 1993 – Regulation 42**

To: J Leary  
PO BOX 883  
PLYMPTON SA 5038

Development Number: **211/1281/2010**

Dated: **08-Nov-2010**

Registered on: **08-Nov-2010**

Location of Proposed Development	
Address	<b>9 Stanley Street, PLYMPTON SA 5038</b>
Plan and Lot	<b>F8367 Lot 215</b>
Certificate of Title	<b>CT-5394/489</b>

Nature of Proposed Development:
<b>Construction of One (1) x Two Storey Detached Dwelling and Two (2) x Two Storey Group Dwellings</b>

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused
Development Plan Consent	<b>14-Jun-2011</b>	<b>9</b>	
<b>Building Rules Consent</b>	<b>STILL REQUIRED</b>		
<b>DEVELOPMENT APPROVAL</b>	<b>STILL REQUIRED</b>		

2 representations from third parties concerning your Category 2 proposal were received

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

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.

Date of Decision **14-Jun-2011**

Signed.....

**Authorised Officer**  
**City of West Torrens**



## PLANNING CONDITIONS

211/1281/2010

1. The development must be undertaken and completed in accordance with the amended plans provided by Custom Blueprints (Project Code: CBP006 Drawing Nos 1, 2, 3, 4, 5, 6, 7 and 8 of ) received by Council 23 may 2011 and information detailed in this application except where varied by any condition listed below.
2. A storm water and drainage plan must be provided to an Approved by Manager, City Development prior to the submission of the Building Rules Consent.
3. The construction of a drainage system and the position and manner of discharge of a stormwater drain must not at any time:-
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and
  - e) Not flow across footpaths or public ways.
4. Retaining walls must be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200 mm.
5. All driveways, parking and manoeuvring areas must be formed, surfaced with concrete, bitumen or paving, and be properly drained. They must be maintained to the reasonable satisfaction of Council thereafter.
6. All planting and landscaping must be completed prior to occupancy and must be maintained to the reasonable satisfaction of Council. Any plants that become diseased or die must be replaced with suitable species.
7. The upper level windows of Dwellings 2 and 3 and upper level side and rear windows of dwellings 1, 2 and 3 must be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows is to be maintained at all times to the reasonable satisfaction of Council.
8. For Dwellings 2 and 3, a minimum 900mm wide corridor between at least one side boundary and the dwelling shall remain unencumbered with fixtures (e.g. hot water systems, air-conditioning compressors, rain water tanks etc.) so as to provide an unrestricted access to the rear of the property.
9. Council requires one business day's notice of the following stages of building work:
  - Commencement of building work on site
  - The commencement of placement of any structural concrete.
  - The completion of wall and roof framing prior to the installation of linings.
  - Completion of building work



**Notes:**

1. If you are building up to a common boundary, you are strongly encouraged to consult with the adjoining property owner before commencing any work.

Section 5 of the Fences Act, 1975 requires you to give formal notification to, and consult with, the adjoining property owner if you are replacing an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence. A wall that forms part of a building to be located along the boundary is also subject to this formal requirement.

2. It is highlighted that any existing crossing places not providing vehicle access on the approved plans shall be closed off to Council's requirements and any new or modified crossing places shall be constructed to Council's requirements. New vehicle crossing places must be located a minimum of 1000mm from any existing or proposed verge features (ie: crossing places, stormwater connections, stobie poles) and a minimum of 2000mm from any existing street tree (unless approval is granted by Council for a closer offset).

An "Application to Construct a Vehicular Crossing Place(s) Across Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Council's crossing place and reinstatement design details are contained within this application.

3. It is highlighted that any existing stormwater drainage connection(s) not required on the approved plans shall be removed to Council's requirements and any new or modified stormwater drainage connection(s) shall be constructed to Council's requirements. New stormwater drainage connection(s) must be located a minimum of 1000mm from any existing or proposed verge features (ie: crossing places, stormwater connections, stobie poles) and a minimum of 2000mm from any existing street tree (unless approval is granted by Council for a closer offset).

An "Application to Connect a Stormwater Drain(s) Across Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Council's stormwater connection design details are contained within this application.

4. It is highlighted that any new or modified underground consumer mains connection(s) with the road reserve shall be constructed to Council's requirements.

An "Application for Permission to Lay Underground Consumer Mains within Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Relevant requirements and design details are contained within this application.

5. The cost of rectifying any conflict with existing Council infrastructure arising out of this development will be borne by the applicant.
6. No street trees are to be removed without prior approval from Council and shall be replaced at the applicant's expense to the satisfaction of Council.
7. Any access over or works undertaken on Council owned land (including but not limited to works relating to reserves, crossovers, driveways, landscaping, footpaths, street trees and stormwater connections), will require the approval of the Council's



City Assets Department. Further information and/or specific details can be obtained by phoning Council on 8416 6333.

8. Prior to the commencement of construction of the development herein approved, it is recommended that the applicant employs the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.
9. Once development approval is granted, the development must be:
  - a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
  - b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
  - c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.

Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

Signed.....

*Authorised Officer*  
*City of West Torrens*

21-Jun-2011

COUNCIL COPY

**DECISION NOTIFICATION FORM**

DEVELOPMENT NO.: 211/1281/2010

PBS REFERENCE NO.: 22541

DEVELOPMENT APPLICATION Received: 1 August 2011

To: Portfolio Builders  
PO Box 683  
PLYMPTON SA 5038

RECEIVED

29 AUG 2011

Planning  
Urban Planning

**LOCATION OF PROPOSED DEVELOPMENT**

9 Stanley Street PLYMPTON

**NATURE OF PROPOSED DEVELOPMENT**

Construction of One (1) x Two Storey Detached Dwelling and Two (2) x Two Storey Group Dwellings

**IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:**

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>	14/06/2011	NINE		
<u>Building Rules Consent</u>	26/08/2011	FIVE		
<u>Development Approval</u>	<b>TO BE ISSUED BY COUNCIL</b>			

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

This building has been assigned a classification 1a & 10a for the purposes of Section 66 of the Development Act.

Dated: 26 August 2011  
Signed: Grant Riches



Building Surveyor / Private Certifier

**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.**

## NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.
2. You may have a right of appeal if this Notification is:  
A refusal, OR  
A consent or approval with conditions  
  
Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.
3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.  
  
If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.
4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. **Any new building or part thereof (except Class 1A and outbuildings) the subject of this approval/consent must not be occupied until a Certificate of Occupancy has been issued by Council or PBS Australia.**

To facilitate the issue of the Certificate of Occupancy, the owner must lodge with the Council or PBS Australia a Written Statement from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

- (a) public electricity source;
- (b) public water supply;
- (c) public sewer;
- (d) septic tank effluent drainage system;
- (e) public telecommunications system;
- (f) other service or facility provided by a public authority or utility

have been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.

6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211



**BUILDING RULES CONSENT CONDITIONS**

- 1 The toilet door must comply with the provisions of Clause 3.8.3.3 of the Building Code of Australia Volume 2 and be provided with: -
  - a door that opens outwards, or
  - slides, or
  - is readily removable from the outside (i.e. lift up hinges)unless there is a clear space of at least 1.2m between the closet pan and the nearest part of the doorway.
- 2 Nominal Fixings and Specific Tie-down fixings shall be undertaken in accordance with AS1684.2-2006
- 3 The development shall be undertaken in accordance with the Council approved Development Plan Consent plans and conditions subject only to the variations specified in the Schedule 22A – Certificate of Consistency.
- 4 Artificial lighting lamp power density or illumination power density must not exceed the requirements of Clause 3.12.5.5 of the Building Code of Australia Volume 2.
- 5 The placement of the Control Joints shall be carried out in accordance with Control Joints Layout Plans, Sheet No. 1 of 1A & 11.7.11

**BUILDING RULES CONSENT NOTES**

- 1 Notification by the owner must be given to the Council at the following stages:
  - one business day's notice of the intended commencement of building work on the site, and
  - one business days notice of the completion of the building work.Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.
- 2 Notice of intended commencement of building work must also include the name, address and telephone number of the persons to sign Parts A and B of the Statement of Compliance.
- 3 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.
- 4 Pursuant to Regulation 83 AB (Class 1a buildings) of the Development Regulations 1993 the licensed builder or if there is no licensed builder a private certifier or registered building work supervisor must provide Professional Building Services Australia with a written statement declaring that the building work has been carried out in accordance with the building Consent documents. This statement must be provided within 10 days after occupation of the dwelling.

- 5 This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of the Electricity Trust of South Australia's Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact the Electricity Trust of South Australia.
- 6 As of 1 July 2008 water heaters shall be either gas, solar or electric heat pump. Conventional water heaters are not permitted after 1 July 2008.



**Professional Building  
Services Australia Pty Ltd**

ACN 063 490 880  
ABN 52 215 666 320

Private Certification  
Building Surveying  
Town Planning

607 Marion Road  
South Plympton  
South Australia 5038

Phone: (08) 8374 2211  
Fax: (08) 8374 3322  
Email: [pbs@pbsaust.com.au](mailto:pbs@pbsaust.com.au)  
[www.pbsaust.com.au](http://www.pbsaust.com.au)

Date: 2 August 2011

The Chief Executive Officer  
City of West Torrens

Dear Sir/Madam

**NOTIFICATION - SECTION 93(1)(a) DEVELOPMENT ACT 1993**

You are advised that

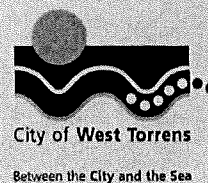
***Professional Building Services Australia Pty Ltd - 607 Marion Road SOUTH PLYMPTON***  
were engaged pursuant to Regulation 90 (1)  
to carry out an assessment and issue Building Rules Consent in connection with the following:

<b>Location of site:</b>	9 Stanley Street PLYMPTON
<b>Description of Development:</b>	1x two storey detached dwelling and 2x two storey group dwellings
<b>Owner:</b>	M. & K. Eley
<b>Applicant:</b>	Portfolio Builders
<b>Development Application:</b>	211/1281/2010

*Please advise PBS Australia if the Development Authorisation Staged Consent fee has been paid to Council already*

PBS REF: 22541

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel 08 8416 6333  
Fax 08 8443 5709  
Email [csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)  
Website [www.wtcc.sa.gov.au](http://www.wtcc.sa.gov.au)



## DECISION NOTIFICATION FORM

### Development Act 1993 – Regulation 42

To **J Leary**  
**PO BOX 683**  
**PLYMPTON SA 5038**

Development Number: **211/1315/2010**

Dated: **11-Nov-2010**

Registered on: **11-Nov-2010**

Location of Proposed Development	
Address	<b>9 Stanley Street, PLYMPTON SA 5038</b>
Plan and Lot	<b>F8367 Lot 215</b>
Certificate of Title	<b>CT-5394/489</b>

Nature of Proposed Development:
<b>Demolition of Existing Dwelling</b>

In respect of this proposed development you are informed that:

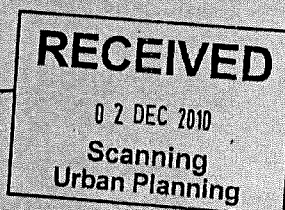
Nature of Decision	Consent Granted	No. of Conditions	
<b>Building Rules Consent</b>	<b>16-Nov-2010</b>	<b>1</b>	
<b>DEVELOPMENT APPROVAL</b>	<b>16-Nov-2010</b>	<b>1</b>	

Building Classification Granted: **N/A**

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.

Date of Decision **16-Nov-2010**

Signed.....  
**Authorised Officer**  
**City of West Torrens**





## **BUILDING CONDITIONS 211/1315/2010**

1. Demolition work shall be undertaken in accordance with the provisions of Australian Standard 2601-2001 "The Demolition of Structures".

Where an excavation affects adjacent land in terms of Regulation 75 of the Development Act, the Building Owner must serve notice on the adjoining owner 28 days prior to building work commencing.

Demolition work must not proceed if it is likely to cause damage to, or adversely affect the structural integrity of adjoining buildings.

Explosives must not be used as a demolition method.

### **Notes:**

The owner/applicant/demolition contractor is to ensure that the requirements of other legislation or authorities are satisfied: eg. EPA, Occupational Health, Safety and Welfare Act, SA Water, Transport SA, Department of Industrial Affairs.

- a) Building materials or other debris associated with the demolition shall not be burnt on the site. (Refer to the Environment Protection Authority (Burning policy).
- b) Footways adjacent to the site are to be kept in a safe condition at all times to protect pedestrians. All footways traversed by vehicles using the site shall be maintained for the duration of the work. On completion of the works the footways shall be reinstated to the satisfaction of Council.
- c) To avoid nuisance or damage being caused to persons or property, effective measures shall be taken to prevent building materials, rubbish, and soil from falling or being blown from the building or site onto other properties or roadways.
- d) Enquires are made with the Safe Work SA, Mineral Fibre Unit 8303 0405 for the removal and disposal of asbestos wastes.
- e) If you are removing a building from a common boundary, you are strongly encouraged to consult with the adjoining property owner before commencing any work. Section 5 of the Fences Act, 1975 requires you to give formal notification to and consult with the adjoining property owner if you are replacing an existing fence or removing a building along the common boundary that would, for all purposes, be a dividing fence.
- f) Where building work affects a public footway or street, the applicant must seek approval from Council's Compliance Dept for authorisation pursuant to Section 221 of the Local Government Act.

Once development approval is granted, the development must be:

- a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required; and



- b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
  - c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.
1. The development must be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
  2. Council will require one business day's notice of the COMMENCEMENT and COMPLETION of the building work on the site.

Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

Date 16-Nov-2010

Signed.....

  
**Authorised Officer**  
**City of West Torrens**

**DECISION NOTIFICATION FORM**  
*Development Act 1993 – Regulation 42*

To: **M S Eley and K B Eley and S Bacchus**  
**C/- SKS SURVEYS**  
**36 George St**  
**STEPNEY SA 5069**

**RECEIVED**

01 FEB 2012

Scanning  
Urban Planning

Development Number: **211/9/2012**

Dated: **09-Jan-2012**

Registered on: **09-Jan-2012**

Location of Proposed Development	
Address	<b>9 Stanley Street, PLYMPTON SA 5038</b>
Plan and Lot	<b>F8367 Lot 215</b>
Certificate of Title	<b>CT-5394/489</b>

Nature of Proposed Development:
<b>Land Division - Torrens Title</b>
<b>DAC No. - 211/D001/12</b>
<b>Create One (1) Additional Allotment</b>

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused
Land Division (Torrens Title)	18-Jan-2012	3	
Development Plan Consent	18-Jan-2012	1	
DEVELOPMENT APPROVAL	18-Jan-2012	4	....

(SEE ATTACHED SHEET FOR CONDITIONS OF APPROVAL)

Date of Decision **18-Jan-2012**



Authorised Officer  
City Development  
City of West Torrens

**LAND DIVISION REQUIREMENT CONDITIONS**  
**DAC No. 211/D001/12**

**211/9/2012**

**DEVELOPMENT PLAN CONSENT**

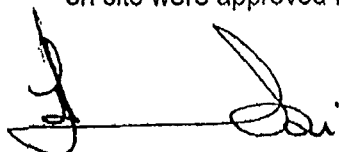
1. Development is to take place in accordance with the plans prepared by SKS Surveys Pty Ltd (Ref: 114811) relating to Development Application No. 211/0009/12 (DAC 211/D001/12).

**LAND DIVISION CONSENT**

2. That the financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water 09219/11).  
The internal drains shall be altered to the satisfaction of the SA Water Corporation.
3. Payment of \$6150.00 into the Planning and Development Fund (1 allotment @ \$6150.00/allotment). Cheques to be made payable and marked "NOT NEGOTIABLE" to the Development Assessment Commission and payment made on the 5<sup>th</sup> Floor, Roma Mitchell House, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, or via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au).
4. Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

**NOTES**

1. Pursuant to Section 48 of the Development Regulations 2008, any consent or approval hereby granted will lapse at the expiration of 12 months from the date of the consent or approval.
2. Street Numbering:  
Approved Allotment Lot 1 shall be known as 9A Stanley Street, Plympton SA 5038  
Approved Allotment Lot 2 shall be known as 9 Stanley Street, Plympton SA 5038
3. Pursuant to Regulation 60(4)(b)(ii) Council has no record of when the dwelling on site were approved for construction.

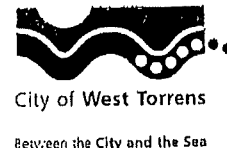


**Authorised Officer**  
**City Development**  
**City of West Torrens**

18-Jan-2012



Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel 08 8416 6333  
Fax 08 8443 5709  
Email [csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)  
Website [www.wtcc.sa.gov.au](http://www.wtcc.sa.gov.au)



## DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

R Mundy  
3 Emanuel Ct  
CHRISTIE DOWNS SA 5164

DEVELOPMENT NUMBER: 211/325/2012

Dated: 03-Apr-2012

Registered on: 03-Apr-2012

### Location of Proposed Development

Address: 9 Stanley Street, PLYMPTON SA 5038

Plan and Lot: F8367 Lot 215 Certificate of Title: CT-5394/489

### Nature of Proposed Development:

Construction of two (2) two storey semi-detached dwellings with double  
garages under main roof

In respect of this proposed development you are informed that:

Nature of Decision	Date	Conditions
DEVELOPMENT PLAN CONSENT	10-JUL-2012	8
BUILDING RULES CONSENT	05-SEP-2012	1
DEVELOPMENT APPROVAL	11-SEP-2012	9
Building Classification Granted:	1A, 10A	

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.

Date of Decision: 11-Sep-2012

Andrew Romanluk  
Authorised Officer  
City Development  
City of West Torrens

## **PLANNING CONDITIONS 211/325/2012**

1. That the development shall be undertaken and completed in accordance with the amended plans prepared by M.C. Noble Builder Designers (Drawing No: 4488.12) and information detailed in this application except where varied by any conditions listed below.
2. That the finished floor level shall be 100.38 for Dwelling 1 and Dwelling 2 in reference to the plan provided by M.C. Noble Building designers (Drawing No: 4488.12) dated 13 Jun 2012.
3. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:-
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and
  - e) Not flow across footpaths or public ways.
4. That any retaining walls shall be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all planting and landscaping shall be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die shall be replaced with a suitable species.
7. That the upper level windows of the dwelling on the rear and side elevations shall be provided with fixed obscure glass to a minimum height of 1.7 metres above the upper floor level to minimise the potential for overlooking of adjoining properties, prior to occupation of the building. The glazing in these windows shall to be maintained in reasonable condition at all times.
8. Council requires one business day's notice of the following stages of building work:
  - Commencement of building work on site
  - The commencement of placement of any structural concrete,
  - The completion of wall and roof framing prior to the installation of linings.
  - Completion of building work

## **BUILDING CONDITIONS 211/325/2012**

The Building Rules Consent has been issued by a Private Certifier.  
Refer to conditions/notes attached to their Decision Notification.

**Notes:**

- a) If you are building up to a common boundary, you are strongly encouraged to consult with the adjoining property owner before commencing any work.

Section 5 of the Fences Act, 1975 requires you to give formal notification to, and consult with, the adjoining property owner if you are replacing an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence. A wall that forms part of a building to be located along the boundary is also subject to this formal requirement.

- b) It is highlighted that any existing crossing places not providing vehicle access on the approved plans shall be closed off to Council's requirements and any new or modified crossing places shall be constructed to Council's requirements. New vehicle crossing places shall be located a minimum of 1000mm from any existing or proposed verge features (ie: crossing places, stormwater connections, stobie poles) and a minimum of 2000mm from any existing street tree (unless approval is granted by Council for a closer offset).

An "Application to Construct a Vehicular Crossing Place(s) Across Council Land" is required to lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Council's crossing place and reinstatement design details are contained within this application.

- c) It is highlighted that any existing stormwater drainage connection(s) not required on the approved plans shall be removed to Council's requirements and any new or modified stormwater drainage connection(s) shall be constructed to Council's requirements. New stormwater drainage connection(s) shall be located a minimum of 1000mm from any existing or proposed verge features (ie: crossing places, stormwater connections, stobie poles) and a minimum of 2000mm from any existing street tree (unless approval is granted by Council for a closer offset).

An "Application to Connect a Stormwater Drain(s) Across Council Land" is required to lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Council's stormwater connection design details are contained within this application.

- d) It is highlighted that any new or modified underground consumer mains connection(s) with the road reserve shall be constructed to Council's requirements.

An "Application for Permission to Lay Underground Consumer Mains within Council Land" is required to lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Relevant requirements and design details are contained within this application.

- e) The cost of rectifying any conflict with existing Council infrastructure arising out of this development will be borne by the applicant.
- f) No street trees are to be removed without prior approval from Council and shall be replaced at the applicant's expense to the satisfaction of Council.
- g) Any access over or works undertaken on Council owned land (including but not limited to works relating to reserves, crossovers, driveways, landscaping, footpaths, street trees and stormwater connections), will require the approval of the Council's

City Assets Department. Further information and/or specific details can be obtained by phoning Council on 8416 6333.

- h) Prior to the commencement of construction of the development herein approved, it is recommended that the applicant employs the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.
- i) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Refer: [http://www.epa.sa.gov.au/xstd\\_files/Water/Report/building\\_sites.pdf](http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf) for additional detail.
- j) Once development approval is granted, the development must be:
  - a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
  - b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
  - c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.
- k) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

Document Issue Date 11-Sep-2012



**Andrew Romaniuk**  
**Authorised Officer**  
**City Development**  
**City of West Torrens**

SCANNED

01 SEP 2012

REF No. 2238254

<b>DECISION NOTIFICATION FORM</b>	
Development Application Number: 211/325/2012 Registered: 28/08/2012	RECEIVED
To: R Mundy PO Box376 CHRISTIES BEACH SA 5165	01 SEP 2012 Scanning Urban Planning
LOCATION OF PROPOSED DEVELOPMENT: Lot 215 (No 9) Stanley St, Plympton	
Volume:	Folio:
NATURE OF PROPOSED DEVELOPMENT: Two (2) two storey semi-detached dwellings with double garages (UMR)	
FROM: KBS CONSULTANTS	REF NO: 20120140

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted or Refused	Number of Conditions	Date of Decision
DEVELOPMENT PLAN CONSENT	—	—	—
BUILDING RULES CONSENT	GRANTED	1	05-Sep-2012
OTHER	—	—	—
DEVELOPMENT APPROVAL	—	—	—

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.

**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 by Private Certifier:



☒ Sheets Attached

Date: 05-Sep-2012

NEIL KIRKHAM

## BUILDING RULES CONSENT CONDITIONS AND NOTES

**PROPOSED BUILDING WORK:** Two (2) two storey semi-detached dwellings with double garages (UMR)

**SITE ADDRESS:** Lot 215 (No 9) Stanley St, Plympton

**APPLICANT:** R Mundy

**CLASSIFICATION:** 1A & 10A

**CONDITIONS OF CONSENT:** 1

1. If the building work is to be carried out by a licensed builder, then the owner of the land on which domestic work is to be performed must ensure that a certificate of insurance in relation to that work is lodged with Council on or before the giving of notice to Council of commencement of building work.

### ALTERNATIVE SOLUTION:

The applicant has requested that due to the type of external wall cladding, the application be treated and considered as an "**Alternative Solution**". Accordingly, KBS Consultants have used the "*Assessment Methods- Verification Methods*" and "*Expert Judgement*" and found the application complies with the relevant "*Performance Requirements*" of the Building Code of Australia. The relevant documentation is attached.

### IMPORTANT NOTES:

- The building/structure approved herein for demolition shall be demolished in accordance with AS-2601 ensuring the following:
  - (1) A water supply shall be provided and used to effectively manage and control dust emanating from the site.
  - (2) All services not required should be disconnected.
  - (3) The demolition, transport and disposal of asbestos products, is subject to legislative control and must be handled in accordance with those requirements. Please contact SafeWork SA for further information.
  - (4) All demolition shall be carried out in safe and good workmanship type manner complying at all times with the requirements of Occupational Health, Safety and Welfare Act and Regulations.
  - (5) Appropriate fire extinguishers shall be available on site at all times during demolition.
  - (6) All vehicle and machinery movement to and from the site is to be managed to ensure the safety of person and other vehicles within the vicinity;

- If an excavation penetrates a plane inclined downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below the surface at the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- If fill exceeds 200mm within 600mm of the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- Brush fences are not permitted within 3 metres of a Class 1 (dwelling) or 2 building unless there is an appropriate level of protection (1 hour fire rating – 60/60/60 FRC) in accordance with the Minister's Specification SA76C. For more information and specific detail please contact KBS Consultants prior to the commencement of any relevant building work.
- All stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions. It is recommended where possible to drain stormwater from the building and paved areas to the street watertable.
- The Building Rules requires the installation of a smoke alarm. Appropriate maintenance is important. You should test for audible alarm 3 monthly and replace the battery when necessary.
- During the period that the development is being undertaken care should be taken to ensure all paper, plastic, rubbish and other waste material associated with the building work is secured and contained within the subject land.
- You are advised to contact the appropriate authorities such as S.A. Water, E.T.S.A., Telstra, Department of Transport, Gas. Supplier and Australia Post regarding their requirement before construction is commenced.
- Statement of Compliance (Class 1 Building): Both parts A and B of the Statement of Compliance (form attached) must be signed and returned to KBS Consultants.



**NEIL KIRKHAM**  
**Building Certifier/Surveyor**  
**Date of Decision: 05-Sep-2012**

REF NO: 20120140

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel 08 8416 6333  
Fax 08 8443 5709  
Email: csu@wtcc.sa.gov.au  
Web: westtorrens.sa.gov.au



## DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

SA QUALITY HOME IMPROVEMENTS  
805-807 South Rd  
CLARENCE GARDENS SA 5039

DEVELOPMENT NUMBER: 211/332/2013

Dated: 08-Apr-2013

Registered on: 08-Apr-2013

City of West Torrens

27 MAY 2013

City Development

### Location of Proposed Development

Address: 9 Stanley Street, PLYMPTON SA 5038

Plan and Lot: F8367 Lot 215 Certificate of Title: CT-5394/489

### Nature of Proposed Development:

Construction of a Verandah

In respect of this proposed development you are informed that:

Nature of Decision	Date	Conditions
DEVELOPMENT PLAN CONSENT	02-MAY-2013	5
BUILDING RULES CONSENT	14-MAY-2013	2 P/CERT
DEVELOPMENT APPROVAL	24-MAY-2013	7

Building Classification Granted: 10A

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.

Date of Decision: 24-May-2013

Janine Lennon  
Authorised Officer  
City Development  
City of West Torrens



## **PLANNING CONDITIONS 211/332/2013**

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That the external materials and finishes shall be the same as or complimentary to those of the associated dwelling and shall be completed within two (2) months of the erection of the subject development and maintained in a reasonable condition at all times.
3. That the verandah approved herein shall not be enclosed and therefore kept as an open structure at all times.
4. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:-
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.
5. Council will require one business day's notice of the COMMENCEMENT and COMPLETION of the building work on the site.

## **BUILDING CONDITIONS 211/332/2013**

The Building Rules Consent has been issued by a Private Certifier.  
Refer to conditions/notes attached to their Decision Notification.

A copy of the Builder's Indemnity Insurance must be provided to Council before the commencement of building work.

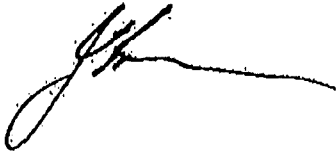
### **Notes:**

- a) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Refer: [http://www.epa.sa.gov.au/xstd\\_files/Water/Report/building\\_sites.pdf](http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf) for additional detail.
- b) Once development approval is granted, the development must be:
  - 1) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required; and

- 2) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
- 3) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.
- c) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal shall be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

Document Issue Date 24-May-2013



**Janine Lennon**  
**Authorised Officer**  
**City Development**  
**City of West Torrens**

**DECISION NOTIFICATION FORM**

DEVELOPMENT NO.: 211/332/2013

PBS REFERENCE NO.: 27917 6

DEVELOPMENT APPLICATION Received: 13 May 2013

**SCANNED**

To: SA Quality Home Improvements  
805 - 807 South Road  
CLARENCE GARDENS SA 5039

16 MAY 2013

REF NO. 245017

**LOCATION OF PROPOSED DEVELOPMENT**

9 Stanley Street PLYMPTON

**NATURE OF PROPOSED DEVELOPMENT**

Construction of a Verandah

**IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:**

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>	02.05.2013	FIVE		
<u>Building Rules Consent</u>	14.05.2013	TWO		
<u>Development Approval</u>	<b>TO BE ISSUED BY COUNCIL</b>			

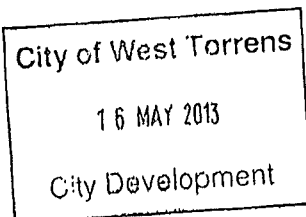
Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

This building has been assigned a classification 10A (verandah) for the purposes of Section 66 of the Development Act.

Dated: 14 May 2013  
Signed: Grant Riches



Building Surveyor / Private Certifier



**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.**

## **BUILDING RULES CONSENT CONDITIONS**

- 1 The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.
- 2 The development shall be undertaken in accordance with the Council approved Development Plan Consent plans and conditions subject only to the variations specified in the Schedule 22A – Certificate of Consistency.

## **BUILDING RULES CONSENT NOTES**

- 1 Notification by the owner must be given to the Council at the following stages:
  - one business day's notice of the intended commencement of building work on the site, and
  - one business days notice of the completion of the building work.

Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.
- 2 All members of the community have a general environmental duty under the Environment Protection Act. The Environment Protection Agency Code of Practice for the Building and Construction Industry provides benchmarks of best practice and contains certain mandatory provisions for preventing contaminants entering the stormwater system.
- 3 Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business days of the commencement of the building work.
- 4 This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of the Electricity Trust of South Australia's Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact the Electricity Trust of South Australia.
- 5 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.



Professional Building  
Services Australia Pty Ltd

ACN 063 490 880  
ABN 52 215 566 320

Private Certification  
Building Surveying  
Town Planning

607 Marlon Road  
South Plympton  
South Australia 5038

Phone: (08) 8374 2211  
Fax: (08) 8374 3322  
Email: [pbs@pbsaust.com.au](mailto:pbs@pbsaust.com.au)  
[www.pbsaust.com.au](http://www.pbsaust.com.au)

## Schedule 22A – Certificate of Consistency

I verify that I have examined carefully a copy of the development plan consent (including any conditions and notes) described below, together with a copy of the plans approved and endorsed pursuant to regulation 42(4) of the *Development Regulations 2008* for that consent.

The plans and supporting documentation submitted for building rules consent have been assessed for compliance with the Building Rules, while the development plan consent plans have been reviewed to ensure that all buildings and structures included in the building rules assessment are consistent with the development plan consent.

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent

**issued on:** 14 May 2013  
**for:** Construction of a Verandah  
**at:** 9 Stanley Street PLYMPTON

is consistent with the following development authorization (including any conditions and notes) giving development plan consent

**Development Number:** 211/332/2013  
**Issued on:** 2 May 2013  
**by:** City of West Torrens

subject only to the variation specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of Section 93(2) of the *Development Act 1993*, which are necessary for compliance with the Building Rules or any other legislation specified therein.

**Registered Private Certifier:** Grant K Riches  
**Registration Number:** 026  
**Date:** 14 May 2013

Table of variations to meet regulatory requirements pursuant to Section 93(2) of the *Development Act 1993*

Item	Legislation/Regulation/Code	Reason for Variation

**Registered Private Certifier:** Grant K Riches  
**Registration number:** 026  
**Date:** 14 May 2013

# DECLARATION

PROFESSIONAL BUILDING SERVICES AUSTRALIA PTY LTD, of 607 Marion Rd, South Plympton in the State of South Australia, declares that, in respect to the provisions of the Development Act, 1993;

1. **The Building Rules Consent is consistent with the Development Plan Consent (if applicable) and any conditions or notes that may apply.**

Grant K Riches



Building Surveyor/Private Certifier

2. **Pursuant to Regulation 79 of the Regulations under the Development Act the levy under the Construction Industry Training Fund has been: *See attached payment advice***

**Dated: 14 May 2013**

Ph: 8374 2211  
Fax: 8374 3322

ACN 063 490 880  
Email: pbs@pbsaust.com.au

## Data Extract for Section 7 search purposes

Valuation ID 2133676054

Data Extract Date: 07/06/2024

Parcel ID: D90664 A2

Certificate Title: CT6105/846

Property Address: 9 STANLEY ST PLYMPTON SA 5038

Zones

Urban Corridor (Boulevard) (UC(Bo))

Subzones

No

### Zoning overlays

Overlays

#### **Airport Building Heights (Regulated) (All structures over 15 metres)**

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

#### **Affordable Housing**

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

#### **Building Near Airfields**

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

#### **Design**

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

#### **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.

#### **Noise and Air Emissions**

The Noise and Air Emissions Overlay seeks to protect new noise and air quality sensitive development from adverse impacts of noise and air emissions.

#### **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.

#### **Traffic Generating Development**

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

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

No

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

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

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

No

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

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

**Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).**

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

## LOCAL GOVERNMENT RATES SEARCH

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel: 08 8416 6333  
Email: [info@wtcc.sa.gov.au](mailto:info@wtcc.sa.gov.au)  
SMS: 0429 205 943  
Web: [westtorrens.sa.gov.au](http://westtorrens.sa.gov.au)



07 June 2024

TO: FIRST PAIGE FORM 1  
PO BOX 2209  
SOUTH PLYMPTON SA 5038

### DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO : 47176 3  
VALUER GENERAL NO : 2133676054  
OWNER : Heather Ann Earle  
PROPERTY ADDRESS : 9 Stanley Street, PLYMPTON SA 5038  
VOLUME/FOLIO : CT-6105/846  
LOT/PLAN NUMBER : D90664 Lot 2  
WARD : Plympton

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

Rates and fines in arrears	.00
Interest on Arrears charged in current financial year	0.00

Rates for current 2023/2024 financial year	1,527.00
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The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on September 1, 2023; December 1, 2023; March 1, 2024 and June 3, 2024.

Fines and interest will be added as provided by the Local Government Act 1999, as amended.

Less rebates	0.00
Fines (current)	7.60
Legal fees (current)	0.00
Less current year's payments	-1,145.50
Overpayment	0.00
Refunds	0.00

Balance - Rates Due and payable	389.10
Sundry Property Debts	0.00

**TOTAL BALANCE**

**389.10**

**AUTHORISED OFFICER**

This statement is made on the 7 June, 2024

### Payment Methods

#### BPAY



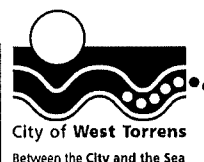
Billers Code: 88567  
Reference: 471763

#### Credit Card

Payments can be made online at [westtorrens.sa.gov.au/online services](http://westtorrens.sa.gov.au/online services) or phone 08 84166333 (during business hours).

## LOCAL GOVERNMENT RATES SEARCH

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel: 08 8416 6333  
Email: [info@wtcc.sa.gov.au](mailto:info@wtcc.sa.gov.au)  
SMS: 0429 205 943  
Web: [westtorrens.sa.gov.au](http://westtorrens.sa.gov.au)



### NOTIFICATION OF CHANGE OF OWNERSHIP

07 June 2024

#### Vendor/Purchaser or representative of same to complete and return to:

CITY OF WEST TORRENS  
165 SIR DONALD BRADMAN DRIVE  
HILTON SA 5033

Telephone (08) 8416 6333  
Email [info@wtcc.sa.gov.au](mailto:info@wtcc.sa.gov.au)

#### Notification of change of owner in respect of:

Heather Ann Earle

#### for the property at:

9 Stanley Street, PLYMPTON SA 5038

#### title reference;

CT-6105/846

#### Please remove the aforementioned names from the Assessment Book referenced to:

Rates Assessment No : 47176 3  
Valuer General No : 2133676054

#### and replace with the following new ownership details:

(please list all names IN FULL)

SURNAME or COMPANY NAME	GIVEN NAMES	TITLE (Mr, Mrs, Ms, Dr etc.)	SIGNATURE

The new owner/s address for issue of rate notices is:

#### New details provided by (strike out if not applicable):

FIRST PAIGE FORM 1  
PO BOX 2209  
SOUTH PLYMPTON SA 5038

Signed \_\_\_\_\_ Date \_\_\_\_\_



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: 2575032

FIRST PAIGE FORM 1  
80 WATERHOUSE ROAD  
SOUTH PLYMPTON SA 5038

DATE OF ISSUE

07/06/2024

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

**OWNERSHIP NUMBER**

1018232\*

**OWNERSHIP NAME**

H A EARLE

**PROPERTY DESCRIPTION**

9 STANLEY ST / PLYMPTON SA 5038 / LT 2 D90664

**ASSESSMENT NUMBER**

2133676054

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6105/846

**CAPITAL VALUE**

\$750,000.00

**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  
\$ 303.60  
\$ 190.20  
\$ 0.00  
\$ -163.40  
\$ 0.00

**Please Note:**

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

**EXPIRY DATE**

05/09/2024



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

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

**Online at:**

**OR**

**By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

**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: 2575032

**DATE OF ISSUE**

07/06/2024

FIRST PAIGE FORM 1  
80 WATERHOUSE ROAD  
SOUTH PLYMPTON SA 5038

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

H A EARLE

**FINANCIAL YEAR**

2023-2024

**PROPERTY DESCRIPTION**

9 STANLEY ST / PLYMPTON SA 5038 / LT 2 D90664

**ASSESSMENT NUMBER**

2133676054

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6105/846

**TAXABLE SITE VALUE**

\$620,000.00

**AREA**

0.0483 HA

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

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

**Please Note:**

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

**ON OR BEFORE** 05/09/2024

See overleaf for further information

**Government of  
South Australia**

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

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

**Online at:**

**OR**

**By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001







## South Australian Water Corporation

Name:  
H A EARLE

Water & Sewer Account  
Acct. No.: 21 33676 05 4

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

Address:  
9 STANLEY ST PLYMPTON LT 2 D90664

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### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2133676054



Bill code: 8888  
Ref: 2133676054

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 2133676054



**Government of  
South Australia**

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

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