

REAL PROPERTY ACT, 1886



South Australia

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



## Certificate of Title - Volume 6315 Folio 437

**Parent Title(s)** CT 5647/704  
**Creating Dealing(s)** RTU 14523520  
**Title Issued** 20/05/2025      **Edition** 1      **Edition Issued** 20/05/2025

## Estate Type

FEE SIMPLE

## Registered Proprietor

DAVID JOHN SHUTE  
SHONEL SHUTE  
OF PO BOX 573 MOUNT COMPASS SA 5210  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 110 DEPOSITED PLAN 137362  
IN THE AREA NAMED MOUNT COMPASS  
HUNDRED OF NANGKITA

## Easements

NIL

## Schedule of Dealings

NIL

## Notations

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

PURPOSE:	DIVISION	AREA NAME:	MOUNT COMPASS	APPROVED:	<h1 style="margin: 0;">D137362</h1> <p style="margin: 0;">SHEET 1 OF 2</p> <p style="margin: 0; font-size: small;">text_01_v01_Version_4</p>
COUNCIL:	ALEXANDRINA COUNCIL	DEVELOPMENT NO:	455/D423/24/001/8361	05/05/2025	
LAST PLAN:				DEPOSITED:	

AGENT DETAILS:	WEBER FRANKIW SURVEYORS PTY LTD POST OFFICE BOX 53 MCLAREN VALE, SA 5171 PH: 8323 8991	SURVEYORS CERTIFICATION:	I David Arthur Giles Weston, a licensed surveyor under the Survey Act 1992 certify 1) That this plan has been made from surveys carried out by a person other than a licensed surveyor under my personal supervision and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 14th day of October 2024 5th day of May 2025 David Arthur Giles Weston Licensed Surveyor
AGENT CODE:	WEFSP		
REFERENCE:	9440		

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN
CT	5647	704		ALLOTMENT(S)	100	D	18208 NANGKITA	
CT	5647	707		ALLOTMENT(S)	101	D	18208 NANGKITA	

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS:

NO OCCUPATION ON THE SUBJECT LAND BOUNDARIES UNLESS SHOWN OTHERWISE

# D137362

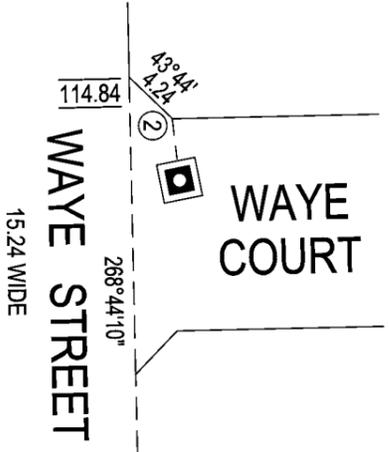
SHEET 2 OF 2

pland\_v8\_Version\_4

BEARING DATUM: MGA 2020 ZONE 54  
DERIVATION: PM 6627/11599 - 6627/11595  
DRAWING SCALE FACTOR: 1.000138  
ORIGIN POINT: 6627/11599  
TOTAL AREA:

## ENLARGEMENT F2

NOT TO SCALE

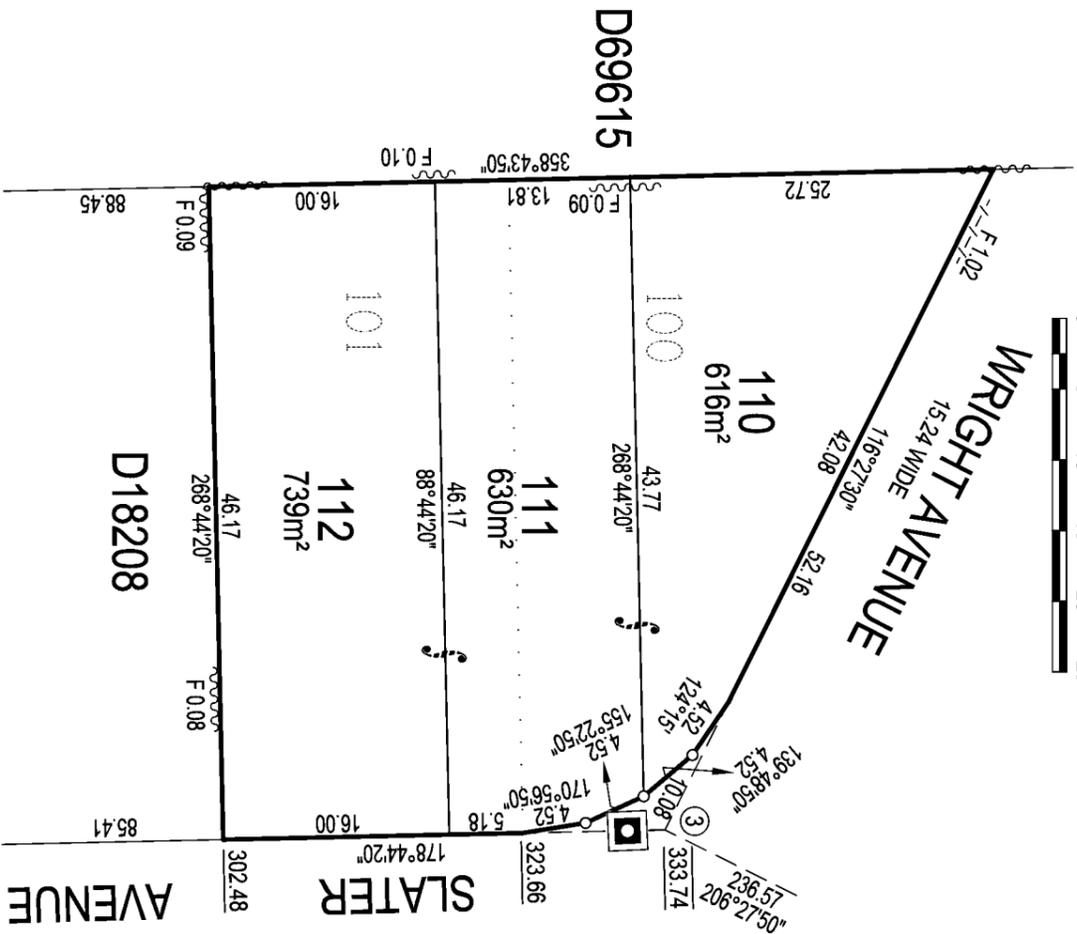


CNR	BEARING	FROM	DIST	PSM NO
1	358°44'	PM FD	0.25	6627/11599
2	264°17'	PM FD	3.51	6627/26596
3	358°44'	PM FD	1.55	6627/11596
4	-	PM FD	-	6627/11595
5	288°56'30"	PM FD	166.51	6627/11595
6	206°28'	PM FD	0.25	6627/14985

REFERENCE MARK

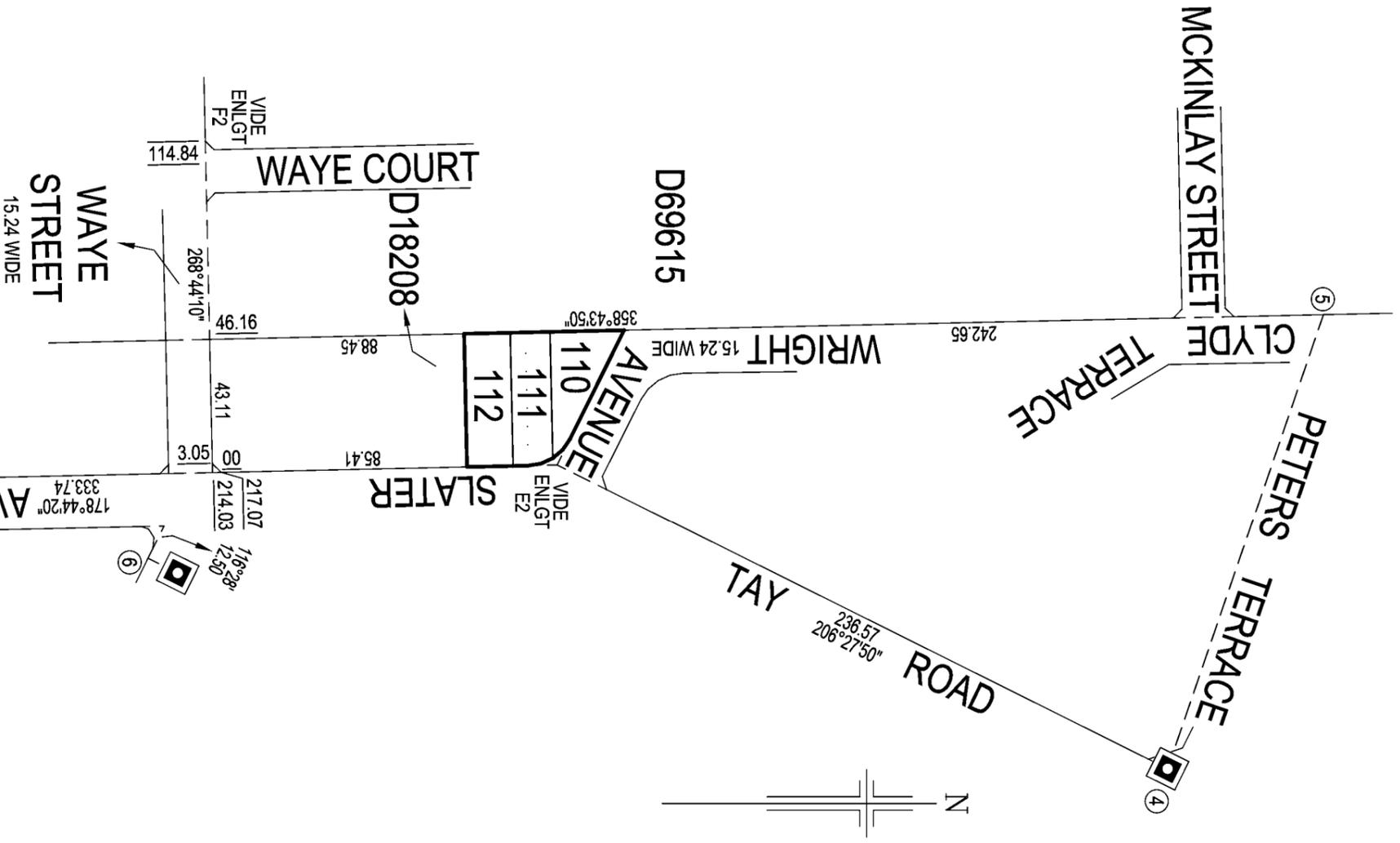
## ENLARGEMENT E2

SCALE METRES



## ARTHUR ROAD

SCALE METRES



**WEBER FRANKIW SURVEYORS**  
Licensed Surveyors & Land Division Consultants  
CAD REF: 9440 bdy

178 Main Road McLaren Vale South Australia 5171  
Telephone (08) 8323 8991  
Email [admin@wfsurvey.com.au](mailto:admin@wfsurvey.com.au)  
ACN 624 277 158



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: 2686298

FENTONS FORMS PTY LTD  
POST OFFICE BOX 298  
CHRISTIES BEACH SA 5165

**DATE OF ISSUE**

03/07/2025

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

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
19765812	D J & S SHUTE			
<b>PROPERTY DESCRIPTION</b>				
21 WRIGHT AV / MOUNT COMPASS SA 5210 / LT 110 D137362				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
453546968*	CT 6315/437	\$200,000.00	R2 0.500	VA 0.300
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	25.35	
	<b>- REMISSION</b>	\$	10.00	
	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	0.00	
	<b>= AMOUNT PAYABLE</b>	\$	65.35	
<b>FINANCIAL YEAR</b>				
2025-2026				

**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** 01/10/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

**PAYMENT REMITTANCE ADVICE**

**OWNERSHIP NUMBER**  
19765812

**OWNERSHIP NAME**  
D J & S SHUTE

**ASSESSMENT NUMBER**  
453546968\*

**AMOUNT PAYABLE**  
\$65.35

**AGENT NUMBER**  
100025231

**AGENT NAME**  
FENTONS FORMS PTY LTD

**EXPIRY DATE**  
01/10/2025

+70034104170022> +001571+ <0551163334> <0000006535> +444+



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: 2686298

FENTONS FORMS PTY LTD  
POST OFFICE BOX 298  
CHRISTIES BEACH SA 5165

**DATE OF ISSUE**

03/07/2025

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

<b>OWNERSHIP NAME</b>		<b>FINANCIAL YEAR</b>	
D J & S SHUTE		2025-2026	
<b>PROPERTY DESCRIPTION</b>			
21 WRIGHT AV / MOUNT COMPASS SA 5210 / LT 110 D137362			
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b>	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
453546968*	(A "+" indicates multiple titles) CT 6315/437	\$200,000.00	0.0616 HA
<b>DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:</b>			
<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>= AMOUNT PAYABLE</b>	\$ 0.00		

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

**ON OR BEFORE** 01/10/2025



**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**

Account Number 453546968*	L.T.O Reference CT6315437	Date of issue 2/7/2025	Agent No. 8278	Receipt No. 2686298.
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FENTONS FORMS PTY LTD  
 PO BOX 298  
 CHRISTIES BEACH SA 5165  
 admin@fentonsforms.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: D J & S SHUTE  
 Location: 21 WRIGHT AV MOUNT COMPASS LT110 D137362  
 Description: L Capital Value: \$ 200 000  
 Rating: Residential

### Periodic charges

Raised in current years to 30/6/2025

		\$
	Arrears as at: 30/6/2025 :	0.00
Water main available: 1/7/2025	Water rates :	0.00
Sewer main available:	Sewer rates :	0.00
	Water use :	0.00
	SA Govt concession :	0.00
	Recycled Water Use :	0.00
	Service Rent :	0.00
	Recycled Service Rent :	0.00
	Other charges :	0.00
	Goods and Services Tax :	0.00
	Amount paid :	0.00
	Balance outstanding :	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 0.00 Bill: 13/8/2025

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

The last Water Use Year ended on 15/05/2025.

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

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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

## South Australian Water Corporation

Name: **Water & Sewer Account**  
D J & S SHUTE Acct. No.: 453546968\* Amount: \_\_\_\_\_

Address:  
21 WRIGHT AV MOUNT COMPASS LT110  
D137362

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### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	453546968*



Bill code: 8888  
Ref: 45354696810

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 453546968\*

# Property Interest Report

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

Title Reference	CT 6315/437	Reference No. 2686298
Registered Proprietors	D J & S*SHUTE	Prepared 01/07/2025 12:05
Address of Property	21 WRIGHT AVENUE, MOUNT COMPASS, SA 5210	
Local Govt. Authority	ALEXANDRINA COUNCIL	
Local Govt. Address	PO BOX 21 GOOLWA SA 5214	

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

## Table of Particulars

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

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

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development has no record of any notice affecting this title

- |      |  |   |
|------|--|---|
| 5.10 | section 84 - Enforcement notice                  | State Planning Commission in the Department for Housing and Urban Development 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 |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Housing and Urban Development 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 |
| 5.12 | Part 11 Division 2 - Proceedings                 | Contact the Local Government Authority for other details that might apply<br><br>also<br><br>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)<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> | State Planning Commission in the Department for Housing and Urban Development 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 |
|-----|--|---|

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</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 <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 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. <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. <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. <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. <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. <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. <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. <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. <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<br>also<br>Contact the Local Government Authority for other details that might apply |
|------|---|---|

**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<br>also<br>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<br>also<br>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 <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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register) or phone PlanSA on 1800 752 664.**
- 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply

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

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

### 34. *Water Industry Act 2012*

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

### 35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

### 36. **Other charges**

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

## Other Particulars

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

- |     |   |   |
|-----|---|---|
| 1.  | Particulars of transactions in last 12 months                                   | Contact the vendor for these details  |
| 2.  | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation   |
| 3.  | Particulars relating to strata unit   | Enquire directly to the Secretary or Manager of the Strata Corporation  |
| 4.  | Particulars of building indemnity insurance                                     | Contact the vendor for these details<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

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

- |     |  |  |
|-----|--|--|
| 1.  | Pipeline Authority of S.A. Easement  | Epic Energy has no record of a Pipeline Authority Easement relating to this title  |
| 2.  | State Planning Commission refusal  | No recorded State Planning Commission refusal  |
| 3.  | SA Power Networks  | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title                      |
| 4.  | South East Australia Gas Pty Ltd   | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property  |
| 5.  | Central Irrigation Trust   | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.                         |
| 6.  | ElectraNet Transmission Services   | ElectraNet has no current record of a high voltage transmission line traversing this property  |
| 7.  | Outback Communities Authority  | Outback Communities Authority has no record affecting this title   |
| 8.  | Dog Fence ( <i>Dog Fence Act 1946</i> )                                      | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 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).

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## Certificate of Title

**Title Reference:** CT 6315/437  
**Status:** CURRENT  
**Parent Title(s):** CT 5647/704  
**Dealing(s) Creating Title:** RTU 14523520  
**Title Issued:** 20/05/2025  
**Edition:** 1

## Dealings

No lodged Dealings found.

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## Certificate of Title

**Title Reference:** CT 6315/437  
**Status:** CURRENT  
**Edition:** 1

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

## Certificate of Title

**Title Reference** CT 6315/437  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 19765812  
**Address for Notices** POST OFFICE BOX 573, MOUNT COMPASS, SA 5210  
**Area** 616m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

DAVID JOHN SHUTE  
SHONEL SHUTE  
OF PO BOX 573 MOUNT COMPASS SA 5210  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 110 DEPOSITED PLAN 137362  
IN THE AREA NAMED MOUNT COMPASS  
HUNDRED OF NANGKITA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
453546968*	CURRENT	21 WRIGHT AVENUE, MOUNT COMPASS, SA 5210

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

## Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

**Valuation Number** 453546968\*  
**Type** Site & Capital Value  
**Date of Valuation** 01/01/2025  
**Status** CURRENT  
**Operative From** 01/07/2025  
**Property Location** 21 WRIGHT AVENUE, MOUNT COMPASS, SA 5210  
**Local Government** ALEXANDRINA  
**Owner Names** DAVID JOHN SHUTE  
 SHONEL SHUTE  
**Owner Number** 19765812  
**Address for Notices** POST OFFICE BOX 573, MOUNT COMPASS, SA 5210  
**Zone / Subzone** N - Neighbourhood  
**Water Available** No  
**Sewer Available** No  
**Land Use** 4100 - Vacant Land-Urban  
**Description** L  
**Local Government Description** Vacant Land

## Parcels

Plan/Parcel	Title Reference(s)
D137362 ALLOTMENT 110	CT 6315/437

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$200,000	\$200,000			

## Building Details

**Valuation Number** 453546968\*  
**Building Style** Not Available  
**Year Built** Not Available  
**Building Condition** Not Available

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<b>Wall Construction</b>	Not Available
<b>Roof Construction</b>	Not Available
<b>Equivalent Main Area</b>	Not Available
<b>Number of Main Rooms</b>	Not Available

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



## ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

**Certificate of  
PROPERTY CONDITIONS**  
Pursuant to the Land and Business (Sale and Conveyancing) Act, 1994

**Search No:** CTPROPERTY-2025-001752

**Property ID:** 29125

**Valuation No:** 453546968\*

**Property Described as:** 21 Wright Avenue MOUNT COMPASS SA 5210

**Owners Name/s:** David J Shute  
Shonel Shute

Section	Allotment	Plan	Certificate of Title
	110	137362	6315/437

### PROPERTY INFORMATION

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

<b>5.1</b> Section 42 – Condition (that continues to apply) of a development authorisation	Nil
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**6. Repealed Act conditions**

<b>6.1</b> Conditions (that continue to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)	Nil
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**29 Planning, Development, and Infrastructure Act 2016**

<b>29.1</b> Part 5 – Planning and Design Code – Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Refer to Attached Plan SA Report
<b>29.1</b> Is there a State Heritage place on the land or is the land situated in a State Heritage area?	No
<b>29.1</b> Is the land designated as a local heritage place?	No

<b>29.1</b> Is there a tree of stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	No
<b>29.1</b> Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes
<b>29.2</b> Section 127 – Condition (that continues to apply) of a development authorisation	Attached

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

<b>5.2</b> Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
<b>5.3</b> Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	Nil
<b>5.4</b> Section 55 – Order to remove or perform work	Nil
<b>5.5</b> Section 56 – Notice to complete development	Nil
<b>5.6</b> Section 57 – Land management agreement	Nil
<b>5.8</b> Section 69 – Emergency order	Nil
<b>5.9</b> Section 71 – Fire safety notice	Nil
<b>5.10</b> Section 84 – Enforcement notice	Nil
<b>5.11</b> Section 85(6), 85(10) or 106 – Enforcement order	Nil
<b>5.12</b> Part 11 Division 2 - Proceedings	Nil

**10** *Fire and Emergency Services Act*

<b>10.1</b> Section 105F (or Section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire	Nil
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**11** *Food Act 2001*

<b>11.1</b> Section 44 – Improvement notice	Nil
<b>11.2</b> Section 46 – Prohibition order	Nil

**15** *Housing Improvement Act 1940 (repealed)*

<b>15.1</b> Section 23 – Declaration that the house is undesirable or unfit for human habitation	Nil
<b>15.2</b> Part 7 (rent control for substandard houses) – Notice or declaration	Nil

**17** *Land Acquisition Act 1969*

<b>17.1</b> Section 10 – Notice of intention to acquire	Nil
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**20** *Local Government Act 1934 (repealed)*

<b>20.1</b> Notice, order declaration, charge, claim or demand given or made under the Act	Nil
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**21** *Local Government Act 1999*

<b>21.1</b> Notice, order declaration, charge, claim or demand given or made under the Act	Nil
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**22** *Local Nuisance and Litter Control Act 2016*

<b>22.1</b> Section 30 – Nuisance or litter abatement notice	Nil
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**29** *Planning, Development and Infrastructure Act 2016*

<b>29.5</b> Section 141 – Order to remove or perform work	Nil
<b>29.6</b> Section 142 – Notice to complete development	Nil
<b>29.7</b> Section 155 – Emergency order	Nil
<b>29.8</b> Section 157 – Fire Safety Notice	Nil
<b>29.9</b> Section 192 or 193 – Land Management Agreement	Nil
<b>29.10</b> Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
<b>29.11</b> Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Attached
<b>29.12</b> Part 16 Division 1 – Proceedings	Nil
<b>29.13</b> Section 213 – Enforcement notice	Nil
<b>29.14</b> Section 214(6), 214(10) or 222 – Enforcement order	Nil

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

<b>31.1</b> Part 3 - Notice	Nil
<b>31.2</b> Public and Environmental Health (Waste Control) 2010 (or 1995) (revoked) Part 2 – Condition (that continues to apply) of an approval	Nil

<b>31.3</b> Public and Environmental Health (Waste Control) 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	Nil
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**32** *South Australian Public Health Act 2011*

<b>32.2</b> Section 92 - Notice	Nil
<b>32.3</b> South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	Nil

**36** *Other Charges*

<b>36.1</b> Charges of any kind affecting the land (not included in another item)	Nil
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*Particulars of Building Indemnity Insurance*

**Note: Building Indemnity Insurance is required for -**

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

*Details of Building Indemnity Insurance still in existence for Building Work on the Land*

Building indemnity insurance required	No
---------------------------------------	----

*If yes:*

<b>Name(s) of person(s) insured</b>	
<b>Name of insurer:</b>	
<b>Limitations of the liability of the insurer:</b>	
<b>Name of the builder:</b>	

<b>Builders Licence Number:</b>	
<b>Date of Issue of insurance:</b>	
<b>Description of insured building work:</b>	

*Exemption from holding insurance*

If particulars of insurance are not given, has an exemption been granted under Section 45 of the Building Work Contractors Act 1995 from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?	No
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*If yes:*

<b>Date of exemption:</b>	
<b>Name of builder granted the exemption:</b>	
<b>Name of the builder granted the exemption:</b>	
<b>Licence Number of the builder granted the exemption:</b>	
<b>Details of building work for which the exemption applies:</b>	
<b>Details of conditions (if any) to which the exemption is subject:</b>	

*Particulars relating to Environment Protection*

<b>6 Further information held by councils –</b> Does the council hold details of any development approvals relating to: (a) Commercial or industrial activity at the land; or (b) A change in the use of the land or part of the land (within the meaning of the Development Act 1993) or the Planning, Development and Infrastructure Act 2016?	No
---	----

**Note -**

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

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

It should be noted that –

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

I certify that to the best of my knowledge and belief the information provided above is correct.

**Authorised by Alexandrina Council**

**Date:** 02 July 2025

**CONFIRMED BY (as required):**

Environmental Health Officer

Date: 02 July 2025

Building Officer

Date: 02 July 2025

Planning Officer

Date: 02 July 2025

Compliance Officer

Date: 02 July 2025

**ADDITIONAL INFORMATION FOR SEARCH NO 54368 [CTPROPERTY-2025-001752]**

## DECISION NOTIFICATION FORM

*Section 126(1) of the Planning, Development and Infrastructure Act 2016*

### TO THE APPLICANT(S):

Name: Shonel and David Shute
Postal address: 178 MAIN ROAD MCLAREN VALE SA 5171
Email: admin@wfsurvey.com.au

### IN REGARD TO:

Development application no.: 24013424	Lodged on: 27 May 2024
Nature of proposed development: Land Division 2 into 3.	

### LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 31-33 SLATER AV MOUNT COMPASS SA 5210		
Title ref.: CT 5647/704	Plan Parcel: D18208 AL100	Council: ALEXANDRINA COUNCIL

Location reference: 31-33 SLATER AV MOUNT COMPASS SA 5210		
Title ref.: CT 5647/707	Plan Parcel: D18208 AL101	Council: ALEXANDRINA COUNCIL

### DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	19 Sept 2024	1	0	Assessment Manager at Fleurieu Regional Assessment Panel
Land Division Consent	Granted	19 Sept 2024	13	0	Assessment Manager at Fleurieu Regional Assessment Panel
Development Approval - Planning Consent; Land Division Consent	Granted	19 Sept 2024	14	0	Alexandrina Council

<b>FROM THE RELEVANT AUTHORITY:</b> Alexandrina Council
Date: 19 Sept 2024

### CONDITIONS

#### Planning Consent

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

## Land Division Consent

### Condition 1

Each of the allotments herein approved shall be connected to the Community Wastewater Management System (CWMS) in accordance with Council's 'Design Standards and Typical Drawings' with all costs being borne by the developer.

Existing CWMS connection points may be reused for proposed allotments 110 (31) & 112 (33).

Proposed allotment 111 (32) will require a new CWMS connection point. The proposed CWMS plan does not provide invert levels for this connections point where all risk lies with the developer to achieve adequate depth to service any future dwellings via gravity. An extension may be completed within the existing easement towards road reserve to achieve adequate depth relative to the property.

Direct contact must be made with property owners prior to any works being performed within existing easement(s). Any real or perceived issues with property owners must be raised directly with [CWMS@alexandrina.sa.gov.au](mailto:CWMS@alexandrina.sa.gov.au)

The CWMS Standards document can be accessed from Council's website at <https://www.alexandrina.sa.gov.au/live/water-services/wastewater-services>

### Condition 2

A licensed Plumber or Drain Layer shall carry out the construction of any extension to the CWMS and construct all new connections to the scheme in accordance with Council's 'CWMS Standards'. A Certificate of Compliance (CoC) is to be provided on completion of works.

### Condition 3

Surveyed, as-constructed drawings (in .DWG & .PDF format) showing drain lengths, offsets from property boundaries, drain and connection depths, drain grades of any extensions and/or new connections to the CWMS shall be provided to Council within 30 days of the completion of such work and prior to land division clearance.

### Condition 4

All CWMS plumbing work shall be inspected by Council prior to the back filling of trenches. Please contact Council's CWMS Team on 8555 7000 to book an inspection, giving at least two (2) working day's notice.

### Condition 5

Any allotment connected to the CWMS shall drain via gravity to the scheme. No pumping systems will be permitted.

### Condition 6

Easements for drainage purposes shall be vested in Council over all stormwater and/or CWMS drains and structures not within public land. The minimum width of a drainage easement containing one service shall be 3 metres or 4 metres should the easement contain more than one service.

### Condition 7

Payment of the CWMS connection fee shall be made to Council for **(1)** extra connection(s) at the fee set in Council's Schedule of Fees and Charges **applicable at the time that payment is made** and shall be paid prior to connection to the scheme. Payment will be required prior to land division clearance.

*As an example, the fee for **2024/2025** is **\$6500** per additional connection.*

**Condition 8**

Where a land division application is to be constructed in stages, all associated infrastructure requirements shall be satisfied, and CWMS connection fees paid relevant to the stage to be constructed prior to land division clearance for that stage.

**Condition 9**

No CWMS infrastructure works shall commence until full design drawings have been reviewed and endorsed in writing by Alexandrina Wastewater's nominated representative.

**Conditions imposed by SPC Planning Services under Section 122 of the Act****Condition 10**

Payment of \$8453.00 into the Planning and Development Fund (1 allotment/s @ \$8453.00/allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently \$1120.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at [plan.sa.gov.au](http://plan.sa.gov.au), over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

**Condition 11**

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

**Conditions imposed by South Australian Water Corporation under Section 122 of the Act****Condition 12**

if a connection/s off an existing main is required, an investigation will need to be carried out to determine if the connection/s to your development will be standard or non-standard costs.

**Condition 13**

SA Water's water network may be available for connection in this area. An investigation will need to be undertaken to determine infrastructure needs, appropriate fees and charges.

The financial requirements of SA Water shall be met for the provision of water supply services.

**ADVISORY NOTES****Planning Consent****Advisory Note 1**

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

**Advisory Note 2**

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

**Advisory Note 3**

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Authority).

**Advisory Note 4**

The applicant is reminded of their general environmental duty, as required by Section 25 of the Environmental Protection Act, to take all reasonable and practical measures to ensure that any activities on the site do not pollute the environment.

**Advisory Note 5**

Allotment boundaries will not be certified by the Authority. The onus of ensuring that the building is sited as illustrated on the approved plans is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

**Advisory Note 6**

Encumbrances, Land Management Agreements and/or easements may apply to your property. You are therefore advised to check your Certificate of Title prior to commencing work.

**Land Division Consent****Advisory Notes imposed by SPC Planning Services under Section 122 of the Act**

Under Part 20A of the *Telecommunications Act 1997* (Cth), developers are required to install fibre-ready facilities (e.g. pit and pipe) in their developments, unless the development qualifies for an exemption. Developers can face penalties if they sell or lease building lots or units in new developments without fibre-ready facilities installed.

Under the Commonwealth's Telecommunications in New Developments Policy, developers are also expected to contract a telecommunications carrier (being any statutory infrastructure provider (SIP) or NBN Co as the default SIP) to provide services in their development. Carriers should install fixed-line network infrastructure in new developments, unless that is not commercially feasible, in which case they should use fixed-wireless or satellite technologies.

Further details of these requirements can be found at:

[www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments](http://www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments)

**CONTACT DETAILS OF CONSENT AUTHORITIES**

Name: Fleurieu Regional Assessment Panel	Type of consent: Planning and Land Division
Telephone: 08 8555 7000	Email: <a href="mailto:envirocso@alexandrina.sa.gov.au">envirocso@alexandrina.sa.gov.au</a>
Postal address: PO BOX 21, Goolwa SA 5214	

# Data Extract for Section 7 search purposes

Valuation ID 453546968\*

**Data Extract Date:** 02/07/2025

## Important Information

*This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.*

**Parcel ID:** D137362 AL110

**Certificate Title:** CT6315/437

**Property Address:** 21 WRIGHT AV MOUNT COMPASS SA 5210

## Zones

Neighbourhood (N)

## 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 - Medium Risk) (Medium)**

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

#### **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.

#### **Murray-Darling Basin**

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

#### **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.

### **River Murray Tributaries Protection Area**

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

### **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.

### **Water Protection Area**

The Water Protection Area Overlay seeks to safeguard South Australia's public water supplies by protecting regionally and locally significant surface and underground water resources from pollution.

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

No

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

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

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

No

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

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

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

No

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

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

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

## Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

# Alexandrina Council

## Swimming Pool Safety



## Requirements on Sale of Property

### **Pools approved, constructed or installed before 1 st July 1993:**

Safety barriers must be brought into line with the requirements of Ministerial Building Standard – MBS 004 - Swimming Pool Safety – designated safety features for pools built before 1 July 1993

### **Pools approved, constructed or installed from 1 st July 1993 to the present:**

Safety barriers must comply with the rules in place when the pool was approved.

- From 1 st July 1993 to 1 st December 2010 child resistant doorsets were permitted doors opening into a pool enclosure were required to be self-closing and self-latching with the latch at least 1500mm above the floor windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm
- From 2 nd December 2010 child resistant door sets were not permitted a fence was required between any doorway from the house and the pool windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm

### **Safety Fence Inspections**

If you have a property for sale that has a swimming pool, it is your responsibility to ensure the pool safety barrier is compliant with Ministerial Building Standard-MBS 004 and the legislation at the time of approval. It is recommended that you should have the pool safety barrier checked by a consultant specializing in pool fencing well before the property transfer is settled. This will allow time to upgrade anything that is deficient or not complying before the settlement date.

**Please Note:** Alexandrina Council does not undertake such inspections.

**For further details log onto the State Government website:**

<https://www.sa.gov.au/topics/housing/owning-a-property/keeping-your-property-safe/pool-and-spa-safety>

or contact the Building Team of Council on (08) 8555 7000



## ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

### Certificate of LOCAL GOVERNMENT CHARGES Pursuant to the Local Government Act, 1999

**Search No:** CTRATES-2025-001827

**Property ID:** 29125

**Bpay Biller Code:** 435115

**Valuation No:** 453546968\*

**Reference:** 21000 07650 02912 51

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

**Property Described as:** 21 Wright Avenue MOUNT COMPASS SA 5210

**Owners Name/s:** David J Shute  
Shonel Shute

Section	Allotment	Plan	Certificate of Title
	110	137362	6315/437

### RATES AND CHARGES INFORMATION

**Declared Date:** 07 Jul 2025

**Period Ending:** 30 Jun 2026

Rates and Fines in arrears b/fwd 1st July	\$0.00
Rates for current Financial Year	\$616.60
Service Charges	\$547.00
Interest to Date	\$0.00
Legal Fees to Date	\$0.00
Fines to Date	\$0.00
Property Related Debt	\$0.00
Regional Landscape Levy	\$19.00
Less payments and adjustments	\$0.00
<b>TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE</b>	<b>\$1,182.60</b>

Rates not paid on or before the **due date** are the subject to a **fine** of 2.00% as prescribed by the Local Government Act, with further **interest charges** of 0.7083% being added to **arrears** each month following.

### Conditions

- 1 This property is assessed with adjoining land for rating purposes. Fixed charge is \$440.00.

I certify that to the best of my knowledge and belief the information provided above is correct.

<b>Authorised by Alexandrina Council</b>	<b>Date: 09 July 2025</b>
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The charges as shown are valid for the date of the certificate.

**Please Note:** Council allows for a free update on searches for up to 30 days from the certificate date.

If this information falls outside the one (1) month period, a new Section 187 certificate is required.