

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 5890 Folio 561

Parent Title(s) CT 5848/417  
Creating Dealing(s) RTC 9520414  
Title Issued 07/03/2003 Edition 4 Edition Issued 12/04/2017

## Estate Type

FEE SIMPLE

## Registered Proprietor

PAUL JAMES BICKLEY  
LINDA JANE HOMEWOOD  
OF 79 NICOLAS BAUDIN DRIVE ENCOUNTER BAY SA 5211  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 45 DEPOSITED PLAN 61274  
IN THE AREA NAMED SEAFORD RISE  
HUNDRED OF WILLUNGA

## Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

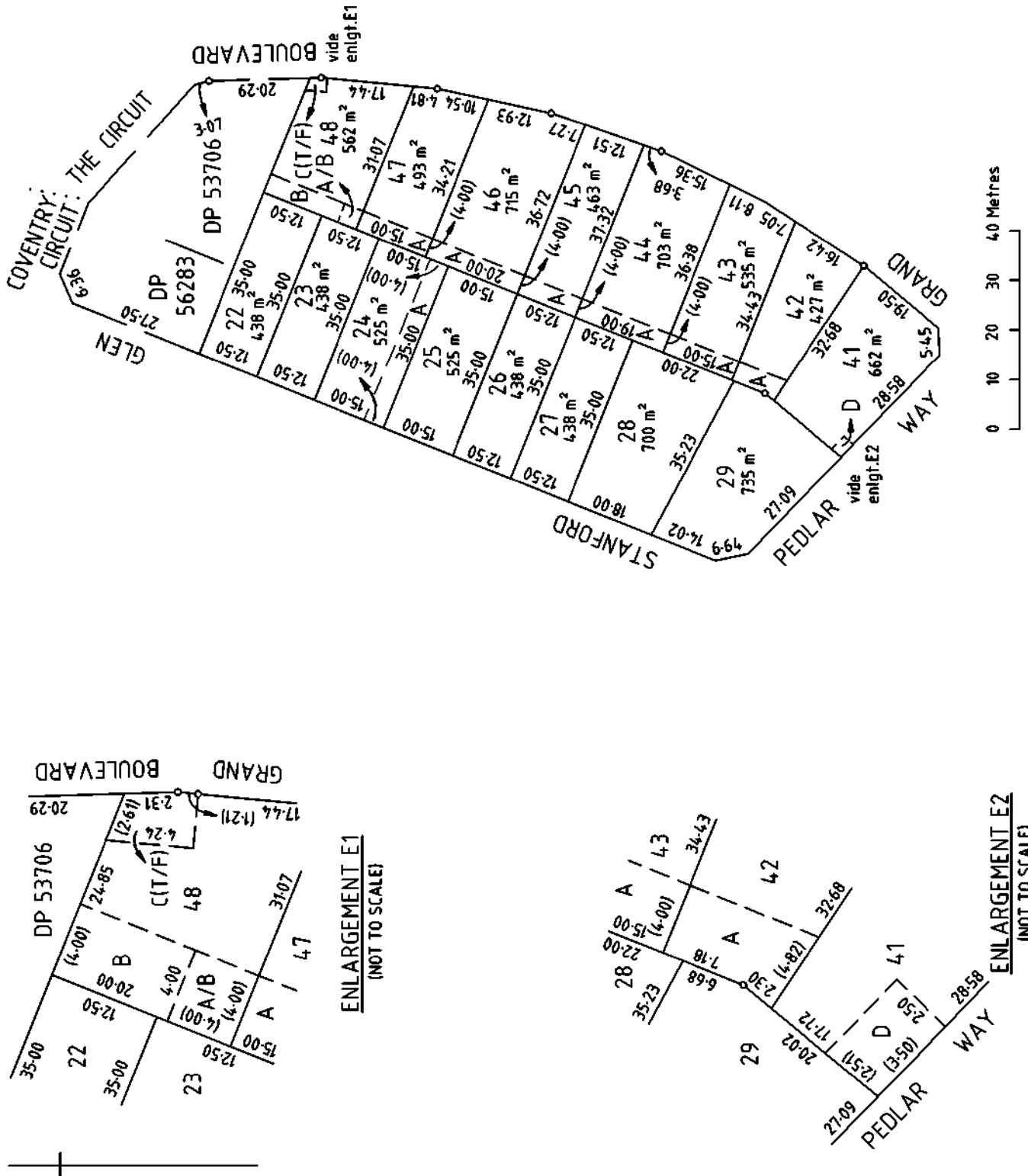
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

## Schedule of Dealings

Dealing Number	Description
9243047	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
10989540	ENCUMBRANCE TO LANDSA PTY. LTD. (SINGLE COPY ONLY)
12707996	MORTGAGE TO PEPPER FINANCE CORPORATION LTD. (ACN: 094 317 647)

## Notations

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



**IMPORTANT INFORMATION REGARDING SEARCHES**

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South Coast & City Conveyancing  
PO Box 622  
VICTOR HARBOR SA 5211

**Attention Conveyancers**

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

**Please Note: Section 7 certificates remain valid for a 30 day period only.**

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au). Electronic settlement of funds is still preferred.

Yours sincerely

**City Of Onkaparinga**

Telephone (08) 8384 0666

**Certificate No: S70989/2024**

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

**The Land & Business (Sale & Conveyancing) Act, 1994**

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**TO:** South Coast & City Conveyancing  
PO Box 622  
VICTOR HARBOR SA 5211

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	92289
VALUER GENERAL NO	:	8654230936
VALUATION	:	\$590,000.00
OWNER	:	Mr Paul William Bickley & Ms Linda Jane Homewood
PROPERTY ADDRESS	:	68 Grand Boulevard SEAFORD RISE SA 5169
VOLUME/FOLIO	:	CT-5890/561
LOT/PLAN NUMBER	:	Allotment 45 DP 61274
WARD	:	01 South Coast Ward

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

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 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.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

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:

## INFORMATION NOTE

### CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

*The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.*

#### Development Act 1993 (repealed)

##### Section 42

Condition (that continues to apply) of a development authorisation

YES

Application Number

145/1580/2002

Description

Single storey dwelling & carport- to be used as an office (Display Home- in conjunction with other display homes on Lots 41, 42 & 43 and carparking on Lots 45 & 46) and associated landscaping, signage and lighting.

Decision

Approved

Decision Date

15 July 2002

##### Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the Development Application except where varied by the following condition(s).
2. This consent is valid for a period of 24 months from the date of this notice of approval. At the conclusion of the period of consent, the approved use and building classification of the building shall revert to Class 1A (dwelling).
3. The front setback area (between the front property boundary and front of the display homes) shall be planted with suitable trees, shrubs, lawn and/or ground cover. Such landscaping shall be completed within 6 months of the occupation of the dwelling and maintained in good condition at all times.
4. All development, including landscaping, shall be undertaken in accordance with the plans submitted Drawing No. C1/A 0203089, prior to the occupation of dwellings as display homes.
5. The carpark shall be surfaced with compacted gravel to a depth of 100mm, and maintained and kept in good condition at all times.
6. All side and rear fences shall be constructed of colour coated steel to a height of 1800 mm from the ground level of the subject site.
7. The building and site shall be maintained in good condition at all times.
8. The hours of operation of the display home be restricted to the hours of 1.30pm to 5.00pm on Monday & Wednesday and 1.30pm to 5.30pm on weekends and Public Holidays.
9. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.
10. All plants, shrubs, trees and lawn and/or ground cover shall be maintained in good condition at all times. Any diseased or dying plants, shrubs, trees or lawn and/or ground cover shall be replaced whenever necessary.
11. No sound shall be emitted from any device or from any source or activity so as to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjoining land.
12. The advertising display shall be maintained in good condition at all times.
13. The advertising display shall not flash or be animated in anyway.
14. The sign(s) shall be constructed, painted and installed in a professional manner and maintained in neat and tidy condition.
15. An oil, silt and trash trap shall be installed on the internal stormwater pipe drainage from the car park area prior to entering the Council stormwater drainage system. This trap shall be regularly cleaned and maintained in good working order by the property owner for the life of the development.
16. All stormwater discharged from the development shall be directed to the street water table or connected to rear of allotment drain to the satisfaction of Council prior to the occupation of the development.
17. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.

18. The carpark is to be sealed to the rear of the disabled carpark to the front of the allotment boundaries and the remainder of the car park shall be surfaced with compacted gravel to a depth of 100mm and maintained in good condition at all times.
19. The carpark shall be surfaced with compacted gravel to a depth of 100mm, and maintained and kept in good condition at all times.
20. A Soil Erosion and Drainage Management Plan (SEDMP) prepared in accordance with the Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry, issued by the EPA shall be prepared and put in place prior to the commencement of any site works and shall include but not be restricted to a temporary construction exit and silt fences. The measures are to prevent silt from being washed from the site to the road and mud from being transported onto the road on the wheels of vehicles. These silt control measures shall be maintained in good working order during construction. These soil erosion measures shall remain in place until all disturbed surfaces are sealed or suitably revegetated in a manner to prevent erosion.
21. The driveway and carparking areas shall be paved or surfaced, drained and marked to accepted engineering standards prior to the occupation of the development and shall be maintained in good condition at all times.
22. The area set aside for the parking of vehicles shall be made available for such use and shall not be used for any other purpose.
23. The width of the entry and exit of the carpark shall be reduced to a one-way only width from 6 metres to 3.5 metres.
24. Gates are required at the front of the carpark and are to be closed and secured at night to limit unauthorised entry when the display homes are not in use.
25. At the termination of the use of the dwellings as display homes, the office area on allotment 44 is to return to use as a garage (Class 10A).
26. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
  - prevent silt run-off from the land to adjoining properties, roads and drains;
  - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
  - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
  - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

#### Building Rules Consent Conditions

1. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a Council approved storm water drainage system.
2. All steelwork, including wall ties and lintels in the masonry, metal bracing and tie downs, shall be protected against corrosion in accordance with AS 1684 2006 and AS 3700 2001, due to the site being in the proximity of the coast.
3. All external paving shall be a minimum of 75mm below the bottom course of the brickwork and shall be graded at a minimum of 50mm over the first 1000mm from the building.

145/3016/2008

#### Application Number

Description	Single storey dwelling with garage and alfresco
Decision	Approved
Decision Date	22 October 2008

#### Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. The front setback area (between the front property boundary and front of the house) shall be planted with suitable trees, shrubs, lawn and/or ground cover. Such landscaping shall be completed within 6 months of the occupation of the dwelling and maintained in good condition at all times.
3. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.

4. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
- prevent silt run-off from the land to adjoining properties, roads and drains
  - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land
  - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
  - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure
  - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

### **Planning Act 1982 (repealed)**

Condition (that continues to apply) of a development authorisation NO

### **Building Act 1971 (repealed)**

Condition (that continues to apply) of a development authorisation NO

### **Planning and Development Act 1966 (repealed)**

Condition (that continues to apply) of a development authorisation NO

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

*Part 5 – Planning and Design Code*

### **Zones**

General Neighbourhood (GN)

### **Subzones**

NO

### **Zoning overlays**

#### **Overlays**

##### **Affordable Housing**

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

##### **Hazards (Bushfire - Urban Interface) (Urban Interface)**

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

##### **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.

##### **Native Vegetation**

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

##### **Prescribed Water Resources Area**

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

##### **Prescribed Wells Area**

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

##### **Regulated and Significant Tree**

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

##### **Stormwater Management**

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

##### **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.

### **Urban Tree Canopy**

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

Is the land situated in a designated State Heritage Place/Area? NO

Is the land designated as a Local Heritage Place? NO

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

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

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

*Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.*

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/>

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?

*The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.*

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

### *Section 127*

Condition (that continues to apply) of a development authorisation NO

## **Part 2—Items to be included if land affected**

### **Development Act 1993 (repealed)**

#### *Section 50(1)*

Requirement to vest land in council to be held as open space NO

#### *Section 50(2)*

Agreement to vest land in council to be held as open space NO

#### *Section 55*

Order to remove or perform work NO

#### *Section 56*

Notice to complete development NO

#### *Section 57*

Land management agreement YES

A Land Management Agreement exists on this property. Please contact the Lands Titles Office (Land Services Group in the state government) for a copy.

9243047 AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)



<i>Section 69</i> Emergency order	NO
<i>Section 71 (only)</i> Fire safety notice	NO
<i>Section 84</i> Enforcement notice	NO
<i>Section 85(6), 85(10) or 106</i> Enforcement Order	NO
<i>Part 11 Division 2</i> Proceedings	NO
<b>Fire and Emergency Services Act 2005</b>	
<i>Section 105F (or section 56 or 83 (repealed))</i> Notice	NO
<i>Section 56 (repealed)</i> Notice issued	NO
<b>Food Act 2001</b>	
<i>Section 44</i> Improvement notice <i>issued against the land</i>	NO
<i>Section 46</i> Prohibition order	NO
<b>Housing Improvement Act 1940 (repealed)</b>	
<i>Section 23</i> Declaration that house is undesirable or unfit for human habitation	NO
<b>Land Acquisition Act 1969</b>	
<i>Section 10</i> Notice of intention to acquire	NO
<b>Local Government Act 1934 (repealed)</b>	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
<b>Local Government Act 1999</b>	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Refer to separate attachment for Rates and Charges	
<b>Local Nuisance and Litter Control Act 2016</b>	
<i>Section 30</i> Nuisance or litter abatement notice <i>issued against the land</i>	NO
<b>Planning, Development and Infrastructure Act 2016</b>	
<i>Section 139</i> Notice of proposed work and notice may require access	NO

<i>Section 140</i> Notice requesting access	NO
<i>Section 141</i> Order to remove or perform work	NO
<i>Section 142</i> Notice to complete development	NO
<i>Section 155</i> Emergency order	NO
<i>Section 157</i> Fire safety notice	NO
<i>Section 192 or 193</i> Land Management Agreements	NO
<i>Section 198(1)</i> Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i> Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i> Proceedings	NO
<i>Section 213</i> Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i> Enforcement order	NO
<b>Public and Environmental Health Act 1987 (repealed)</b>	
<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO
<b>South Australian Public Health Act 2011</b>	
<i>Section 92</i> Notice	NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – Condition (that continues to apply) of an approval	NO
<b>Particulars of building indemnity insurance</b> Details of Building Indemnity Insurance still in existence for building work on the land	NO
<b>Particulars relating to environment protection</b>	
<i>Further information held by council</i> Does the council hold details of any development approvals relating to: (a) commercial or industrial activity at the land; or	NO

(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*) or the *Planning, Development and Infrastructure Act 2016*?

**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 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.

## General

### *Easement*

YES

Does a drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Easements over private land may show on a certificate of title and indicate that council or another authority have some form of infrastructure within them, such as stormwater drainage pipes or other services. Refer to ‘Encroachment over council easements’ on our website for further information.

Portion of allotments 1 to 7 inclusive, 13, 15 to 19 inclusive, 21, 24, 32 to 34 inclusive, 44 to 48 inclusive, 55, 56, 57, 58, 64 to 68 inclusive, 70 to 80 inclusive and portions of allotment 100 marked B are subject to a service easement to the Council for the area for drainage purposes.

Are you aware of any encroachment on the easement?

NO

### *Lease, agreement for lease, tenancy agreement or licence*

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

### *Caveat*

NO

## Other

*Charge for any kind affecting the land (not included in another item)*

NO

### **PLEASE NOTE:**

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

This statement is made the 21 June 2024

Amy Watts  
Acting Team Leader Development Support  
**AUTHORISED OFFICER**

**LOCAL GOVERNMENT RATES SEARCH**

<b>TO:</b>	South Coast & City Conveyancing	21 June 2024
	PO Box 622	
	VICTOR HARBOR SA 5211	

**DETAILS OF PROPERTY REFERRED TO:**

Rates Assessment No	:	92289 -9
Valuer General No	:	8654230936
Valuation	:	\$590,000
Owner :		Mr P W Bickley and Ms L J Homewood
Property Address	:	68 Grand Boulevard, SEAFORD RISE SA 5169
Volume/Folio	:	CT-5890/561
Lot/Plan Number	:	Allot 45 DP 61274
Ward	:	01 South Coast Ward

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 (not paid 30 June 2023) and/or Block Clearing Charges	0.00
Postponed Amount in Arrears (if applicable) monthly interest of 0.31666% applies	0.00
Interest on Arrears charged in current financial year monthly interest of 0.48333% applies	0.00

**Rates for the current 2023-2024 Financial Year applicable from 1 July 2023:**

Amount payable by 1 <sup>st</sup> September 2023	1,897.89
PLUS Current postponed amount (if applicable)	0.00
<b>Total Rates Levied 2023-2024</b>	<b>\$1,897.89</b>

**PLEASE NOTE:** If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added on the first working day of each month following, until the total amount overdue is paid

Less Council Rebate.	0.00
Less Council Capping Rebate	0.00
Less Council CWMS Rebate	0.00
Fines and interest for the current financial year (2% fine when rates first become overdue and 0.48333% interest applied per month thereafter)	1.41
Postponed Interest (0.31666% per month on total of postponed rates and interest)	0.00
Less paid current financial year	-1,423.89
Overpayment	0.00
Legal Fees and / or Bank Charges (current)	0.00
Legal Fees and / or Bank Charges (arrears)	0.00
Refunds, Rates Remitted or Small Balance Adjustments	0.00
Balance - rates and other monies due and payable	475.41
Property Related Debts	0.00

**BPAY Biller Code:** 48470  
**Ref:** 922899

**TOTAL BALANCE** **\$475.41**

**AUTHORISED OFFICER**  
Ellen Keightley

This statement is made the 21 June, 2024

# Property Interest Report

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

Title Reference	CT 5890/561	Reference No. 2577585
Registered Proprietors	P J*BICKLEY & ANR	Prepared 18/06/2024 11:56
Address of Property	68 GRAND BOULEVARD, SEAFORD RISE, SA 5169	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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)
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### 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**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).**
- 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 apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and
- Contact the vendor for these details

notice may require access

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

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

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

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
<b>32.</b>	<b><i>South Australian Public Health Act 2011</i></b>	
32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
<b>33.</b>	<b><i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
<b>34.</b>	<b><i>Water Industry Act 2012</i></b>	
34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b> also The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title also Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title. also Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title. also Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
<b>35.</b>	<b><i>Water Resources Act 1997 (repealed)</i></b>	
35.1	section 18 - Condition (that remains in force) of a permit	DEW has no record of any condition affecting this title
35.2	section 125 (or a corresponding previous enactment) - Notice to pay levy	DEW has no record of any notice affecting this title
<b>36.</b>	<b>Other charges</b>	

36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also Contact the vendor for these details also Contact the Local Government Authority for other details that might apply
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## 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*

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|--|---|
| 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***

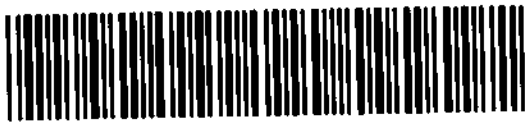
Water Resources Management - Taking of underground water

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).

E 10989540



13:22 27-Jun-2008

Single Copy Only

2 of 3

Fees: \$0.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

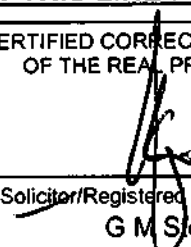
MEMORANDUM OF ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
<b>E</b>
Series No.
<b>2</b> <i>FD</i>

**BELOW THIS LINE FOR AGENT USE ONLY**

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyancer/Applicant G M Stevens

**NATB58**

AGENT CODE

Lodged by:

Correction to: Geoffrey Stevens

*GMS1*

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

1

2

3

4

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1

2

3

4

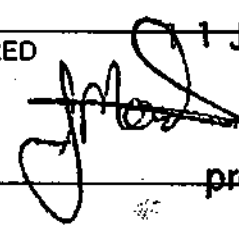
**DELIVERY INSTRUCTIONS** (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE  
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

R-G 010107

Printed by , Prospect Conveyancing on 6 Jun 2008

RevenueSA - Stamp Duty - ABN 19 040 349 865	
RevNetID/PRA Bundle No.:	<b>118931219</b>
Orig/Copy	<b>1</b> of with <b>-</b> copies
Consideration/Value/Security:	\$ <b>399.00</b>
SA Proportion (if applicable):	\$ <b>-</b>
SD: \$	<b>-</b> LTO Fees: \$ <b>108.00</b>
Int: \$	<b>-</b> Pen/Add Tax: \$ <b>-</b>
Signature: <b>AB</b>	Date: <b>27/06/08</b>

CORRECTION	PASSED
REGISTERED	1 JUL 2008
 pro REGISTRAR-GENERAL	



DATED 27-06-08

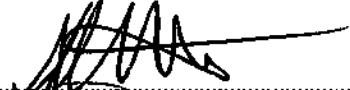
## EXECUTION



Signature of ENCUMBRANCER - D M Coombe



Signature of ENCUMBRANCER - C A Coombe



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

ALISON ANGELA WALTERS

Print Full Name of Witness (BLOCK LETTERS)

64 OLD COACH RD  
MASUN BEACH 5170

Print Address of Witness

Business Hours Telephone Number 088327 0999

**MEMORANDUM OF ENCUMBRANCE****CERTIFICATE(S) OF TITLE BEING ENCUMBERED**

The whole of the land comprised in Certificate of Title Register Book Volume 5890 Folio 561

**ESTATE AND INTEREST**

Estate in Fee Simple

**ENCUMBRANCES**

AG 9243047

**ENCUMBRANCER (Full name and address)**

**DAVID MUNRO COOMBE and CAROL ANNE COOMBE**

both of 8 Stanford Glen Seaford Rise SA 5169

("the Owner")

**ENCUMBRANCEE (Full name, address and mode of holding)**

**LANDSA PTY LTD A.C.N. 079 317 623**

of 21-24 North Terrace, Adelaide SA 5000

("the Encumbrancee")

**OPERATIVE CLAUSE**

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

(a) Insert the amount of the annuity or rent charge

(a) Ten cents (.10c)

(b) State the term of the annuity or rent charge.  
If for life use the words "during his or her lifetime"

(b) for a term of Three Thousand Three Hundred and Ninety Nine (3999) years

(c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted on page 2.

(c) IN CONSIDERATION of the transfer of the Land to the Owner by the Encumbrancee FOR VALUABLE CONSIDERATION hereby acknowledged to have been received by the Owner from the Encumbrancee AND DESIRING TO render the Land available for the purposes of securing to the Encumbrancee the rent charge hereinafter mentioned and the performance and observance of the covenants on the part of the Owner hereinafter contained the Owner DOES HEREBY ENCUMBER the Land with the payment to the Encumbrancee of the annual sum or yearly rent charge or TEN CENTS (10 cents) payable (if demanded by the Encumbrancee) on the 1st day of July in each and every year commencing on the 1st July next after the execution hereof for a term of 3999 years to the intent that the Encumbrancee shall hold the said rent charge for an

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

**PROVIDED THAT** the Encumbrancee shall not demand payment of the said charge if and so long as the Owner and his successors in the title shall duly preform and observe all the covenants and other stipulations hereinafter containd (and the burden of proving such performance and observance shall lie upon the Owner), but none of the previous provisions for or in respect of payment of the said annuity or rent charge shall in any way affect or prejudice the rights of the Encumbrancee or any other person claiming under the Encumbrancee as purchaser of any part or parts of the Development Zone (being all the allotments created from the subdivision of any of Allotment 1030 and/or 1031 in Deposited Plan 56902 deposited in the Lands Titles Registration Office) to an injunction to prevent or restrain any breach of the covenants and other stipulations hereinafter contained or to damages for any such breach

The Owner for itself and its successors in title **HEREBY COVENANTS** with the Encumbrancee as proprietor of and with all other persons claiming under the Encumbrancee as purchasers of any part or parts of the Development Zone (to the intent that the benefit if such covenants shall be annexed hereto and devolve with each and every part of the said Development Zone) as follows:

See next page

## RESIDENTIAL COVENANTS

1. That the Land or any part thereof will not be used for any purposes other than for residential purposes.
2.
  - 2.1 That no building or structure (including a fence or wall of any nature whatsoever) will be erected or made in or over the Land or any part thereof except in accordance with:
    - 2.1.1 the Building Guidelines set out in Appendix 1 to this Memorandum of Encumbrance ("**Building Guidelines**");
    - 2.1.2 plans and a schedule of materials sufficient to outline the building or structure which have received prior written approval of the Encumbrancee.
  - 2.2 That no site works (including fencing, any excavation, levelling or filling or any retaining wall or any driveway) will be erected made or carried out on or about the Land or any part thereof except in accordance with:
    - 2.2.1 the Building Guidelines;
    - 2.2.2 plans sufficient to outline the works which have received the prior written approval of the Encumbrancee,
- PROVIDED THAT** the Encumbrancee will not unreasonably or capriciously refuse or withhold any such approval but a refusal shall not be or be deemed unreasonable or capricious if a registered architect in private practice shall have certified that the proposed works do not conform with the Building Guidelines and/or with the general standards of design and planning of the development or other lands within the Development Zone or that the proposed works are undesirable by reason of the effect they would have upon the development, appearance, health or amenity of the neighbourhood or any part of it.
3. That no undue delay will be permitted by the Owner to occur in the commencement or in the completion of any work approved by the Encumbrancee and no variation to such work as approved will be permitted other than in accordance with the terms of any subsequent written approval or the Encumbrancee given before such variation was commenced.
4. That the Owner will not obstruct or do anything which would prevent or hinder the Encumbrancee its employees agents or contractors from entering the Land for the purpose of remedying any breach by the Owner of its obligations under this Encumbrance of which breach at least 14 days' notice in writing has been given to the Owner and which breach has not then been remedied.
5. That the Owner will pay to the Encumbrancee on demand all costs (including legal costs) and expenses incurred by the Encumbrancee its employees agents or contractors in respect of any breach by the Owner of its obligations under the Encumbrance and any action taken to remedy the same. All such costs and expenses may be recovered if any court of competent jurisdiction in addition to all other powers and rights available to the Encumbrancee hereunder.
6. That the Land will not be divided.



7. That the Owner will not permit the Land to remain vacant for more than twelve (12) months from the date hereof or such further date as the Encumbrancee may advise the Owner by which date the Owner will have commenced to construct a residence on the Land in accordance with plans and specifications approved by the Encumbrancee, in default of which the Encumbrancee shall have the option to repurchase the Land by notice in writing to the Owner at the price paid by the Owner to the Encumbrancee, such option to be exercised by notice posted to the Owner within 3 calendar months of the expiry of the period mentioned at the beginning of this clause.
8. That the Owner will not cause or permit the Land to be resold or advertised for sale unless a residence has been constructed thereon or unless the Encumbrancee has consented in writing to such resale and/or advertising.

**AND** the Owner acknowledges for the Owner and the Owner's successors in title that the foregoing covenants are entered into and undertaken for the purposes of the Encumbrancee's scheme of development of the lands comprised in the said Development Zone and that the Encumbrancee has declared and undertaken that it has required and will require from each purchaser of the lands comprised in the Development Zone as a condition of its sale of those lands a Memorandum of Encumbrance in similar form to this instrument and containing similar covenants and other stipulations.

**PROVIDED ALWAYS THAT:**

1. The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied (provided that any such modification shall not impose any further obligations upon the Owner).
2. The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations expressed or implied in any Memorandum of Encumbrance relating to any other land in the said Development Zone and whether the same were entered into or imposed before or at the same time as or after the date hereof or discharge all such Encumbrances or transfer them to such other body as the Encumbrancee sees fit. No such modification waiver release or transfer shall release the Owner or the Owner's successors in title from the covenants and other stipulations herein contained or implied unless this Encumbrance is discharged.
3. The Owner and the Owner's successors in title shall be successively released and discharged from the payment of the said rent charge and from the observance and performance of the covenants and other stipulations herein contained and implied forthwith upon ceasing to be registered as the proprietor of the Land to the intent that the said rent charge and covenants and other stipulations shall be binding only upon the registered proprietor for the time being of the Land,

**PROVIDED ALWAYS** that the rights of the Encumbrancee against any registered proprietor of the Land pursuant to this Encumbrance in respect of any breach thereof by virtue of such transfer or which occurred prior to such transfer shall be expressly preserved notwithstanding that such person has ceased to be the registered proprietor of the Land.

In this instrument:

1. Unless repugnant to the context words importing any particular gender shall include all other genders and words importing the singular number shall include the plural and vice versa;
2. The expression "the Owner" includes the registered proprietor for the time being of the Land; and
3. If there shall be more than one person responsible hereunder as the Owner or as a successor in title to the Owner, the liability of all such persons shall be both joint and several,

**AND** subject as aforesaid the Encumbrancee shall be entitled to all the powers rights and remedies given to Encumbrances by the Real Property Act, 1886 as amended.

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## **APPENDIX 1**

### **BUILDING GUIDELINES**

#### **1. APPROVAL PROCEDURE**

The Encumbrancee requires purchasers to execute a Memorandum of Encumbrance over the Land in favour of the Encumbrancee.

Under the terms of the Memorandum of Encumbrance any building, structures or site works to be undertaken on the Land require written approval by the Encumbrancee.

Application for approval should include two copies of plans, elevations, site plan, schedule of external finishes and external colour schemes and must be submitted to the Encumbrancee whose written approval is necessary prior to lodgement with the City of Onkaparinga as a building and planning application.

#### **2. REQUIREMENTS**

##### **2.1 Dwellings**

###### **2.1.1 Type of dwellings permitted:**

- (a) Only one dwelling, either single or two storey, will be permitted on each allotment other than those allotments designated "suitable for Community Development".
- (b) The dwelling design, external colours and materials and appearance must be of a high standard.
- (c) Transportable dwellings will not be permitted.

###### **2.1.2 Split level and two storey dwellings:**

- (a) Persons wishing to erect split-level or two storey homes must demonstrate that there will be no unreasonable infringement upon neighbours privacy.
- (b) It is advisable for persons considering the erection of two storey dwellings to present sketches for comment before final plans are drawn.

###### **2.1.3 Wall materials:**

- (a) All dwellings and extensions to dwellings shall have an external wall surface primarily of clay or concrete bricks in colours approved by the Encumbrancee.
- (b) Applications to use other materials will be considered on their merit.

**2.1.4 Roof Materials:**

Roof materials should be tiles, Colorbond (or similar), slate or shingles and should be constructed with a roof pitch in the range of 25-30 degrees. Galvanised iron and corrugated fibre cement roof sheeting or flat roofs generally will not be approved.

**2.2 Outbuildings (Garages, Sheds, Toolstores, Etc)**

**2.2.1 Design and appearance:**

The design and appearance and external colours, materials, etc, should match the main dwelling.

**2.2.2 Wall materials:**

Outbuildings should be constructed of clay or concrete bricks, brick veneer, beige Colorbond (or similar) or composite construction to match the main dwelling.

**2.2.3 Roof materials:**

All outbuildings shall have roofs of tiles, slates, shingles or beige Colorbond (or similar) preferable to match the main dwelling.

NOTE: Galvanised iron and sheeting will not be permitted for either wall or roof cladding. Where outgoings are built adjacent to public areas the materials and colours should match with adjacent fencing.

**2.3 Vehicle Parking**

Two carparking spaces on site are desirable. Parking for recreation and commercial vehicles should not be forward of the building line. If car accommodation is not included as part of the initial structure a minimum of a single undercover car accommodation is to be included.

**2.4 Carports and Verandahs**

**2.4.1 Supports:**

All supports to carports and verandahs should be made of materials of substantial size and design to match the dwelling.

**2.4.2 Roof Material:**

All supports and verandahs should preferable be an intergral part of the main roof. If not under the main roof, the material, colour and pitch of the cladding must be architecturally tied with the main dwelling.

## **2.5 Setbacks for Houses, Garages, Carports and Outbuildings**

### **2.5.1 Road frontage setbacks:**

- (a) To be no closer than 5m to the street boundary or 8m if fronting to a collector road.
- (b) Variation between 5m and 8m or greater will be encouraged.
- (c) Courtyard walls may be permitted to within 3m of the street boundary.
- (d) On corner lots setbacks required to street boundaries are 5m on one side and 3m on the other.

### **2.5.2 Side setbacks:**

- (a) Buildings should generally be 1.0m from any side boundary and 1.0m from any rear boundary.

## **3. FENCING AND COURTYARD WALLS**

### **3.1 General Fencing**

3.1.1 1.8m high brush, brick, stone, timber or beige Colorbond (or similar). Fencing is not permitted between the house and street boundary, however special approval may be granted where adjacent to public walkways, reserve areas and corner allotments. Galvanised iron fencing is not permitted.

3.1.2 Boundary fencing between an allotment and any adjoining screening reserve, or recreation reserve over 1.0 hectare in area, is solely the responsibility of the owner.

### **3.2 Courtyard Walls**

1.8m high (brick, timber, brush or other approved wall), generally setback 3.0m from street boundaries with associated landscaping.

## **4. CLOTHESLINES**

Clotheslines will be permitted provided they are sited unobtrusively from public areas.

## **5. LETTERBOXES**

Masonry, timber or cast metal construction located adjacent to driveway.

## **6. TV AND FM ANTENNAE**

TV antennae shall be located so as not to be visible from the street.

## **7. SOLAR WATER HEATERS**

Must not be unduly visible from any public street or thoroughfare.

**8. AIRCONDITIONING**

Airconditioners can cause discomfort to neighbours therefore their location should be chosen with care. Evaporative airconditioners should be low profile located below the ridge line, be of neutral colour or painted to match the roof and preferably located so as not to be visible from the street.

**9. SIGNS**

Signs shall not be erected without the prior approval of the Encumbrancee and the City of Onkaparinga.

Signs and boardings advertising products and businesses will not be permitted on residential allotments with the exception of display village signage which may be erected with written approval of the Encumbrancee.

Signs advertising the sale of vacant land or house and land packages, may not be erected on vacant allotments without prior written approval of the Encumbrancee.

**10. DRIVEWAYS**

Driveways should be paved using concrete, clay stone or concrete pavers and should be completed within 6 months of the completion of the dwelling. Driveways must not be wider than 5.5m at the front of the property boundary.

**11. RAINWATER TANKS**

Rectangular beige Colorbond (or similar), or appropriately coloured tanks will be permitted. Other designs with approved screening may be permitted. Galvanised iron rainwater tanks will not be permitted.

**12. INCINERATORS**

In the interests of clean air the use of incinerators is prohibited by the City of Onkaparinga.

**13. GARDENS**

Front gardens must be established within 6 months of completion of the dwelling and regular maintenance and upkeep needs to be carried out.

**NOTE**

Any residence, structure or external fitting to be erected on an allotment must have the Encumbrancee's approval in writing prior to erection or council approval.

Statutory Planning and Building Act Principles and Regulations take precedence over any guidelines specified in this encumbrance.

The above conditions are subject to alternation without notice.

9243047



LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR AGENT USE ONLY**

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

*F Stempert*  
Solicitor/Registered Conveyancer/Applicant

REF: *F Stempert*

Series No.	Prefix
3	AG

**BELOW THIS LINE FOR OFFICE USE ONLY**

Date: 19 DEC 2001	Time: 15-20
FEES	
R.G.O.	POSTAGE
87	

Lodged by: Thomson Playford  
101 Pirie Street  
ADELAIDE SA 5000  
Correction to: Thomson Playford  
(LAA)

AGENT CODE

THPL - 80

80

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

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

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

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

LANDS TITLES REGISTRATION FEE \$87.00  
18/12/01 15:31

RN44

CORRECTION 18.1.02	PASSED <i>wp</i>
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REGISTERED - 8 FEB 2002	<i>[Signature]</i> pro REGISTRAR-GENERAL
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APPROVAL NO. 350 - 2K

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

ITEM(S)	AGENT CODE
	<del>THPL-80</del>



Insert type of document  
Here

APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT  
(Pursuant to S.57(5) of the Development Act 1993)

TO: The Registrar General

1. **CITY OF ONKAPARINGA** of Ramsay Place Noarlunga Centre SA 5168 (the "Council") has entered into the attached Land Management Agreement dated the 19<sup>th</sup> day of December 2001 (the "Agreement") with **LANDSA PTY LTD** ABN 47 079 317 623 of 21-24 North Terrace Adelaide SA 5000 pursuant to S.57(2) of the Development Act 1993 (the "Act").
2. The Agreement relates to the whole of the land comprised in Certificates of Title Volume 5848 Folios 417 & 418 (the "land").

**NOW THEREFORE** the Council applies pursuant to S.57(5) of the Act to note the Agreement against the land.

**DATED** the 19<sup>th</sup> day of December 2001.

**THE COMMON SEAL** of  
**CITY OF ONKAPARINGA**  
was hereunto affixed in the  
presence of:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Executive Officer



# **LAND MANAGEMENT AGREEMENT BY DEED**

**BETWEEN**

**CITY OF ONKAPARINGA  
("Council")**

**AND**

**LANDSA PTY LTD  
ABN 47 079 317 623  
("Owner")**



**T H O M S O N**

---

**P L A Y F O R D**

THIS DEED is made on

19<sup>th</sup> December

2001

**BETWEEN** CITY OF ONKAPARINGA of Ramsay Place Noarlunga Centre SA 5168 ("Council")

**AND** LANDSA PTY LTD ABN 47 079 317 623 of 21-24 North Terrace Adelaide SA 5000 ("Owner")

S.A. STAMP DUTY PAID \$10.00  
ORIGINAL with 2 copies  
19/12/2001 13:51:29 IT13663.1  
DEED

## RECITALS

- A. The Owner is (or is entitled to be) the proprietor of an estate in fee simple in the whole of Allotments 1030 and 1031 in Deposited Plan 56902, being the whole of the land comprised in Certificates of Title Volume 5848 Folios 417 and 418 (individually and collectively called the "Land").
- B. The Land is situated within the area of the Council.
- C. As at the date of this Deed, the Council has granted to the Owner's predecessors in title certain provisional development plan consents over portion of the Land (with a copy of the provisional development plan consents which have been granted by the Council over portion of the Land annexed in Appendix 1 and are individually and collectively called the "Planning Approvals").
- D. One of the Planning Approvals (being the Planning Approval for that portion of the Land identified as "Stage 4C") obliges, as a condition of the Planning Approval, the Owner to provide 0.5609 hectares of land from within the Land ("Proposed Reserve") as reserve or other similar open space, at no cost to the Council.
- E. The Master Plan for development of the land located within the Council area and known as "Seaford", which has been agreed between Land Management Corporation and the South Australian Housing Trust (as one party) and the Council as the other party ("Seaford Master Plan") requires the establishment of a further reserve or other similar open space comprising a minimum area of 2.749 hectares from the portion of the Land being Allotment 1031 in Deposited Plan 56902 ("Relevant Land"), in order to:
  - (i) complete the north-south Linear Park in "Area A", as contemplated and identified in the Seaford Master Plan; and
  - (ii) accommodate the east-west stormwater management facilities as contemplated and identified in the Seaford Master Plan.
- F. The Owner's predecessors in title have provided for the establishment on the Relevant Land, of further reserve or other similar open space comprising an aggregate area of 2.749 hectares ("Additional Reserve"). A copy of a plan identifying the location of the Proposed Reserve and the Additional Reserve, as required by the Council, is annexed in Appendix 2 ("Reserve Plan").
- G. The Proposed Reserve and the Additional Reserve (which will comprise an aggregate area of 3.3099 hectares) represents the full statutory open space required by the Council to be provided by the Owner from the Land.
- H. The Council wishes to ensure that the Owner, as part of the Owner's development of the Land, provides freehold ownership of both the Proposed Reserve and the Additional Reserve to the Council (at no cost to the Council), subject to the terms and conditions set out in this Deed.

- I. Pursuant to Section 57(2) of the Act, the Owner has agreed with the Council to enter into this Deed relating to the development, management, preservation and conservation of the Land subject to the following terms and conditions.

**NOW IT IS COVENANTED AND AGREED** as follows:

## 1. RECITALS

The parties acknowledge and agree that the Recitals to this Deed are true and correct in all material particulars and form part of this Deed.

## 2. INTERPRETATION

2.1 In the interpretation of this Deed unless the context otherwise requires or admits:

- 2.1.1 a reference to "the **Act**" means a reference to the Development Act 1993;
- 2.1.2 words and phrases which are defined in the Act have the meanings given to them by the Act;
- 2.1.3 references to any statute or subordinate legislation include all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to;
- 2.1.4 "**person**" includes a corporate body;
- 2.1.5 "**Owner**" means the registered proprietor of an estate in fee simple for the time being of the Land or of any part of the Land and where:
  - (a) the Owner is a company, includes its successors, assigns and transferees;
  - (b) the Owner is an individual, includes his or her heirs, executors, administrators and transferees;
  - (c) the Owner consists of more than one person or company, the term includes each and every one or more of such persons or companies jointly and each of them severally; and
  - (d) the Land is divided after the date of this Deed, then the term "Owner" refers to the registered proprietor of an estate in fee simple of each separate allotment which comprise (or comprised) the Land;
- 2.1.6 "**Council**" means the City of Onkaparinga and includes its employees, contractors and agents;
- 2.1.7 "**Land**" means the whole (or any part) of Allotments 1030 and 1031 in Deposited Plan 56902, being the whole of the land comprised in Certificates of Title Volume 5848 Folios 417 and 418 and includes any part or parts of the Land;
- 2.1.8 words of the singular number or plural number include the plural number and the singular number respectively;
- 2.1.9 words of any gender include every gender;

- 2.1.10 where two or more persons are bound under this Deed to observe or perform any obligation or agreement, whether express or implied, then they are bound jointly and each of them severally;
- 2.1.11 any clause headings or marginal notes are for reference purposes only and do not affect the interpretation of this Deed;
- 2.2 If any provision of this Deed is found by a court of competent jurisdiction to be invalid or unenforceable in law **THEN** the parties hereby request and direct the court to sever the provision from this Deed.
- 2.3 The law governing the interpretation and implementation of this Deed is the law of the State of South Australia.

### 3. OWNER'S OBLIGATIONS

- 3.1 In developing the Land, the Owner (at no cost to the Council) must provide and transfer to (or otherwise vest in) the Council, the fee simple interest in:
  - 3.1.1 the Proposed Reserve;
  - 3.1.2 an aggregate area of 2.749 hectares from the Relevant Land in order to fulfil the Owner's obligations to provide the Additional Reserve,
 

as reserve or other similar open space (and in the location(s) shown in the Reserve Plan).
- 3.2 The Proposed Reserve and the Additional Reserve must not include land used for screening reserves along arterial and/or collector roads.
- 3.3 The Owner (at the sole cost and expense of the Owner) must:
  - 3.3.1 prepare and landscape the Proposed Reserve and the Additional Reserve (except for that portion(s) of the Proposed Reserve and the Additional Reserve which comprise playing surfaces and related equipment, other built recreational facilities including (without limitation) gazebos and barbeques, and works associated with formal sports grounds); and
  - 3.3.2 carry out such preparation and landscaping of the Proposed Reserve and Additional Reserve in accordance with:
    - (a) high standards of modern subdivisional practice and consistent with the standard of reserve development in the locality; and
    - (b) plans and specifications submitted to and agreed with the Council.
- 3.4 The Owner must, at the Owner's sole cost and expense, maintain the Proposed Reserve and the Additional Reserve for a period of twelve (12) months from the date the Proposed Reserve and the Additional Reserve are transferred to (or vested in the ownership of) the Council and if the fee simple interest in the Proposed Reserve is transferred to (or otherwise vested in) the Council at a time which differs from the transfer of (or vesting in) the Council of the fee simple interest in the Additional Reserve:
  - 3.4.1 the Owner's twelve (12) month maintenance obligation in respect of the Proposed Reserve will apply from the date of transfer to (or vesting in) the Council of the fee simple interest in the Proposed Reserve;

- 3.4.2 the Owner's twelve (12) month maintenance obligation in respect of the Additional Reserve will apply from the date of transfer to (or vesting in) the Council of the fee simple interest in the Additional Reserve.

#### 4. COUNCIL'S OBLIGATIONS

The Council will assume the responsibility for maintenance of the Proposed Reserve and the Additional Reserve immediately upon the expiry of the Owner's maintenance obligations pursuant to clause 3.4 of this Deed.


#### 5. MISCELLANEOUS PROVISIONS

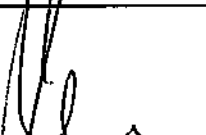
- 5.1 The Owner agrees that the Owner will not grant any lease, licence, easement or other right which may give any persons the right to possession or control or entry upon the Land unless such grant:
- 5.1.1 is expressed in writing; and
  - 5.1.2 contains as an essential term a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do anything upon the Land which would constitute a breach of this Deed if such act, matter or thing were done or omitted to be done by the Owner.
- 5.2 The Council may at any reasonable time enter the Land for the purpose of:
- 5.2.1 inspecting the Land; and
  - 5.2.2 exercising any other powers of the Council under this Deed or pursuant to law.
- 5.3 If the Owner is in breach of any provision of this Deed, then:
- 5.3.1 the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within the time stated in the notice (being not less than twenty eight (28) days from the date of service of the notice on the Owner); and
  - 5.3.2 if the Owner fails to remedy the breach within the Council's notice period and to the reasonable satisfaction of the Council, the Council may carry out the requirements of the notice and in doing so may enter and perform any necessary works upon the Land and recover any cost incurred by the Council from the Owner.
- 5.4 This Deed may only be varied by a Supplementary Deed signed by the Council and the Owner.
- 5.5 The Council may at its discretion waive compliance by the Owner with the whole or any part of the obligations imposed upon the Owner by this Deed, but such waiver will not be effective unless expressed in writing and signed by the Council.
- 5.6 This Deed contains the whole agreement between the parties.
- 5.7 Any notice required to be given for the purposes of this Deed must be in writing and will be deemed to be properly served on the Owner:
- 5.7.1 by registered/certified mail to the Owner at its last address known to the Council; or

- 5.7.2 by affixing the notice in a prominent position on a relevant portion of the Land.
- 5.8 The Council may delegate any of its powers under this Deed to any person.
- 5.9 The requirements of this Deed are at all times to be construed as additional to the requirements of the Act and any other legislation affecting the Land.
- 5.10 Each party must do and execute all such acts, documents and things necessary to ensure that, as soon as possible after the execution of this Deed and the transfer of the fee simple interest in the Land to the Owner, this Deed is noted on the Certificate of Title for the Land pursuant to Section 57(5) of the Act in priority to any other registrable interest in the Land (except for the estate and interest of the Owner).
- 5.11 The costs and expenses of and incidental to the preparation, stamping and registration of this Deed will be borne by the Owner.

**EXECUTED as a Deed**

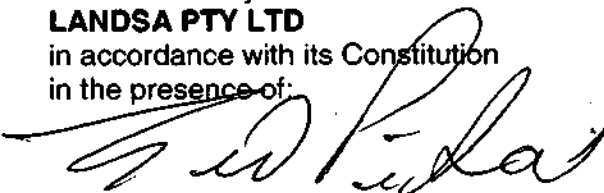
**THE COMMON SEAL of  
THE CITY OF ONKAPARINGA**  
was affixed in the presence of:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Executive Officer



**EXECUTED by  
LANDSA PTY LTD**  
in accordance with its Constitution  
in the presence of:

  
\_\_\_\_\_  
Director

  
\_\_\_\_\_  
**Director\*/Company Secretary\***  
(\*please delete as appropriate)

**CONSENT OF PERSON WITH LEGAL INTEREST IN THE LAND**

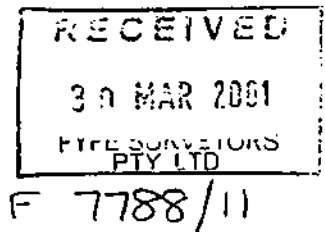
Nil.



**APPENDIX 1**  
**PLANNING APPROVALS**



City of  
Onkaparinga



28 March, 2001

Fyfe Surveyors Pty Ltd  
PO Box 114  
KENT TOWN SA 5071

Dear Sir/Madam

<b>Development Application No.</b>	: 145/D052/2000/LD (for Seaford Joint Venture Pty Ltd)
<b>Proposed Development</b>	: Land Division (creating 72 additional allotments)
<b>Location of Proposed Development</b>	: Alt 1026 Spy Glass Hill Circuit, SEAFORD RISE
<b>Property Identification</b>	: Alt 1026 Sec 354 DP 53706
<b>Development Approval</b>	

Please find enclosed a Decision Notification Form in respect to the above-mentioned application. You will note that Development Approval has been issued and that conditions have been attached to this consent.

I advise that pursuant to Section 86(1) of the Development Act, 1993 you have the right of appeal to the Environment, Resources and Development Court, against any conditions which have been imposed on this consent. Pursuant to the provisions of Section 86(4) of the Development Act, 1993 any such appeal should be lodged with the Environment Resources and Development Court within 2 months after the applicant receives notice of the decision, unless the Court in its discretion allows an extension of time.

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

Please be advised that this approval will lapse three years from the operative date of the consent provided that an application for a Certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within 12 months from the operative date of the relevant consent.

Should you require any further information or assistance, do not hesitate to contact Magnus Heinrich at the Noarlunga Area Office.

Yours faithfully

Terry Sutcliffe  
AUTHORISED OFFICER

attach

DNLO

Date Printed March 28, 2001

■ **Contacts**  
Phone (08) 8384 0666  
mail@onkaparinga.sa.gov.au  
www.onkaparingacity.com  
ABN 97 047 258 128

■ **Postal address**  
PO Box 1  
Noarlunga Centre  
South Australia 5168

■ **Noarlunga office**  
Ramsay Place  
Noarlunga Centre  
Fax (08) 8382 8744

■ **Aberfoyle Park office**  
The Hub  
Aberfoyle Park  
Fax (08) 8270 1155

■ **Willunga office**  
St Peters Terrace  
Willunga  
Fax (08) 8556 2641

**DECISION NOTIFICATION FORM**

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

**DEVELOPMENT  
NUMBER**

145/D052/2000/LD

LAND DIVISION

**FOR DEVELOPMENT APPLICATION**      **DATED:** 30-Jun-2000  
**REGISTERED ON:** 05-Jul-2000

<b>TO:</b>	Fyfe Surveyors Pty Ltd (for Seaford Joint Venture Pty Ltd) PO Box 114 KENT TOWN SA 5071
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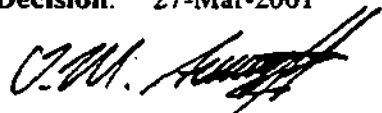
<b>LOCATION OF PROPOSED DEVELOPMENT</b>	
<b>PROPERTY DESCRIPTION</b>	Alt 1026 Sec 354 DP 53706
<b>PROPERTY ADDRESS</b>	Alt 1026 Spy Glass Hill Circuit, SEAFORD RISE SA 5169
<b>CERTIFICATE(S) OF TITLE</b>	CT-5724/214

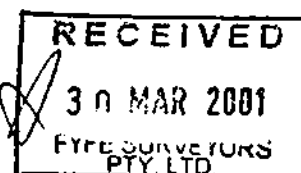
<b>NATURE OF PROPOSED DEVELOPMENT</b>
Land Division (creating 72 additional allotments)

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

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	1
LAND DIVISION CONSENT	Granted	36
DEVELOPMENT APPROVAL	Granted	37

*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.*

<b>Date of Decision:</b> 27-Mar-2001	
<b>Signed:</b> 	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
<b>Date:</b> 28 MARCH 2001	<input checked="" type="checkbox"/> Sheets Attached



DEVELOPMENT APPLICATION NUMBER : 145/D052/2000/LD  
APPLICANT : Fyfe Surveyors Pty Ltd  
(for Seaford Joint Venture Pty Ltd)  
LOCATION : Alt 1026 Spy Glass Hill Circuit, SEAFORD RISE  
PROPOSED DEVELOPMENT : Land Division (creating 72 additional allotments)  
DECISION : Development Approval  
DATE OF DECISION : 27-Mar-2001

**PROVISIONAL DEVELOPMENT PLAN CONSENT**

***Conditions of Consent by Council***

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the Development Application.

***Conditions of Consent by the Development Assessment Commission***

Nil

**LAND DIVISION CONSENT**

***Statement of Council Requirements***

1. All underground drainage in land not owned by Council is required in easements. Where the drain services one allotment only the easement is to be in the name of the allotment services. In other cases the easements shall be in the name of the Council and shall be a minimum of 3 metres wide with a minimum of 1.0 metre clearance from the edge of the pipe to the easement boundary, and at no cost to the Council.
2. All roads shall be designed and constructed in a manner, which allows safe and convenient property access via individual driveways considering horizontal and vertical sight distance and grade. Batter grades to allotments shall not be steeper than 1 in 5 unless approved otherwise. Where batter grades are steeper than 1 in 5 or where sight distance is not adequate, a driveway location plan shall be provided demonstrating that safe and convenient property access can be provided. This shall include allowances for a footpath area, driveway grade transitions, cut and fill for a house, and a maximum grade of 1 in 4 at any point on the driveway.
3. The road verge on both sides of the carriageway shall be shaped to provide a minimum width of 2.0 metres on local roads and 2.5 metres on higher category roads (measured from behind the back of the kerb) with a 2.5 percent fall towards the road suitable for pedestrian traffic.
4. All road batters shall be constructed and shall be revegetated so that the risk of soil erosion is minimised to the satisfaction of Council.
5. Traffic islands to be fully sealed or landscaped to the reasonable satisfaction of the Council.
6. All road pavements shall be designed and constructed for the ultimate development expected including future road construction and house construction traffic, and future bus routes. Pavement design for local roads shall be based on Austroads Pavement Research Group 21 - "A guide for the design of new pavements for light traffic."

7. All roads shall be designed to ensure safe stopping sight distance based on the most severe case of the following parametres:

Crests	-	twice the stopping distance measured between eye heights 1.15 metres above the carriageway.
Driveways	-	1.15 metre eye height to 0.6 metre tail light height.
Intersections	-	twice the stopping distance measured between eye heights 1.15 metres above the carriageway.

Stopping distance should be based on the estimated 85<sup>th</sup> percentile vehicle speeds. Note that it may be necessary to undertake substantial earthworks or provide traffic control devices to achieve the minimum requirements.

8. Sections of roads with direct property access shall have a maximum longitudinal grade of 12.5 percent and cul-de-sac ends a maximum grade of 10 percent unless otherwise approved. Roads shall have a minimum grade of 0.5 percent. Sections of roads without direct property access may have a maximum longitudinal grade of 16 percent.
9. Minimum road carriageway widths shall be six metres for all roads excluding Grand Boulevard:  
 - Grand Boulevard to have a one lane minimum width of 5.5 metres

All road bends with a deflection angle sharper than 50 degrees and with a radius less than 50 metres shall be 6.8 metres minimum width extending 8 metres back from the tangent points of the centre line to allow for the installation of pavement bars.

10. All roads except Grand Boulevard shall be designed to achieve a maximum speed environment of 40kph.
11. All cul-de-sac ends are to be designed to enable a large single unit vehicle eg Council garbage compactor to undertake a U turn or three-point turn. Parking shall be restricted within the cul-de-sac where it may affect the turning manoeuvre.
12. Concrete interlocking block paved footpaths are to be provided on one side of all proposed roads, 1.2 metres wide (minimum) excluding Grand Boulevard. On Grand Boulevard footpaths shall be provided on both sides each 1.5 metres wide (minimum).

Where footpaths are located on one side of the road, the side and location will be to the satisfaction of Council and will consider the future footpath layout, likely pedestrian usage, common service trench location and street light location.

In cases where footpaths are constructed as part of the development, the applicant must maintain these until 80% of dwelling construction has been completed or for a period of two years (whichever is greater) and covered with a maintenance guarantee. Alternatively, the applicant may pay a footpath levy prior to the practical completion certificate being issued for Council to construct the footpath against the back of kerb, and at a later date subsequent to the construction of a majority of dwellings within a given road (nominally 80% of dwellings).

13. Kerb inverts and adjacent footpaths shall be provided to all allotments in accordance with Council specification.
14. Kerb ramps to Council specification shall be provided at all intersections.
15. A stormwater quality device shall be provided and constructed in a location and of a design to the reasonable satisfaction of Council to ensure that pollutants are trapped prior to entering the natural watercourse, or other arrangements as agreed. Alternatively, the applicant may pay a stormwater quality device levy of \$200 per allotment prior to issue of practical completion certificate.
16. Discharge of stormwater shall occur generally in accordance with the drainage management plans submitted in support of the application.

17. Rear of allotment drainage is required where driveways, paved areas and houses will not drain to the street. Rear of allotment drainage to accommodate a 10 year average recurrence interval storm from the potential impervious areas of the allotment. Minimum pipe size for rear of allotment drainage to be 150mm diameter sewer heavy class or as approved.
18. Drainage calculations and design shall include:
  - a) The design provides for fully developed upstream catchment.
  - b) All properties shall be protected from a 100 year average recurrence interval storm.
  - c) Secondary protection drainage flow path is provided in all instances where surcharge due to 50% blockage of the primary piped system could flood properties. Flows are not to exceed the top of any kerb parallel to the direction of flow.
  - d) Proposed and existing dwelling finished floor levels demonstrated that they are a minimum of 0.5m above the 100 average recurrence interval flood level for watercourses to avoid building flooding.
  - e) Existing fences and structure, are modified as needed to minimise the obstruction of water flow in watercourses and open drains and flow paths.
  - f) Local underground drainage accommodates a minimum of the flows resulting in a 10 year average recurrence interval storm.
  - g) A minimum pipe size of 375mm for all road drainage.
  - h) Rubber Ring Jointed (RRJ) concrete pipes are used in the following circumstances or where required by Council:
    - Hydraulic Grade Line exceeds 1.0 metre above the pipe.
    - Where tree growth in the vicinity of the pipe is likely (eg in easements and reserves)
    - Where pipe grade exceeds 20 percent.
 In other cases External Band (EB) joint or other as approved may be used.
  - i) Minimum pipe grade is 0.5% unless otherwise approved.
  - j) Front of allotment drainage is provided along all one way crossfall roads and flush kerb roadways.
19. Stormwater shall not discharge into Pedler Creek.
20. Open drains, modified watercourses, detention basins and retention dams shall be designed so that bed erosion and scour is prevented. They shall have a maximum grade of 0.5 percent and be topsoiled, grassed and vegetated with species of local provenance and maintained by the developer for a period of three (3) years.
21. Side entry pit lids shall be set in a concrete lintel frame and be of 710 x 510mm medium duty reinforced concrete with ferrules or equivalent approved.
22. Council has declared the area an underground mains area and all the requirements of the ETSA Utilities for easements and the installation of underground mains shall be met.
23. Public lighting within the proposed division shall comply with Lighting Code AS1158, and shall be an ETSA Utilities standard pole and fitting. Light poles shall be located a minimum of 1.5 metres behind the kerb.
24. Street names shall be submitted for consideration and approval by Council.
25. A Soil Erosion and Drainage Management Plan (SEDMP) prepared in accordance with the "Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry", issued by the EPA shall be prepared and put in place prior to the commencement of any site works and shall include but not be restricted to a temporary construction exit and silt fences. The measures are to prevent silt from being washed from the site to the road and mud from being transported onto the road on the wheels of vehicles. These silt control measures shall be maintained in good working order during construction. These soil erosion measures shall remain in place until all disturbed surfaces are sealed or suitably revegetated in a manner to prevent erosion.

26. That effective measures be implemented during the period of construction of the development to:
  - prevent silt run-off to adjoining properties, roads and drains;
  - control dust arising from the construction activities, so as not to in the opinion of Council be a nuisance to residents or occupiers on adjacent land;
  - ensure that soil or mud is not transferred onto adjacent roadways by vehicles leaving the site; and
  - ensure all litter and building waste is contained on the subject site in a suitable bin or enclosure.
27. All engineering design and construction shall be in accordance with Australian Standards, Codes of Practice, approved Guidelines and recognised engineering standards to the satisfaction of Council.
28. All street signs and posts shall be provided and installed by the developer to the satisfaction of Council.
29. If the project is to be staged, temporary turnaround areas and appropriate road and allotment drainage shall be provided to the satisfaction of Council.
30. "As constructed" drawings shall be provided to Council upon practical completion of works.
31. A Quality Plan pertaining to design, inspection, testing and survey of all engineering works shall be submitted and approved at the time of design approval.
32. Council will require a minimum of 12 month maintenance period on all works undertaken as part of this development commencing upon Council approval of satisfactory completion of the works.
33. A minimum of one on-street car park shall be available or provided to each property within 30 metres of the property and shall be in accordance with plan numbered A89196.029-C-SK-005 Revision A.

#### ***Statement of Development Assessment Commission Requirements***

1. The necessary easements shall be granted to the SA Water Corporation free of cost.
2. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water 90070/00 water and sewer).
3. Two copies of a certified survey plan shall be lodged with the Commission for Certificate purposes.

#### ***Note(s)***

1. You are advised that following compliance with Council's conditions, the Development Assessment Commission will be notified that the Council has no objections to the issue of the Certificate of Approval.
2. Prior to any native remnant vegetation being cleared on the land as part of the land division works, it is recommended that the applicant ensure any approvals required to do so are obtained.
3. Advertising signage required for the marketing of the proposed division may require Council approval. The applicant is requested to submit details of any signage proposals to Council for consideration as to ascertain whether approval is required prior to the erection of the signage. Any signs on Council property including road reserve will require approval together with appropriate indemnities.
4. Any site works commenced prior to the formal approval of all engineering details by Council shall be at the applicant's own risk. Council must be notified 24 hours prior to the commencement of each stage of construction.

5. SA Water further advise the following requirements for -

WATER	Any development which falls below the EL 36 contour will require a mains extension from the other end of Grand Boulevard.
SEWER	Approximately 850 metres of approach main.

6. 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 its activities on the whole site, including during construction, do not pollute the environment in a way which causes, or has the potential to cause environmental harm.
7. ETSA Utilities advise that the most appropriate method of supplying electricity would be underground from existing underground mains. A service point could be made available at new service pits in conjunction with development needs. It would be the property owner's responsibility to install their underground service from the service point prior to any proposed residence.
8. Prior to Council advising the Development Assessment Commission that its requirements have been met, one of the following is required to have been undertaken:
- a) Council's Certificate of Final Completion to the developer has been issued; or
  - b) Council's Certificate of Practical Completion to the Developer has been issued and a bank guarantee, or similar, to the value nominated by Council has been provided for the specified maintenance period; or
  - c) The applicant has entered into an agreement with Council to secure the road works pursuant to the provisions of the Development Act 1993.

It is at the discretion of Council to enter into an agreement to secure road works.

  
 Terry Sutcliffe  
 AUTHORISED OFFICER

Dated:     /     /

The applicant is reminded to contact Council when all the Council's conditions have been complied with and accordingly, the Development Assessment Commission will then be notified that the Council has no objections to the issue of the Certificate of Approval.





**City of  
Onkaparinga**

Your Ref: F.7788/5  
Our Ref: 860/D097/93

Fyfe Surveyors  
PO Box 114  
KENT TOWN SA 5071

Attention: GW Allen

Dear Sir or Madam

**Seaford Rise (Stage 4B)**

I refer to your letter to the Council dated 30 April 2001. With reluctance, we grant a further two year extension to the operative date of consent for Development Approval 860/D097/93. The consent shall now expire at the end of 8 June 2003.

Given the length of time since the original decision, it is unlikely that any further extensions to the operative period of consent will be granted.

Yours sincerely

Magnus Heinrich  
Senior Development Officer - Planning

Document

Postal address  
PO Box 1  
Noarlunga Centre  
South Australia 5168

Noarlunga office  
Ramsay Place  
Noarlunga Centre  
Ph 8384 0666  
Fax 8382 8744

Happy Valley office  
The Hub  
Aberfoyle Park  
Ph 8384 0666  
Fax 8270 1155

Willunga office  
St Peters Terrace  
Willunga  
Ph 8384 0666  
Fax 08 8556 2641

The Corporation of the  
City of Noarlunga

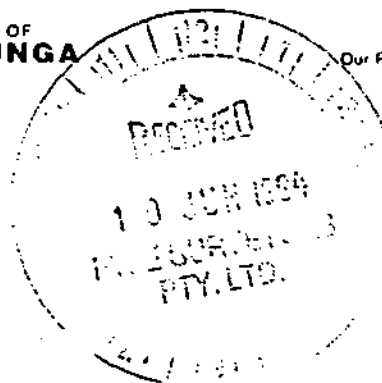
Municipal Offices  
Ramsay Place  
Noarlunga Centre

Telephone (08) 384 0666  
Facsimile (08) 382 8744

Postal Address:  
PO Box 408  
Noarlunga Centre  
SA 5168

Seaford Joint Venture  
C/- Fyfe Surveyors  
143 Fullarton Road  
ROSE PARK SA 5067

THE CITY OF  
**NOARLUNGA**



Your Ref.

860/D097/93

Our Ref.

8 June 1994

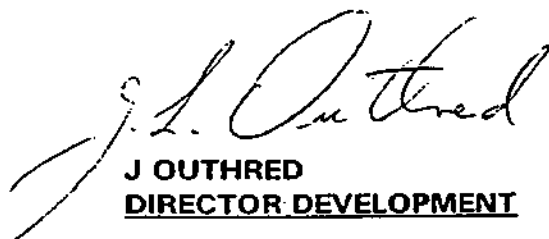
Dear Sir/Madam

Re: Development Application No. 860/D097/93 seeking consent to create 224 residential allotments.

Enclosed please find a Planning Decision Notification form advising that Council has approved the above-mentioned development application.

In addition, you are reminded that, pursuant to Section 52 of the Planning Act, 1982 as amended, you have the right of appeal to the Planning Appeal Tribunal, Sir Samuel Way Building, Victoria Square, Adelaide (GPO Box 2465), should you be aggrieved by any condition attached to the planning authorisation. For further information in regards to your appeal rights, please refer to the back of the Notification Form.

Yours faithfully

  
**J OUTHRED**  
**DIRECTOR DEVELOPMENT**

Enc.

## PLANNING DECISION NOTIFICATION

ginal

Development Number

860/D097/93

South Australian Planning Act Development Control Regulations  
Regulation 41 Sixth Schedule

FOR DEVELOPMENT APPLICATION

DATED 04/01/94

REGISTERED ON 04

To	Seaford Joint Venture C/- Fyfe Surveyors 143 Fullarton Road, Rose Park
----	--

Location of Proposed Development	Lot 1000 Grand Boulevard, Seaford Rise
----------------------------------	--

Nature of Proposed Development	To create 224 residential allotments
--------------------------------	--------------------------------------

From:	CITY OF NOARLUNGA
-------	-------------------

In respect of this proposed development you are informed that:

- ☐ consent is refused  
☐ consent is granted  
☒ consent is granted subject to (2) condition(s)

Nil representation(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the period specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Date of Decision 06/06/94

Signed:

Date:

8/6/94

☐

Delegate of Council

☒

Director Development

☐

Secretary Noarlunga Centre Committee

☒

Sheets Attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

## CONDITIONS OF APPROVAL

Application Number: 860/D097/93

Applicant's Name: Seaford Joint Venture

1. All work to be completed in accordance with the plans submitted, dated 6/6/94 except for the street names."
2. Traffic control devices are to be installed in accord with plans numbered A89196.12.05.602.

### Notice to Applicant

1. The South Australian Planning Commission may have a requirement for a contribution to the Planning and Development Fund and/or E&WS Department requirements, pursuant to the Real Property Act (Amendment Act) at the time of application for Certificate of Approval.
2. E&WS Department advise that it is necessary for the developer to satisfy the department's financial and easement requirements for the provision of supply and sewerage services.

E&WS 90225/93 (Water)

E&WS 90225/93 (Sewer)

3. State Transport Authority

It is planned to extend the current bus route along Grand Boulevard as development of the area proceeds. The pavement construction for this road should therefore be designed to accommodate large bus operations.

In order to facilitate early stage extension of the bus service, it will be necessary for the buses to make a U-turn at the currently planned southern end of Grand Boulevard (west). This will require a roundabout with a minimum outside diameter of 25m and a minimum pavement width of 6m.

4. ETSA

- Recommend that the land division be an underground area.
- The land division lies within the High Bushfire Risk Area.
- Before ETSA will advise the Council that its requirements have been met, the applicant must:-

9/6/94

Application Number: 860/D097/93  
Applicant's Name: Seaford Joint Venture

- (a) Make arrangements with ETSA for the provision of easement/s required by ETSA, and
  - (b) Either pay to ETSA the amount of the firm quotation and a deposit covering the estimated work to be arranged by the applicant, or give some financial security acceptable to ETSA.
5. The nominated street names are subject to acceptance of Council and notification on the Statement of Requirements.
6. Traffic control devices are subject to the approval of the Road Transport Agency."

*9/6* 8/6/94

## STATEMENT OF REQUIREMENTS

Development No: 860/D097/93

APPLICANT  
OR  
AUTHORISED  
AGENT

TO: Fyfe Surveyors  
143 Fullarton Road  
ROSE PARK SA 5067

The following requirements are to be satisfied within thirty months of the date hereof or any extension thereof which the Council may stipulate for a certificate of approval to be issued in respect of your application dated 4th day of January, 1994

Drainage Reserves  
Easements for  
drainage and  
electricity supply

Provision of  
Open Space or  
payment in lieu

Roads and  
access to land

All roads and stormwater drainage to be designed and constructed to accepted engineering standards and to the satisfaction of the Council.

Grading of block frontages to be no steeper than 1:5. Grading from kerb to boundary to be between 1:40 and 1:10 sloping towards the kerb.

Any filling of allotments or roads to be supervised by a Consulting Engineer and shall be controlled and compacted in layers of 150mm to 200mm thickness. The following test requirements shall apply:-

Sands with 5% fines or less

Density index not less than 65% according to A.S. 1289.E6.1 where compaction test is in accordance with A.S. 1289.E5.1. Alternatively a satisfactory blow count of 7 or more per 300mm when tested in situ with a penetrometer to A.S. 1289.F3.3 may be used.

Silts and sands with more than 5% fines

Dry density ratio according to A.S. 1289.E4.1 of not less than 98% where the compaction test is in accordance with A.S. 1289.E1.1 (standard). Where local practice uses compaction test in accordance with A.S. 1289.E2.1 (modified) the dry density ratio shall be not less than 96%.

Clays

Dry density ratio according to A.S. 1289.E4.1 of not less than 95% where the compaction test is in accordance with A.S. 1289.E1.1 (standard) or 90% in accordance with A.S. 1289.E2.1 (modified). Reactive clay fill should be avoided where practical.

Roads

95% in accordance with A.S. 1289.E2.1 (modified).

Filling to be covered by a minimum of 100mm of top soil.

Turning to be provided for Council compactors at the end of the Culs-de-sac.

All traffic islands to be landscaped.

#### Road widening

#### Corner Cut Offs

#### Footpaths, water tables and trenches kerbing

A footpath layout plan showing location of common service shall be provided for all footpaths to be created within the land division.

Interlocking block paved footpaths are required on one side of each road created by the land division and on both sides of Grand Boulevard.

Walkways to be interlocking block paved to full width.

#### Bridges, culvert and drains

Provide a flow path for the flows resulting from a 100 year A.R.I. storm.

Existing creek systems to be retained and be able to accommodate a minimum of the flows resulting from a 100 year A.R.I. storm.

Local underground drainage to accommodate a minimum of the flows resulting from a 10 year A.R.I. storm.

Accommodate runoff from fully developed upstream catchment.

Prevent scour in downstream properties.

Open earth drains and natural creeks to have a pervious lined low flow channel or have a longitudinal grade of .5% or less and to have a minimum 100mm layer of top soil and to be grassed.

Stormwater drainage to be accommodated in roads, walkways, drainage reserves or adequate easements vested in Council.

Rear of allotment easements required where driveways and paved areas will not drain to the street. Where the drain services one allotment the easement is to be in the name of the allotment it services. In other cases the easements may be in the name of the Council.

Rear of allotment drainage required in easements where driveway and paved areas will not drain to the street. Rear of allotment drainage to accommodate a 10 year A.R.I. storm from the impervious area of the allotment. Minimum pipe size for rear of allotment drainage to be 150mm diameter where more than one

allotment contributes to the drain.

S.E.P. lids to be Everlevel Type SEC F... MP or similar.

#### Electricity Supply

All allotments to be connected to E. & W.S. water and sewer.

All E.T.S.A. mains to be underground.

All public lighting within the land division comply with Australian Public Lighting Code AS 1158.

#### E. & W.S

#### Names of Roads and other names

#### Any other

#### requirements

1. The plan of division to be drafted in accordance with Part 5 of the Real Property Act (Land Division) Regulations 1982 as amended and showing any condition or requirements which may have been imposed.
2. A Quality Plan pertaining to design, inspection, testing and survey of all engineering works shall be submitted and approved at the time of design approval.
3. Council will be provided with an acceptable management strategy for controlling both silt run off and emission of dust during construction/activities relating to the land division.
4. The reserve(s) may be used, without damaging existing vegetation, natural and or man made features as recorded for the storage of materials, soils and the like whilst roads, footpaths, drainage and other authorised works are being constructed.
5. A development plan of small reserve areas (under 0.5 ha) shall be submitted for approval by Council and all work carried out to the reasonable satisfaction of Council.
6. Where the developer proposes to carry out streetscape work a streetscape plan, to be approved by Council, shall be provided with the road construction plans.
7. All natural vegetation in lot 1003 is to be retained in its present condition.
8. A wetlands is to be constructed on Pedlar Creek to cater for stormwater from this, previous and future subdivisions discharging stormwater to Pedlar Creek.

Note: With reference to 7 above, it is suggested that the applicant liaise with Mr Mark Carey of Council's Parks and Gardens Department.



25/38

Signed: W. Husack Authorised Officer

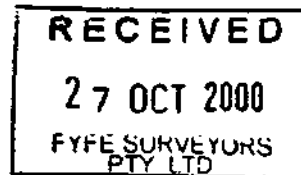
DATED this 19th day of July 1994

**RIGHT OF APPEAL**

A person aggrieved by this statement of requirements may within two months from the date of receipt of this notice, or such longer period as may be allowed by the Planning Appeal Tribunal, appeal against this statement to the Planning Appeal Tribunal.



City of  
**Onkaparinga**



26 October, 2000

Seaford Joint Venture  
C/O Fyfe Surveyors  
PO Box 114  
KENT TOWN SA 5071

Dear Sir/Madam

<b>Development Application No.</b>	: 145/D024/1997/LD
<b>Proposed Development</b>	: Land Division for the creation of 90 additional allotments
<b>Location of Proposed Development</b>	: Alt 1022 Sec 354 Commercial Road, SEAFORD RISE SA 5169
<b>Property Identification</b>	: Alt 1022 Sec 354 DP 47186, Pt Alt 1102 Sec 354 DP 47797, Pt Alt 1 Sec 354 DP 51093, Alt 1100 Sec 354 DP 47797, Alt 1101 Sec 354 DP 47797, Alt 1023 Sec 354 DP 48234

#### Extension of Operative Date of Authorisation

I refer to your written application dated 23<sup>rd</sup> October 2000, seeking an extension of the operative period of the development authorisation granted by Council on 14<sup>th</sup> November 1997

Council hereby grants an extension of 24 months to the approval, thereby making such approval operative to 11<sup>th</sup> November, 2002.

Please contact Council if further clarification of this advice is required.

Yours faithfully

**Tony Huppertz**  
**AUTHORISED OFFICER**

#### EXTIME

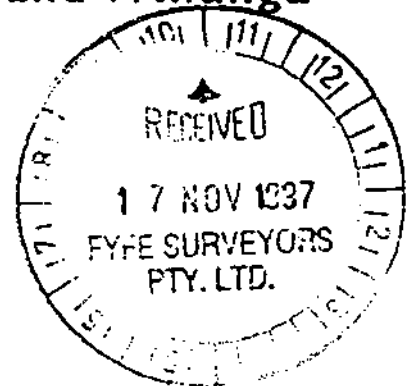
Date Printed: 26 October, 2000

<b>■ Contacts</b> Phone (08) 8384 0666 mail@onkaparinga.sa.gov.au www.onkaparingacity.com ABN 97 047 258 128	<b>■ Postal address</b> PO Box 1 Noarlunga Centre South Australia 5168	<b>■ Noarlunga office</b> Ramsay Place Noarlunga Centre Fax (08) 8382 8744	<b>■ Aberfoyle Park office</b> The Hub Aberfoyle Park Fax (08) 8270 1155	<b>■ Willunga office</b> St Peters Terrace Willunga Fax (08) 8556 2641
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# The City of Happy Valley, Noarlunga and Willunga

14 November, 1997

Seaford Joint Venture  
C/- Fyfe Surveyors Pty Ltd  
PO Box 114  
KENT TOWN SA 5071



Dear Sir/Madam

**Development Application No.** : 860/0D024/97/LD  
**Proposed Development** : Land Division for the creation of 90 additional allotments  
**Location of Proposed Development** : Part Alt 1102 Dalkeith Road, SEAFORD RISE 5169  
**Property Identification** : Part Alt 1102 in DP 47797  
**Development Approval**

Please find enclosed a Decision Notification Form in respect to the abovementioned application.

You will note that Development Approval has been issued and that conditions have been attached to this consent.

Pursuant to Section 86(1)(a) of the Development Act 1993 you have the right of appeal to the Environment, Resource and Development Court against any conditions which have been imposed on this 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 as may be allowed by the Court.

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

Should you require any further information or assistance, please contact Mr David Melhuish at the Noarlunga area office.

Yours faithfully

Terry Sutcliffe  
**AUTHORISED OFFICER**

attach

DN06

■ **Postal address**  
PO Box 1  
Noarlunga Centre SA 5168

■ **Noarlunga**  
**Area Office**  
Ramsay Place  
Noarlunga Centre  
Ph 8384 0666  
Fax 8382 8744

■ **Happy Valley**  
**Area Office**  
The Hub  
Aberfoyle Park  
Ph 8374 6200  
Fax 8270 1155

■ **Willunga**  
**Area Office**  
Date Printed November 1997  
St Peters Terrace  
Willunga  
Ph 8556 2202  
Fax 8556 2641

**DECISION NOTIFICATION FORM**

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

**DEVELOPMENT NUMBER**

860/0D024/97/LD

**LAND DIVISION****FOR DEVELOPMENT APPLICATION****DATED:**

30/06/1997

**REGISTERED ON:**

01/07/1997

<b>TO:</b>	Seaford Joint Venture C/- Fyfe Surveyors Pty Ltd PO Box 114 KENT TOWN SA 5071
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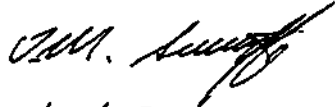
LOCATION OF PROPOSED DEVELOPMENT			
<b>PROPERTY DESCRIPTION</b>	Part Alt 1102 in DP 47797	<b>HUNDRED</b>	Willunga
<b>PROPERTY ADDRESS</b>	Part Alt 1102 Dalkeith Road, SEAFORD RISE 5169		
<b>CERTIFICATE(S) OF TITLE</b>	Part of 5403231		

NATURE OF PROPOSED DEVELOPMENT
Land Division for the creation of 90 additional allotments

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

NATURE OF DECISION	DECISION	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	6
LAND DIVISION CONSENT	Granted	26
DEVELOPMENT APPROVAL	Granted	32

*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.*

<b>Date of Decision:</b> 11/11/1997	
<b>Signed:</b> 	<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
<b>Date:</b> 14/11/97.	<input checked="" type="checkbox"/> Sheets Attached

# THE CITY OF HAPPY VALLEY, NOARLUNGA & WILLUNGA

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**DEVELOPMENT APPLICATION NUMBER** : 860/0D024/97/LD  
**APPLICANT** : Seaford Joint Venture  
**LOCATION** : Part Alt 1102 Dalkeith Road, SEAFORD RISE 5169 in DP 47797  
**PROPOSED DEVELOPMENT** : Land Division for the creation of 90 additional allotments  
**DECISION** : Development Approval Granted  
**DATE OF DECISION** : 11/11/1997

## **PROVISIONAL DEVELOPMENT PLAN CONSENT**

### ***Conditions of Consent by the Council***

1. The land division shall be carried out in accordance with the land division plan numbered 07788P4C submitted with and forming part of the development application.
2. The road in front of lots 214, 216 is to be 14m wide.
3. A driveway link is required between lots 268 and 278 or 270 and 280.
4. A stormwater easement is required to drain Road 520 through lots 217 and 218.
5. A drainage system is to be designed and constructed for all stormwater from this stage and future stages to the south that contribute water to the valley south of this stage.
6. No dwellings or any other structures shall be occupied until all sites within the subdivisions are connected to the mains sewer and are connected directly to the Christies Beach Sewer Treatment Plant.

### ***Conditions of Consent by the Development Assessment Commission***

Nil

## **LAND DIVISION CONSENT**

### ***Statement of Council Requirements***

#### **Drainage Reserves/Easements for drainage**

7. Rear of allotment easements required where driveways and paved areas will not drain to the street. Where the drain services one allotment the easement is to be in the name of the allotment it services. In other cases the easements may be in the name of the Council.

Roads and access to land

8. Grading of block frontages to be no steeper than 1:5. Grading from kerb to boundary to be between 1:40 and 1:10 sloping towards the kerb.
9. Any filling of allotments or roads to be supervised by a Consulting Engineer and shall be controlled and compacted in layers of 150mm to 200mm thickness. The following test requirements shall apply:-

Sands with 5% fines or less

Density index not less than 65% according to A.S. 1289.E6.1 where compaction test is in accordance with A.S. 1289.E5.1. Alternatively a satisfactory blow count of 7 or more per 300mm when tested in situ with a penetrometer to A.S. 1289.F3.3 may be used.

Silts and sands with more than 5% fines

Dry density ratio according to A.S. 1289.E4.1 of not less than 98% where the compaction test is in accordance with A.S. 1289.E1.1 (standard). Where local practice uses compaction test in accordance with A.S. 1289.E2.1 (modified) the dry density ratio shall be not less than 96%.

Clays

Dry density ratio according to A.S. 1289.E4.1 of not less than 95% where the compaction test is in accordance with A.S. 1289.E1.1 (standard) or 90% in accordance with A.S. 1289.E2.1 (modified). Reactive clay fill should be avoided where practical.

Roads

in accordance with A.S. 1289.E2.1 (modified).

Filling to be covered by a minimum of 100mm of top soil.

10. Turning to be provided for Council compactors at the end of the culs-de-sac.

Footpaths, water tables and kerbing

11. All roads and stormwater drainage to be designed and constructed to accepted engineering standards and to the satisfaction of the Council.
12. A footpath layout plan showing location of common service trenches shall be provided for all footpaths to be created within the land division.
13. All traffic islands to be landscaped.

Bridges, culvert and drains

14. Provide a flow path for the flows resulting from a 100 year A.R.I. storm.
15. Existing creek systems to be retained and be able to accommodate a minimum of the flows resulting from a 100 year A.R.I. storm.
16. Local underground drainage to accommodate a minimum of the flows resulting from a 10 year A.R.I. storm.

17. Underground drainage from low points in front of allotments to accommodate a minimum of the flows from a 25 year A.R.I. storm.
18. Accommodate run-off from fully developed upstream catchment.
19. Prevent scour in downstream properties.
20. Open earth drains and natural creeks to have a pervious lined low flow channel or have a longitudinal grade of .5% or less and to have a minimum 100mm layer of top soil and to be grassed.
21. Stormwater drainage to be accommodated in roads, walkways, drainage reserves or adequate easements vested in Council.
22. Rear of allotment drainage required in easements where driveway and paved areas will not drain to the street. Rear of allotment drainage to accommodate a 10 year A.R.I. storm from the impervious area of the allotment. Minimum pipe size for rear of allotment drainage to be 150mm diameter where more than one allotment contributes to the drain.
23. S.E.P. lids to be Everlevel Type SEC F... MP or similar.

#### Electricity Supply

24. All E.T.S.A. mains to be underground.
25. All public lighting within the land division comply with Australian Public Lighting Code AS 1158.

#### Any other requirements

26. Council will be provided with an acceptable management strategy for controlling both silt run off and emission of dust during construction/activities relating to the land division.
27. Where the developer proposes to carry out streetscape work a streetscape plan, to be approved by Council, shall be provided with the road construction plans.
28. A Quality Plan pertaining to design, inspection, testing and survey of all engineering works shall be submitted and approved at the time of design approval.

#### ***Statement of Development Assessment Commission Requirements***

29. The necessary easements shall be granted to the SA Water Corporation free of cost.
30. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water 90060/97) Water & Sewer.
31. Two copies of a certified survey plan shall be lodged with the Commission for Certificate purposes.

Environment Protection Authority imposes the following condition:-

32. That a Soil Erosion and Drainage Plan is prepared before work on the subdivision proceeds.

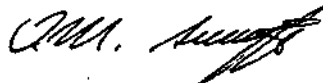
**Note(s):**

1. ETSA Corporation advise that the only ETSA Corporation equipment located in this development is spare conduit which is located in the reserve, being Allotment 604. This conduit will eventually be used to house our 11000 volt underground cables from a padmounted transformer also located on Allotment 604. There are no other services affected by this proposed development.

The most appropriate of supply electricity to the development is underground from the existing underground services in the area. Service pits would be installed on property boundaries and the developer would be required to install their own services from these pits.

For further information regarding design and cost for the development, the developer should contact Mr Mike Noske at our Marleston Office on 8292 0108.

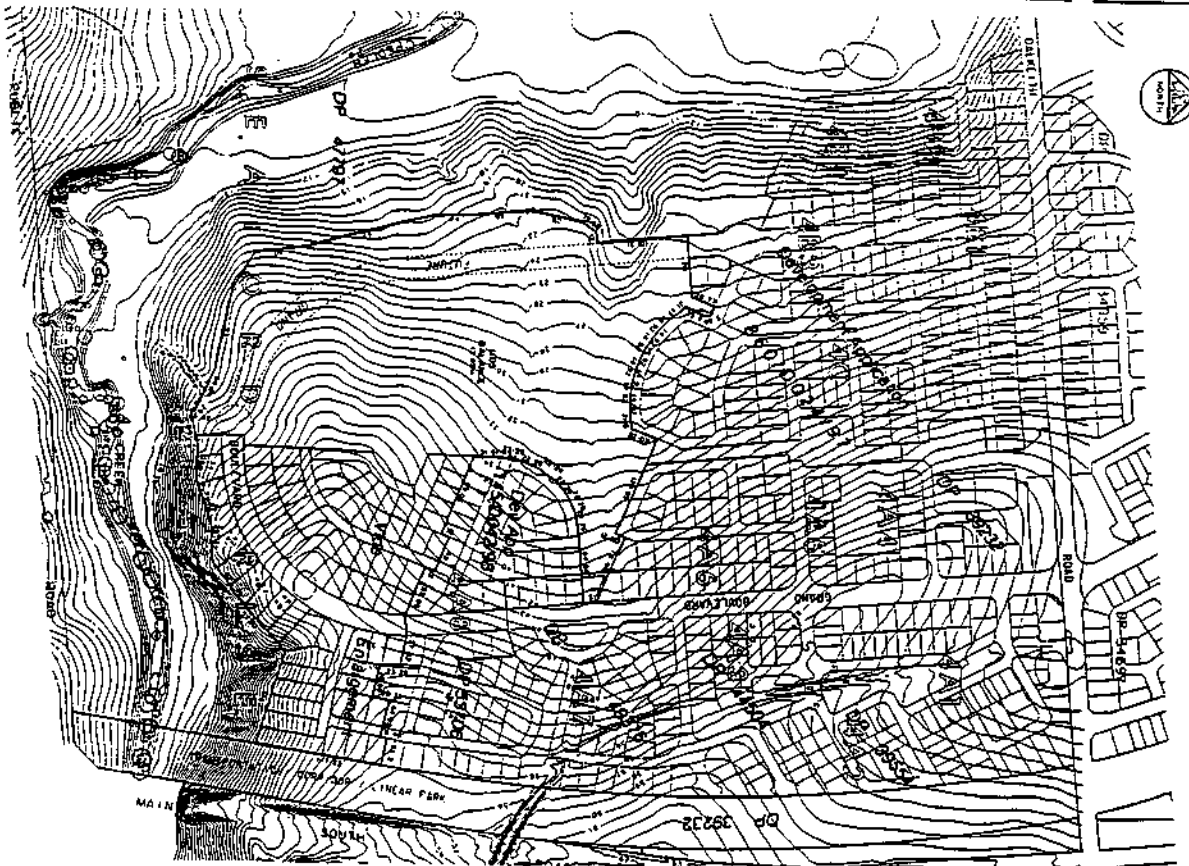
2. Environment Protection Authority have provided information on Stormwater Management and Contaminated Land Assessment. A copy of this correspondence is attached for your information.
3. Department of Transport advise that contours show that a low point may be created in the proposed new street opposite Allotment 209. Provision should be made in the future division of the balance of the land for the safe disposal of stormwater from this location.
4. You are further advised that following compliance with Council's conditions (if applicable), the Development Assessment Commission will be notified that the Council has no objections to the issue of the Certificate of Approval.



Terry Sutcliffe  
AUTHORISED OFFICER

Dated: 14/11/97





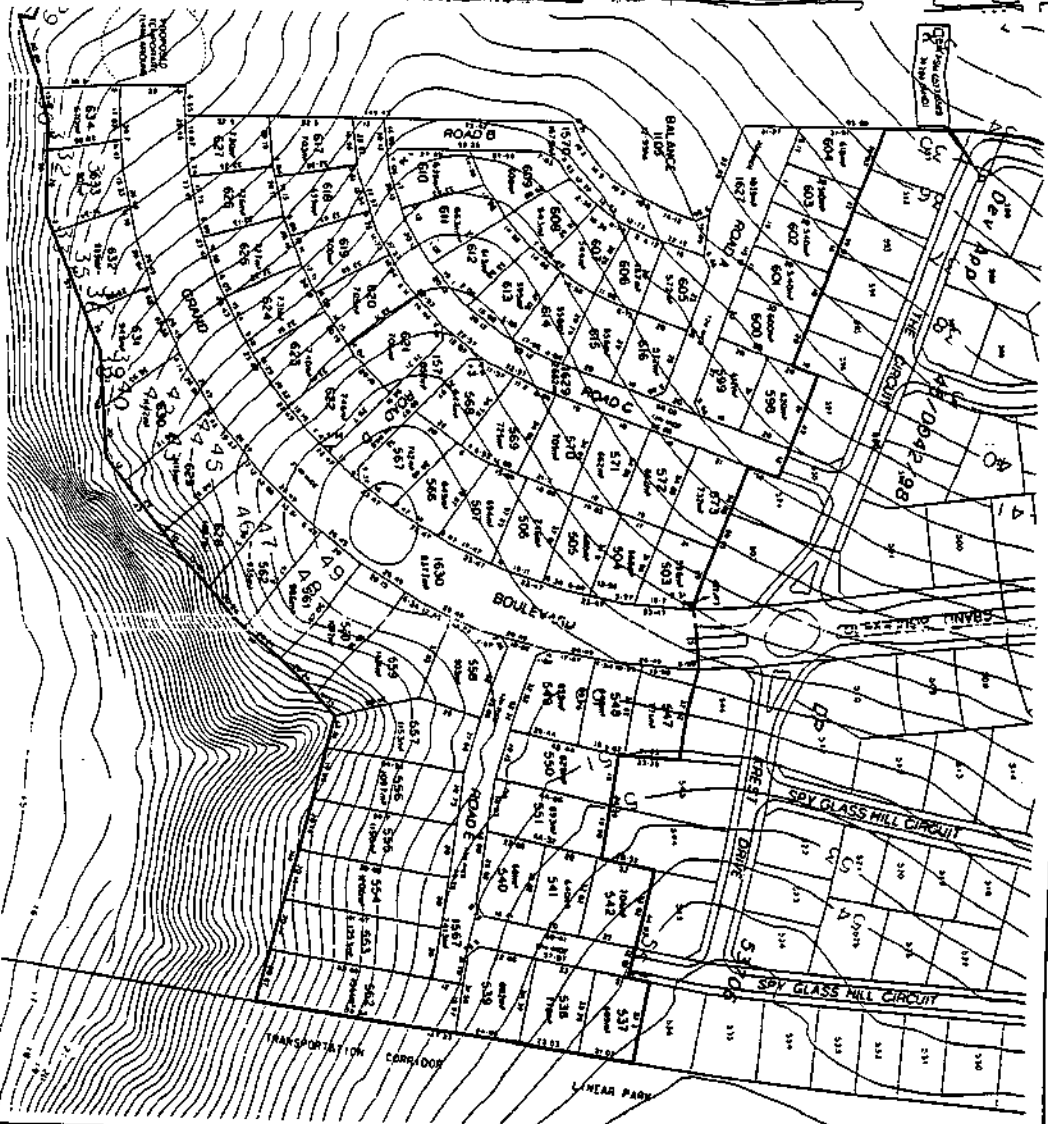
# LOCATION PLAN



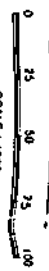
SCALE 1:2000

Shown for reference only. Not to be used for any purpose other than as a guide to the location of the development. The location of the development is shown for reference only. Not to be used for any purpose other than as a guide to the location of the development.

STAGE AND STATISTICS  
TOTAL AREA: 30.37 AC  
TOTAL AREA (EXCLUDING 7.35 AC)  
NO. OF LOTS (INCLUDING 2)  
AVERAGE LOT AREA: 2.4 AC  
RESERVE AREA: 2.4 AC  
LENGTH OF ROAD: 1.1 AC (approx.)



# ENLARGEMENT



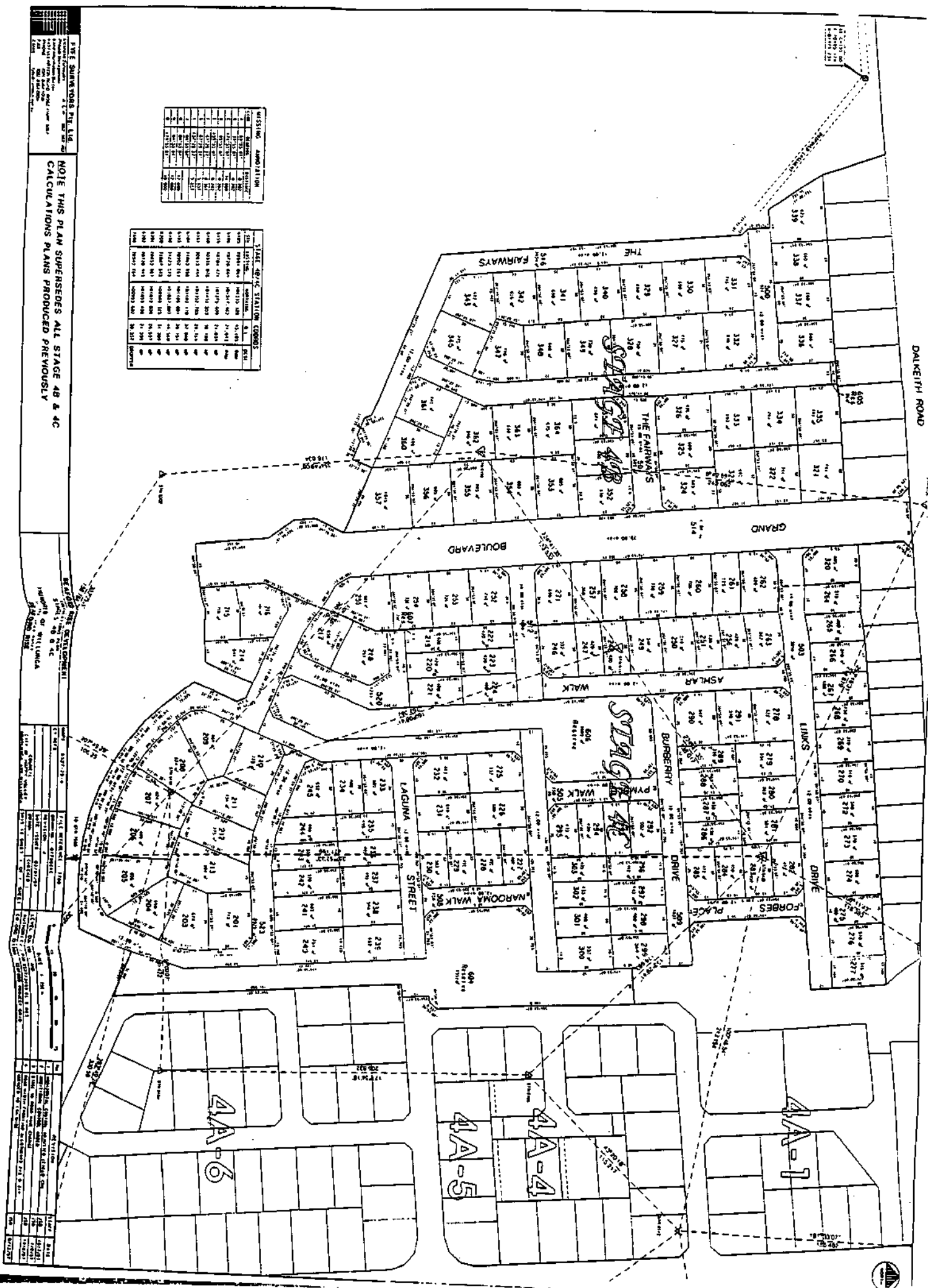
SCALE 1:1000

ALL DEVELOPMENTS AND AREAS ARE SUBJECT TO SURVEY  
STATIONING AND RECORDS. THE LOCATION OF THE DEVELOPMENT  
IS SHOWN FOR REFERENCE ONLY. NOT TO BE USED FOR ANY  
PURPOSE OTHER THAN AS A GUIDE TO THE LOCATION OF THE  
DEVELOPMENT. THE LOCATION OF THE DEVELOPMENT IS SHOWN  
FOR REFERENCE ONLY. NOT TO BE USED FOR ANY PURPOSE  
OTHER THAN AS A GUIDE TO THE LOCATION OF THE DEVELOPMENT.

CITY OF ONKAPARINGA  
DA 145/0052/00

<b>STREET SURVEYING P.L. 191</b> Surveyed by: [Name] Date: [Date] Scale: 1:2000		<b>SEAFORD RESIDENTIAL DEVELOPMENT</b> Part of the [Name] of Part of the [Name] of Part of the [Name] of Part of the [Name]		[Table with 2 columns: [Header], [Header] [Row 1] [Row 2] [Row 3] [Row 4] [Row 5] [Row 6] [Row 7] [Row 8] [Row 9] [Row 10] [Row 11] [Row 12] [Row 13] [Row 14] [Row 15] [Row 16] [Row 17] [Row 18] [Row 19] [Row 20] [Row 21] [Row 22] [Row 23] [Row 24] [Row 25] [Row 26] [Row 27] [Row 28] [Row 29] [Row 30] [Row 31] [Row 32] [Row 33] [Row 34] [Row 35] [Row 36] [Row 37] [Row 38] [Row 39] [Row 40] [Row 41] [Row 42] [Row 43] [Row 44] [Row 45] [Row 46] [Row 47] [Row 48] [Row 49] [Row 50] [Row 51] [Row 52] [Row 53] [Row 54] [Row 55] [Row 56] [Row 57] [Row 58] [Row 59] [Row 60] [Row 61] [Row 62] [Row 63] [Row 64] [Row 65] [Row 66] [Row 67] [Row 68] [Row 69] [Row 70] [Row 71] [Row 72] [Row 73] [Row 74] [Row 75] [Row 76] [Row 77] [Row 78] [Row 79] [Row 80] [Row 81] [Row 82] [Row 83] [Row 84] [Row 85] [Row 86] [Row 87] [Row 88] [Row 89] [Row 90] [Row 91] [Row 92] [Row 93] [Row 94] [Row 95] [Row 96] [Row 97] [Row 98] [Row 99] [Row 100]	
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**APPENDIX 2**  
**RESERVE PLAN**

VIDE CONTINUATION BELOW LEFT

A  
(PROPOSED RESERVE)

ENLARGEMENT

0 25 50 75 100  
SCALE METRESA  
(PROPOSED RESERVE)  
5608m<sup>2</sup>D  
BALANCE OF LAND  
IN ALLOTMENT 1031B  
(ADDITIONAL RESERVE)  
2-674m<sup>2</sup>DP  
51093WATERFORD  
CIRCUITDP  
56283D  
BALANCE OF LAND  
IN ALLOTMENT 1031B  
(ADDITIONAL RESERVE)

VIDE CONTINUATION ABOVE RIGHT

PLAN FOR LAND MANAGEMENT AGREEMENT PURPOSES  
ALLOTMENT 1031 in DP 56902  
of PART SECTIONS 354, 355, 357 and 358  
HUNDRED OF WILLUNGAIN THE AREA NAMED  
SEAFORD RISE

CT 5848/418

SITE PLANBEARING DATUM 155° 41' 10" ① - ②  
DERIVED FROM DP 56902 ADOPTEDCOVENTRY  
CIRCUIT

DP 56283

DP  
56902  
ALLOTMENT 1030SANTA  
CATALINA  
CRESCENT

DALKEITH

DP 57193

BOUNDARY

ROAD

DP 57194

DP CT 5848/418

DP 58232

A  
(PROPOSED RESERVE)

VIDE

AUSTRIA DRIVE

BOUNDARY

DP 51093

WATERFORD

CIRCUIT

DP 56283

B  
(ADDITIONAL RESERVE)DP  
56283D  
BALANCE OF LAND  
IN ALLOTMENT 1031

ENLARGEMENT

STANFORD  
GLENDP 56902  
ALLOTMENT 1030C  
(ADDITIONAL RESERVE)C  
(ADDITIONAL RESERVE)  
750m<sup>2</sup>

BOUNDARY

CT 5848/418

0 100 200 300 400  
SCALE METRESFYFE SURVEYORS  
PTY LTDACN 062 582 483  
143 FULLARTON ROAD, ROSE PARK NSW 5087  
PH 8364 1000 FAX 8364 0904  
PH 8364 1000 FAX 8364 0904  
Ph 8364 1000 FAX 8364 0904  
Ph 8364 1000 FAX 8364 0904

## Certificate of Title

**Title Reference:** CT 5890/561  
**Status:** CURRENT  
**Parent Title(s):** CT 5848/417  
**Dealing(s) Creating Title:** RTC 9520414  
**Title Issued:** 07/03/2003  
**Edition:** 4

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/04/2017	12/04/2017	12707996	MORTGAGE	REGISTERED	PEPPER FINANCE CORPORATION LTD. (ACN: 094 317 647)
05/04/2017	12/04/2017	12707995	DISCHARGE OF MORTGAGE	REGISTERED	12654521
20/12/2016	09/01/2017	12654521	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
20/12/2016	09/01/2017	12654520	TRANSFER	REGISTERED	PAUL JAMES BICKLEY, LINDA JANE HOMEWOOD
20/12/2016	09/01/2017	12654519	DISCHARGE OF MORTGAGE	REGISTERED	10989541
27/06/2008	11/07/2008	10989541	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
27/06/2008	11/07/2008	10989540	ENCUMBRANCE	REGISTERED	LANDSA PTY. LTD. (ACN: 079 317 623)
27/06/2008	11/07/2008	10989539	TRANSFER	REGISTERED	DAVID MUNRO COOMBE, CAROL ANNE COOMBE
19/12/2001	11/02/2002	9243047	AGREEMENT	REGISTERED	



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: 2577585

LAND SERVICES SA OPERATING TRUST  
GPO BOX 543  
ADELAIDE SA 5001

## DATE OF ISSUE

18/06/2024

## ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

## OWNERSHIP NUMBER

10020830

## OWNERSHIP NAME

P BICKLEY & L HOMEWOOD

## PROPERTY DESCRIPTION

68 GRAND BLVD / SEAFORD RISE SA 5169 / LT 45 D61274

## ASSESSMENT NUMBER

8654230936

## TITLE REF.

(A "+" indicates multiple titles)

CT 5890/561

## CAPITAL VALUE

\$590,000.00

## 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  
\$ 238.80  
\$ 149.60  
\$ 0.00  
\$ -139.20  
\$ 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

16/09/2024

See overleaf for further information



Government of  
South Australia

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: 2577585

**DATE OF ISSUE**

18/06/2024

LAND SERVICES SA OPERATING TRUST  
GPO BOX 543  
ADELAIDE SA 5001

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

P BICKLEY &amp; L HOMEWOOD

**FINANCIAL YEAR**

2023-2024

**PROPERTY DESCRIPTION**

68 GRAND BLVD / SEAFORD RISE SA 5169 / LT 45 D61274

**ASSESSMENT NUMBER**

8654230936

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5890/561

**TAXABLE SITE VALUE**

\$250,000.00

**AREA**

0.0463 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****16/09/2024****Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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