

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

Part A - Parties and land

1

Purchaser:

Address:

2

Purchaser's registered agent:



Address:

3

Vendor:

NAVJEET NIPPY SACHDEVA AND KARUNA SACHDEVA

Address:

13 OSMOND TERRACE GILLES PLAINS SA 5086

4

Vendor's registered agent:

EXP AUSTRALIA



Address:

LEVEL 3, 169 FULLARTON ROAD DULWICH SA 5085

5

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

6

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

13 OSMOND TERRACE GILLES PLAINS SA 5086

THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6196 FOLIO 71 BEING ALLOTMENT 34 IN DEPOSITED PLAN 116526 IN THE AREA NAMED GILLES PLAINS IN THE HUNDRED OF YATALA

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2 - Time for service

The cooling-off notice must be served -

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

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

13 OSMOND TERRACE GILLES PLAINS SA 5086

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

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

EMAIL: bjorn.kunzel@expaustralia.com.au

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

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

LEVEL 3, 169 FULLARTON ROAD DULWICH SA 5085

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*We, NAVJEET NIPPY SACHDEVA AND KARUNA SACHDEVA

of 13 OSMOND TERRACE GILLES PLAINS SA 5086

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

Date: 24/07/2024

Signed

Navjeet Nippy Sachdeva

Date: 24/07/2024

Signed

Karuna Sachdeva

Date:

Signed

Date:

Signed

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

(section 9)



To the purchaser:

I, AARON HENDRY OF RC & VI HENDRY CONVEYANCERS

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

Exceptions:

Date: 24/07/2024

Signed:

Aaron Hendry

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

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

Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note -

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

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

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

Table of particulars

Column 1	Column 2	Column 3
<p>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</p> <p>[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.</p> <p>Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> in the case of-</p> <p>(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</p> <p>(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and</p> <p>(c) the heading "6. Repealed Act conditions" and item 6.1; and</p> <p>(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]</p> <p>[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in bold type must be set out in column 3 and all other particulars must be set out in column 2.]</p> <p>[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for <i>each</i> such mortgage, charge or prescribed encumbrance.]</p> <p>[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If <u>all</u> of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]</p>		

1. General

1.1	Mortgage of land	<div>Is this item applicable?<div>Will this be discharged or satisfied prior to or at settlement?<div>Are there attachments?<div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<div></div><div>Number of mortgage (if registered):<div>12827100</div></div><div>Name of mortgagee:<div>WESTPAC BANKING CORPORATION</div></div></div></div></div></div>
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YES

NO

12Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

COPY OF REGISTER SEARCH CT 6196/71

Description of land subject to easement:

LAND MARKED A ON D116526

Nature of easement:

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A ON D116526 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

NO

If YES, give details:

☒

NO

YES

13Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

ENCUMBRANCE NO. 12827099

Nature of restrictive covenant:

ENCUMBRANCE

Name of person in whose favour restrictive covenant operates:

GILLBLAC ONE PTY LTD

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

YES

If NO, give details:

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

NO

☒

NO

YES

14

Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

\$

per

(period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. Development Act 1993 (repealed)

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

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

Is this item applicable?
Will this be discharged or satisfied prior to or at settlement?
Are there attachments?

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

COUNCIL SEARCH

Condition(s) of authorisation:

040/1320/20 - 30/07/2020 - VERANDAH TO REAR OF DWELLING
040/2208/17 - 02/11/2017 - SINGLE STOREY DWELLING
SEE ATTACHED COUNCIL SEARCH FOR CONDITIONS

☒

NO

YES

6. Repealed Act conditions

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

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

Is this item applicable?

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

Are there attachments?

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

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

CERTIFICATE OF EMERGENCY SERVICES LEVY

Date of notice:

01/07/2024

Amount of levy payable:

\$1,003.33 INCLUDING ARREARS

☒

YES

YES

29. Planning, Development and Infrastructure Act 2016

29.1	<div>Part 5 - Planning and Design Code</div> <div><i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i></div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div> <div>PROPERTY INTEREST REPORT & COUNCIL SEARCH - PLAN SA DATA EXTRACT</div> <div>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</div> <div>ZONE - MASTER PLANNED NEIGHBOURHOOD (MPN)</div> <div>SEE ATTACHED COUNCIL SEARCH PLAN SA DATA EXTRACT FOR ZONING OVERLAYS</div>	<div><input checked="" type="checkbox"/></div> <div>NO</div> <div>YES</div>
		<div>Is there a State heritage place on the land or is the land situated in a State heritage area?</div> <div>Is the land designated as a local heritage place?</div> <div>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?</div> <div>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?</div> <div>Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au.</div>	<div>NO</div> <div>NO</div> <div>NO</div> <div>YES</div>

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

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

Is this item applicable?

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

Is this item applicable?

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

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29.9 section 192 or 193 - Land management agreement

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

☐

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

Is this item applicable?

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

Are there attachments?

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

Is this item applicable?

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

Is this item applicable?

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

29.14

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

Is this item applicable?

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Particulars of building indemnity insurance



Note-

Building indemnity insurance is not required for-

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

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

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

NAVJEET SACHDEVA AND KARUNA SACHDEVA

2 Name of insurer:

QBE

3 Limitations on the liability of the insurer:

NOT SUPPLIED

4 Name of builder:

ROSSDALE HOMES PTY LTD

5 Builder's licence number:

UBLD8104

6 Date of issue of insurance:

27/02/2017

7 Description of insured building work:

SINGLE DWELLING

Exemption from holding insurance:

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

NO

If YES, give details:

- (a) Date of the exemption:
- (b) Name of builder granted the exemption:
- (c) Licence number of builder granted the exemption:
- (d) Details of building work to which the exemption applies:
- (e) Details of conditions (if any) to which the exemption is subject:

Particulars relating to environment protection



1-Interpretation

- (1) In this and the following items (items 1 to 7 inclusive)-

domestic activity has the same meaning as in the *Environment Protection Act 1993*;

environmental assessment, in relation to land, means an assessment of the existence or nature or extent of-

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

EPA means the Environment Protection Authority established under the *Environment Protection Act 1993*;

pre-1 July 2009 site audit, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining-

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

pre-1 July 2009 site audit report means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

prescribed commercial or industrial activity-see item 1(2);

prescribed fee means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

public register means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

site contamination audit has the same meaning as in the *Environment Protection Act 1993*;

site contamination audit report has the same meaning as in the *Environment Protection Act 1993*.

- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2009*) is a prescribed commercial or industrial activity:

EPA Prescribed Commercial or Industrial Activity

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater treatment, storage or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

2-Pollution and site contamination on the land-questions for vendor

- (1) Is the vendor aware of any of the following activities ever having taken place at the land:
- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?

(b) importation of soil or other fill from a site at which-

(i) an activity of a kind listed in paragraph (a) has taken place; or

(ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

NO

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

- (3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

NO

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

- (4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

- (5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

YES

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

PRIOR TO THE VENDOR AQUIRING AN INTEREST IN THE LAND, SEE ATTACHED EPA STATEMENT TO FORM 1.

Note-

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

NO

- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

NO

- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

NO

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

NO

Note-

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions-

- in the case of a licence or exemption under the *Environment Protection Act 1993*-
 - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
 - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act-the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to-

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

4-Pollution and site contamination on the land-details recorded by EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

NO

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

YES

- (d) a copy of a site contamination audit report?

YES

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

YES

- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

NO

- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

NO

Note-

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

5-Pollution and site contamination on the land-other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

NO

- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

(d) a copy of a pre-1 July 2009 site audit report?

NO

(e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

Note-

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

6-Further information held by councils

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-

- 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.

7-Further information for purchasers

Note-

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(1)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee. If-

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

ANNEXURES

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

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

FORM R7 - WARNING NOTICE
PROPERTY INTEREST REPORT
COPY OF DEPOSITED PLAN 116526
COUNCIL SEARCH
COPY OF NOTICE REGARDING SMOKE ALARMS
COPY OF EPA SECTION 7 REPOSE

(*Strike out whichever is not applicable)

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR’S STATEMENT
(Section 7, *Land and Business (Sale and Conveyancing) Act 1994*)

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

Dated this Day of 20

Signed: _____

Purchaser(s)

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

For more information on these matters visit: www.cbs.sa.gov.au

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

Form R7

Warning Notice

Financial and Investment Advice

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

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

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

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

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

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

Annexure: Smoke Alarms in Dwellings

Development Regulations 2008

76B—Fire safety requirements—smoke alarms in dwellings

1. This regulation applies to Class 1 and 2 buildings under the *Building Code* (whenever constructed).
2. Subject to any other requirement in the *Building Code*, 1 or more smoke alarms complying with Australian Standard 3786–1993 (as in force from time to time) must be installed in each dwelling that is, or forms part of, a building to which this regulation applies in locations that will provide reasonable warning to occupants of bedrooms in that dwelling so that they may safely evacuate in the event of fire.
3. If title of land on which a building to which this regulation applies is situated is transferred, then, within 6 months from the day on which title is transferred, each dwelling that is, or forms part of, the building must have a smoke alarm or smoke alarms in accordance with the requirements of subregulation (2) that are powered through a mains source of electricity (unless the building is not connected to a mains source of electricity) or powered by 10 year life non-replaceable, non-removable permanently connected batteries.
4. If a smoke alarm or smoke alarms are not installed in a building to which this regulation applies in accordance with the requirements of this regulation, the owner of the building is guilty of an offence.

Maximum penalty: \$750.

5. For the purposes of this regulation—

- (a) the transfer of the interest of—
 - (i) a unit holder of a unit under the *Strata Titles Act 1988*; or
 - (ii) an owner of a community lot under the *Community Titles Act 1996*; or
 - (iii) an occupant of a unit in a building unit scheme,

will be taken to be a transfer of title of land; and

- (b) land will be taken to include a unit under the *Strata Titles Act 1988*, a community lot under the *Community Titles Act 1996* and a unit in a building unit scheme (and to the extent that such a unit or community lot comprises a building, it will be taken that the building is situated on that unit or lot); and
- (c) a unit holder of a unit under the *Strata Titles Act 1988*, an owner of a community lot under the *Community Titles Act 1996* or an occupant of a unit in a building unit scheme will be taken to be the owner of any building comprising the unit or lot.

For further information contact your local Council or Metropolitan Fire Service on (08) 8204 3611

INITIALS

Property Interest Report

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

Title Reference	CT 6196/71	Reference No. 2586457
Registered Proprietors	N N & K*SACHDEVA	Prepared 12/07/2024 10:13
Address of Property	13 OSMOND TERRACE, GILLES PLAINS, SA 5086	
Local Govt. Authority	CITY OF PORT ADELAIDE ENFIELD	
Local Govt. Address	PO BOX 110 PORT ADELAIDE SA 5015	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.3	Restrictive covenant <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

- | | | |
|-----|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | 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 |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|--|
| 7.1 | section 16 - Notice to pay levy | <p>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.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
 www.revenuesaonline.sa.gov.au</p> |
|-----|---------------------------------|--|

8. Environment Protection Act 1993

- | | | |
|-----|---|--|
| 8.1 | section 59 - Environment performance agreement that is registered in relation to the land | EPA (SA) will respond with details relevant to this item |
| 8.2 | section 93 - Environment protection order that is registered in relation to the land | EPA (SA) will respond with details relevant to this item |
| 8.3 | section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land | EPA (SA) will respond with details relevant to this item |
| 8.4 | section 99 - Clean-up order that is registered in relation to the land | EPA (SA) will respond with details relevant to this item |
| 8.5 | section 100 - Clean-up authorisation that is registered in relation to the land | EPA (SA) will respond with details relevant to this item |
| 8.6 | section 103H - Site contamination assessment order that is registered in relation to the land | EPA (SA) will respond with details relevant to this item |
| 8.7 | section 103J - Site remediation order that is registered in relation to the land | EPA (SA) will respond with details relevant to this item |
| 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) will respond with details relevant to this item |

- 8.9

section 103P - Notation of site contamination audit report in relation to the land

EPA (SA) will respond with details relevant to this item
- 8.10

section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land

EPA (SA) will respond with details relevant to this item

9. **Fences Act 1975**

- 9.1

section 5 - Notice of intention to perform fencing work

Contact the vendor for these details

10. **Fire and Emergency Services Act 2005**

- 10.1

section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire

Contact the Local Government Authority for other details that might apply

Where the land is outside a council area, contact the vendor

11. **Food Act 2001**

- 11.1

section 44 - Improvement notice

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

Contact the Local Government Authority for other details that might apply
- 11.2

section 46 - Prohibition order

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

Contact the Local Government Authority for other details that might apply

12. **Ground Water (Qualco-Sunlands) Control Act 2000**

- 12.1

Part 6 - risk management allocation

Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
- 12.2

section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property

DEW Water Licensing has no record of any notice affecting this title

13. **Heritage Places Act 1993**

- 13.1

section 14(2)(b) - Registration of an object of heritage significance

Heritage Branch in DEW has no record of any registration affecting this title
- 13.2

section 17 or 18 - Provisional registration or registration

Heritage Branch in DEW has no record of any registration affecting this title
- 13.3

section 30 - Stop order

Heritage Branch in DEW has no record of any stop order affecting this title
- 13.4

Part 6 - Heritage agreement

Heritage Branch in DEW has no record of any agreement affecting this title also

Refer to the Certificate of Title
- 13.5

section 38 - "No development" order

Heritage Branch in DEW has no record of any "No development" order affecting this title

14. **Highways Act 1926**

- 14.1

Part 2A - Establishment of control of access from any road abutting the land

Transport Assessment Section within DIT has no record of any registration affecting this title

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

- 15.1

section 23 - Declaration that house is undesirable or unfit for human habitation

Contact the Local Government Authority for other details that might apply
- 15.2

Part 7 (rent control for substandard houses) - notice or declaration

Housing Safety Authority has no record of any notice or declaration affecting this title

16. **Housing Improvement Act 2016**

- 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

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	<p>A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p>
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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
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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
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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
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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
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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
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- Code Amendment**
- 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 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 notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply

29.6	section 142 - Notice to complete development	<p>State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
29.7	section 155 - Emergency order	<p>State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
29.8	section 157 - Fire safety notice	<p>Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
29.9	section 192 or 193 - Land management agreement	<p>Refer to the Certificate of Title</p>
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	<p>State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	<p>State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
29.12	Part 16 Division 1 - Proceedings	<p>Contact the Local Government Authority for details relevant to this item</p> <p>also</p> <p>Contact the vendor for other details that might apply</p>
29.13	section 213 - Enforcement notice	<p>State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p>
29.14	section 214(6), 214(10) or 222 - Enforcement order	<p>Contact the Local Government Authority for details relevant to this item</p> <p>also</p> <p>State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title</p>

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	<p>Plant Health in PIRSA has no record of any notice or order affecting this title</p>
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31. *Public and Environmental Health Act 1987 (repealed)*

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

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

Contact the Local Government Authority for other details that might apply

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

32.2 section 92 - Notice

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 direction or requirement affecting this title

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

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

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

DEW has no record of any condition affecting this title

DEW has no record of any notice affecting this title

36. ***Other charges***

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product

Date/Time

Customer Reference

Order ID

Register Search (CT 6196/71)

12/07/2024 10:13AM

20240712001931

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 6196 Folio 71

Parent Title(s)

CT 5429/988

Creating Dealing(s)

RTU 12784093

Title Issued

31/08/2017

Edition

2

Edition Issued

22/11/2017

Estate Type

FEE SIMPLE

Registered Proprietor

NAVJEET NIPPY SACHDEVA
KARUNA SACHDEVA
OF UNIT 4 15 MYPONGA TERRACE BROADVIEW SA 5083
AS JOINT TENANTS

Description of Land

ALLOTMENT 34 DEPOSITED PLAN 116526
IN THE AREA NAMED GILLES PLAINS
HUNDRED OF YATALA

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A ON D116526 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

Dealing Number	Description
12827099	ENCUMBRANCE TO GILLBLAC ONE PTY. LTD. (ACN: 609 091 214)
12827100	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

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



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
12/07/2024 10:13AM
20240712001931

Certificate of Title

Title ReferenceCT 6196/71

StatusCURRENT

EasementYES

Owner Number17591433

Address for Notices13 OSMOND TCE GILLES PLAINS, SA 5086

Area356m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

NAVJEET NIPPY SACHDEVA
KARUNA SACHDEVA
OF UNIT 4 15 MYPONGA TERRACE BROADVIEW SA 5083
AS JOINT TENANTS

Description of Land

ALLOTMENT 34 DEPOSITED PLAN 116526
IN THE AREA NAMED GILLES PLAINS
HUNDRED OF YATALA

Last Sale Details

Dealing ReferenceTRANSFER (T) 12827098

Dealing Date14/11/2017

Sale Price\$199,500

Sale TypeFULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	12827099	GILLBLAC ONE PTY. LTD. (ACN: 609 091 214)
MORTGAGE	12827100	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0607327659	CURRENT	13 OSMOND TERRACE, GILLES PLAINS, SA 5086



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
12/07/2024 10:13AM
20240712001931

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0607327659
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2018
Property Location	13 OSMOND TERRACE, GILLES PLAINS, SA 5086
Local Government	PORT ADELAIDE ENFIELD
Owner Names	KARUNA SACHDEVA NAVJEET NIPPY SACHDEVA
Owner Number	17591433
Address for Notices	13 OSMOND TCE GILLES PLAINS, SA 5086
Zone / Subzone	MPN - Master Planned Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5HDG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D116526 ALLOTMENT 34	CT 6196/71

Values




Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$340,000	\$730,000			
Previous	\$295,000	\$660,000			

Building Details

Valuation Number	0607327659
Building Style	Conventional
Year Built	2018
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Colourbond
Equivalent Main Area	184 sqm
Number of Main Rooms	5

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

PURPOSE:		DIVISION		AREA NAME:		GILLES PLAINS		APPROVED:		<div><div>D116526</div><div>SHEET 1 OF 4</div><div>59077_text_01_v05_Version_5</div></div>	
MAP REF:		6628/39/B, 6628/32/P, 6628/39/C		COUNCIL:		CITY OF PORT ADELAIDE ENFIELD		CAROLYN STERZL 18/08/2017			
LAST PLAN:		F252639		DEVELOPMENT NO:		040/D096/16/001/49450		DEPOSITED: MARK MCNEIL 29/08/2017			
AGENT DETAILS:		MATTSSON & MARTYN 63 BEULAH ROAD NORWOOD SA 5067 PH: 83369955 FAX: 83369966			SURVEYORS CERTIFICATION:		I Kristan Michael GEORGIU , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 5th day of May 2017 17th day of August 2017 Kristan Georgiou Licensed Surveyor				
AGENT CODE:		MAT2									
REFERENCE:		P13649/03/16									
SUBJECT TITLE DETAILS:											
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER	
CT	5429	988		ALLOTMENT(S)	51	D	38622	YATALA			
OTHER TITLES AFFECTED:											
EASEMENT DETAILS:											
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF				CREATION	
NEW	28.29.30.31.32.33.34 .35.36.37.38.39.40 .41.42.43.44	SERVICE	EASEMENT(S)	A	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA				223LG RPA	
NEW	22	SERVICE	EASEMENT(S)	C(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)				223LG RPA	
ANNOTATIONS:		NO OCCUPATION ON SUBJECT LAND UNLESS SHOWN OTHERWISE NOTIFICATION OF FINAL MARKING VIDE PR 13146120 PRO RG 19/07/2019									

D116526

SHEET 2 OF 4

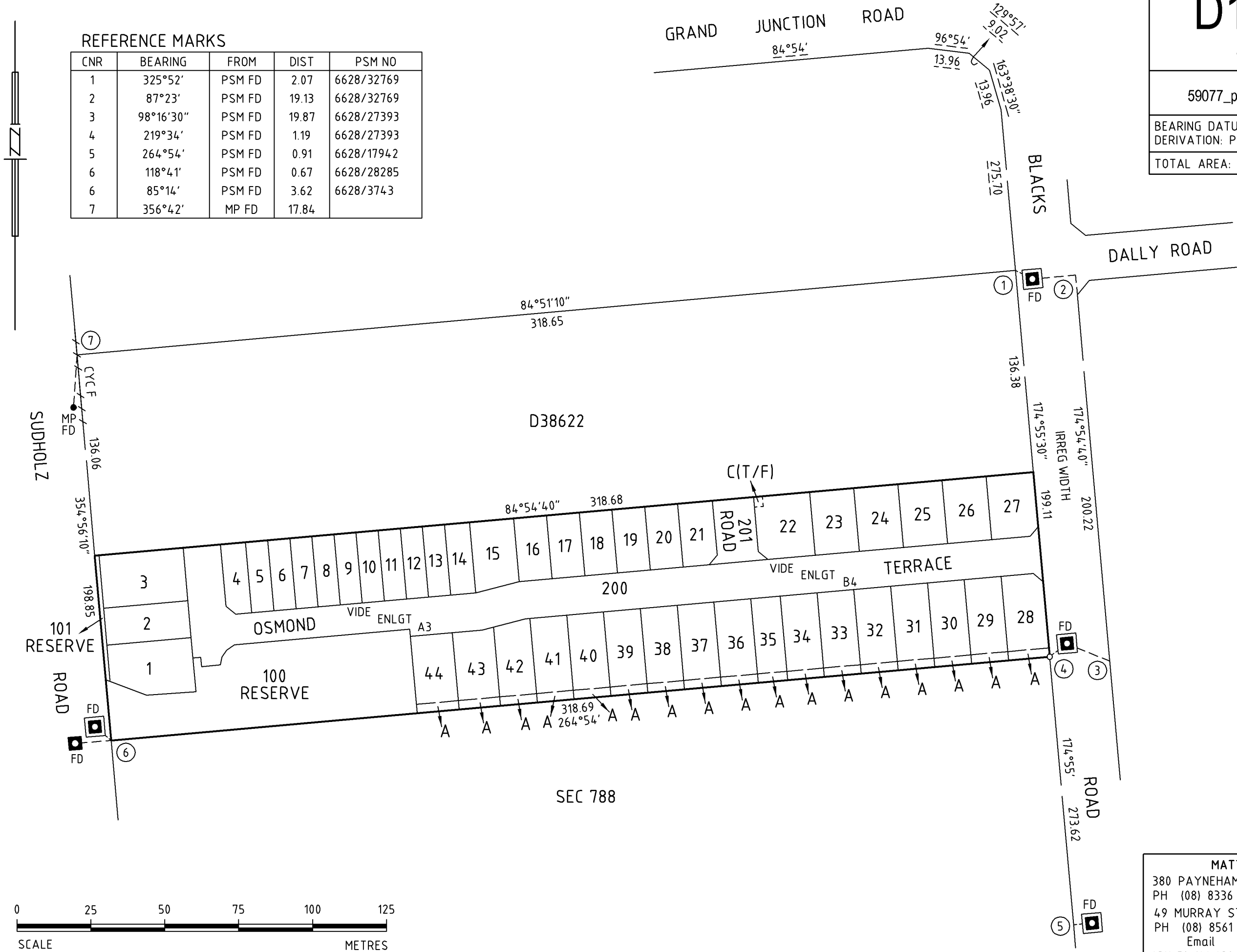
59077_pland_1_V01_Version_5

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PSMs 6628/32769-6628/17942

TOTAL AREA:

REFERENCE MARKS

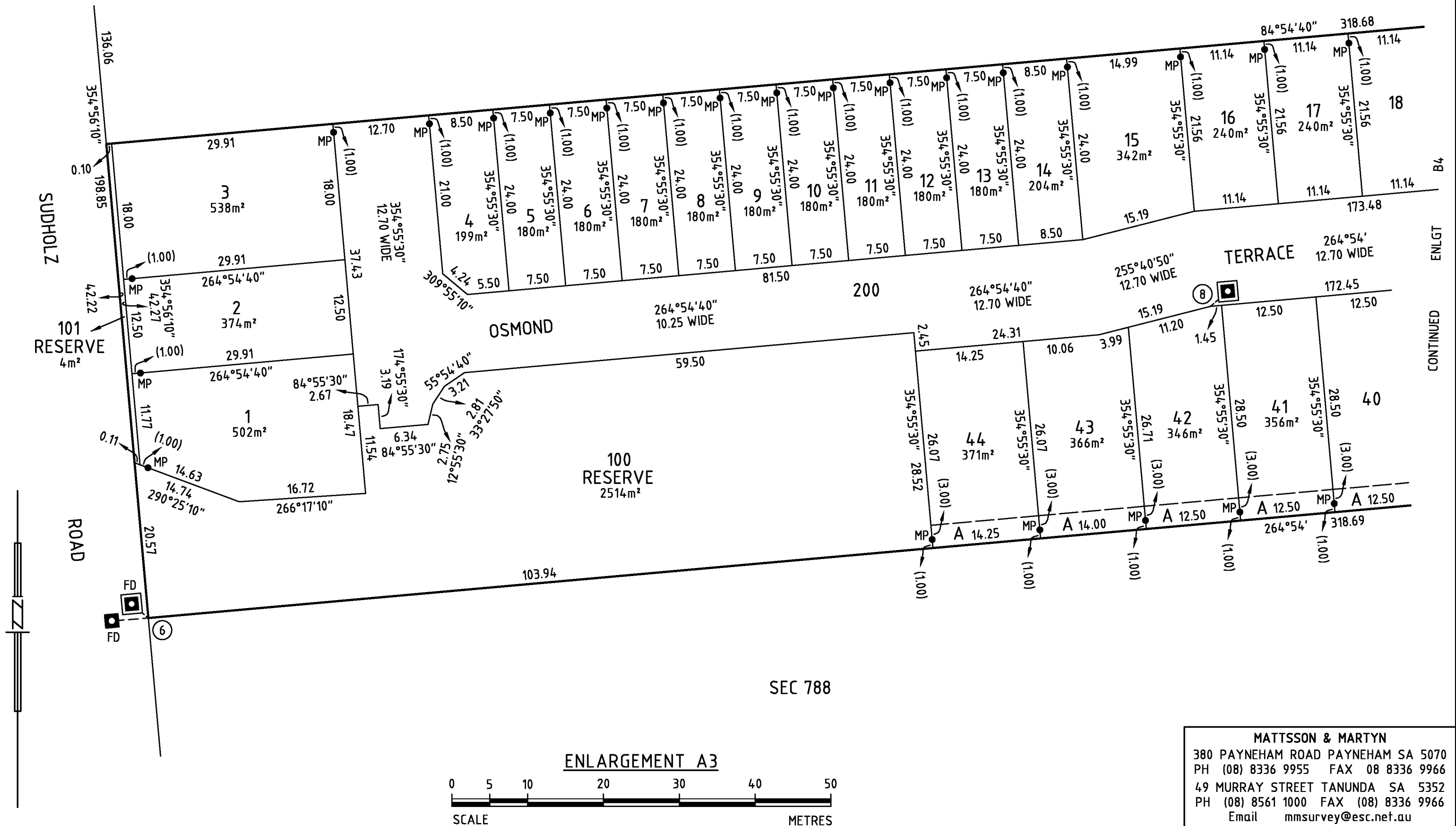
CNR	BEARING	FROM	DIST	PSM NO
1	325°52'	PSM FD	2.07	6628/32769
2	87°23'	PSM FD	19.13	6628/32769
3	98°16'30"	PSM FD	19.87	6628/27393
4	219°34'	PSM FD	1.19	6628/27393
5	264°54'	PSM FD	0.91	6628/17942
6	118°41'	PSM FD	0.67	6628/28285
6	85°14'	PSM FD	3.62	6628/3743
7	356°42'	MP FD	17.84	



MATTSSON & MARTYN
380 PAYNEHAM ROAD PAYNEHAM SA 5070
PH (08) 8336 9955 FAX 08 8336 9966
49 MURRAY STREET TANUNDA SA 5352
PH (08) 8561 1000 FAX (08) 8336 9966
Email mmsurvey@esc.net.au
ABN 79 141 439 663 REF P13649/03/16 LRM

CNR	BEARING	FROM	DIST	PSM NO
6	118°41'	PSM FD	0.67	6628/28285
6	85°14'	PSM FD	3.62	6628/3743
8	234°15'	PSM	3.99	6628/61505

D38622



SEC 788

ENLARGEMENT A3

0 5 10 20 30 40 50

SCALE METRES

MATTSSON & MARTYN

380 PAYNEHAM ROAD PAYNEHAM SA 5070
PH (08) 8336 9955 FAX 08 8336 9966
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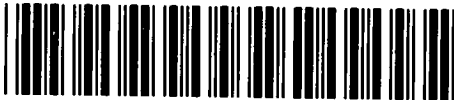
CNR	BEARING	FROM	DIST	PSM NO
4	219°34'	PSM FD	1.19	6628/27393



A horizontal scale bar with a thick black line. Above the line, there are tick marks and numbers at 0, 5, 10, 20, 30, 40, and 50. Below the line, the word 'SCALE' is written on the left and 'METRES' is written on the right.

380 PAYNEHAM ROAD PAYNEHAM SA 5070
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FORM 12 (M 11)
Orig: E 12827099



12:52 14-Nov-2017
3 of 4

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

PRIORITY NOTICE ID

BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY

SERIES NO	PREFIX
3	E


AGENT CODE


LODGED BY: WPBC83

CORRECTION TO: Jeff Stevens & Associates STEV

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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

CORRECTION	PASSED
	LS
REGISTERED	22 NOV 2017

Pro  REGISTRAR-GENERAL

ENCUMBRANCE

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT Volume 6196 Folio 71

ESTATE & INTEREST

ESTATE IN FEE SIMPLE

ENCUMBRANCER (Full name and address)

NAVJEET NIPPY SACHDEVA and KARUNA SACHDEVA of 4/15 Myponga Terrace Broadview SA 5083

ENCUMBRANCEE (Full name, address and mode of holding)

GILLBLAC ONE PTY LTD A.C.N. 609 091 214 of 300 Glen Osmond Road Fullarton SA 5063

OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE 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) to be paid to the Encumbrancee annually as a yearly rental charge for a term of 99 years from the date hereof
- (c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted.

(c) at the times and in the manner following on the thirtieth day of June in each and every year the first of such payments to be made (if demanded) on the thirtieth day of June next occurring after the date of execution of this instrument

and the owner also encumbers the estate and interest in the said land above described for the benefit of the Encumbrancee with the performance and observance of the covenants by the owner herein contained ("the covenants")(the burden on proving the performance and observance of which shall be borne by the owner)

provided that the Encumbrancee shall not demand payment of the said rental charge if and so long as the owner and the owner's successors in title shall duly perform and observe all of the covenants

and provided further that none of the foregoing provisions for or in respect of the payment of the said annuity or yealy rent charge shall in any way affect or prejudice the rights of the Encumbrancee or any other person claiming under the encumbrance as purchaser of any part or parts of the whole of the land comprised in the development zone to an injunction to prevent or restrain any breach of the covenants or to damages for such breach

the owner for itself and its successors in title hereby covenants with the Encumbrancee as proprietor of and all other persons claiming under the encumbrance as purchasers of any part or parts of the development zone that the burden of the convenants shall be binding on the said land and each and every part thereof and all successive owners, occupiers, transferees and tenants thereof to the intent that the benefit of the covenants shall be annexed to and devolve with each and every part of the said development zone other than the said land hereby encumbered

COVENANTS

IT IS COVENANTED by the Owner with the Encumbrancee and with all other persons claiming under the Encumbrancee as purchasers of any land in the Development Zone as follows to the intent:

That the covenants in this instrument will run with and bind the said land; and

"Notwithstanding anything to the contrary hereinbefore contained, the Encumbrancer SHALL NOT, transfer any estate or interest in the said land (or any part thereof) without first causing the party in whose favour such estate or interest is to be transferred to execute a covenant under seal in favour of the Encumbrancee that such party will observe and perform all of the terms and conditions in this Memorandum of Encumbrance contained as if such party had been the original party to this Memorandum of Encumbrance as the Encumbrancer herein named and for the purposes hereof a contract of Sale and Purchase entered into by the Encumbrancer with a third party Purchaser and a subsequently executed and accepted Memorandum of Transfer with both the Contract and the Transfer subject to the provisions hereof shall be complete satisfaction of the requirements under this covenant.

The Encumbrancer SHALL NOT, transfer any estate or interest in the said land (or any part thereof) without first notifying the Encumbrancee of the name and address of any new proprietor.

1. One Main Dwelling

The Owner shall not erect upon the land and other than in the area designated building envelope on the attached Building Envelope Plan more than one detached dwelling house (exclusive of all general domestic outbuildings).

2. Subdivision

The land shall not be subdivided except with the prior written approval of the Encumbrancee.

3. Residential Dwellings

3.1. The owner shall not use or permit the land to be used for any purpose other than a residential dwelling except with the prior written approval of the Encumbrancee.

3.2. The Owner shall not permit commencement of construction of a dwelling on the land to be delayed beyond a time limit of twelve (12) months from the date of this instrument, unless otherwise approved in writing by the Encumbrancee.

4. Temporary Dwellings

The Owner shall not erect upon the land any building other than an outbuilding that is constructed of prefabricated material, nor any transportable dwelling house, nor any caravan or other temporary dwelling as the detached dwelling house unless approved in writing by the Encumbrancee.

5. Building Materials

5.1. Roof materials should be selected from either pre-painted galvanised or zinc steel, concrete or terracotta tiles or slate.

5.2. Zincalume or galvanised roofs are not permitted.

5.3. Garages and carports constructed of plain uncoated (zincalume or galvanised) sheeting are not permitted.

5.4. All front elevations of dwelling house must have a mix of at least two (2) façade materials excluding the garage door, facias, gutters, windows and other façade attachments.

5.5. All homes constructed on corner allotments must have an address to the corner consisting of windows and similar treatments to the front facade.

5.6. Galvanised steel or other lightweight materials may be used as façade treatments only when approved by the Encumbrancee.

6. Parking of Vehicles

The Owner shall not cause or allow:

6.1. parking of motor vehicles on other than the driveway on the land;

6.2. the storage of boats, caravans and/or trailers forward of the front alignment of the dwelling house;

6.3. commercial vehicles to be parked or left unattended on the land or otherwise than in a position where the same are not visible from the road frontage to the said land. For the purposes of this provision, "commercial vehicles" includes any vehicle between 1 and 3 tonne tare in weight intended or designed to carry goods, equipment or passengers in commercial quantities;

6.4. any vehicle greater than 3 tonne tare in weight to be parked or left unattended on the land.

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COVENANTS

7. Landscaping

The Owner shall:

- 7.1. ensure that all garden areas within public view, including the area between the property boundary and the nearest edge of the road pavement fronting or bordering the land, are landscaped to the reasonable satisfaction of the Encumbrancee within six (6) months of completion of construction of a dwelling house on the land; and
- 7.2. thereafter maintain such landscaping and planting to the general standard of landscaping of allotments (or lots) and public verges in the Development Zone to the reasonable satisfaction of the Encumbrancee; and
- 7.3. not plant or grow or cause or permit to be planted or grown or remain planted or growing on the land any noxious or unlawful tree, plant or shrub.

8. Rainwater Tank

Insofar as it is legal to do so the Owner shall not use or permit to be used any toilet flush system for the dwelling that does not incorporate a rainwater tank which captures the main dwelling roof water and then provides that rainwater into the toilet flush system.

9. Fencing

- 9.1. No fence shall be erected on a side boundary of an allotment extending beyond the front building line of any dwelling house erected upon the land unless a front fence has already been erected and in such case the fencing forward of the building line must be a maximum height of 1.5m and constructed from painted tubular steel pool type fencing or painted timber picket fencing or any similar fencing approved by the Encumbrancee.
- 9.2. No fencing shall be erected other than colorbond type 'post and rail' or 'good neighbour' type fencing in such colour approved by the Encumbrancee.
- 9.3. Where the Encumbrancee has erected any fence on the land the Owner shall not fail to repair and maintain the same in good and proper repair and any repair and maintenance of such fence shall be effected with the same materials from which such fence is constructed and in the event that such fence shall be replaced by the Owner any such replacement fence shall be either of the same construction and constructed of the same material as the existing fence or of some similar construction and material approved by the Encumbrancee in writing.
- 9.4. The Owner agrees and accepts that, notwithstanding the provisions of *The Fencing Act 1965* (as amended) that while the Encumbrancee remains the registered proprietor of any land adjoining the Owner's land, the Owner shall not require the Encumbrancee to construct or erect any fence on such adjoining boundary or boundaries or contribute financially to the cost of any such fence.
- 9.5. The operation of clause 9.4 above shall not prejudice nor affect the rights of the Owner or any adjoining Owner as between themselves.

10. Notice to Rectify Breach

- 10.1. If the Encumbrancee serves a written notice upon the Owner specifying a breach of any of the Owner's obligations under the covenants of this encumbrance; and
- 10.2. the Owner fails to remedy the breach within one calendar month from the date of service of the notice; then
- 10.3. the Encumbrancee, its servants, agents and contractors may enter the land and may take such action as the Encumbrancee deems necessary to remedy the breach; and
- 10.4. the Encumbrancee may recover from the Owner, in any court of competent jurisdiction, the reasonable costs incurred in remedying the breach.

11. Acknowledgment of Building Scheme

The Owner acknowledges for the Owner and the Owner's successors in title:

- 11.1. that the foregoing covenants are entered into and undertaken for the purposes of the Encumbrancee's scheme of development for the lands comprised in the Development Zone; and
- 11.2. that the Encumbrancee has warranted that it has required, and will continue to require, each purchaser from the Encumbrancee of land in the Development Zone, as a condition of its sale, to execute an instrument in substantially similar form to this instrument and containing substantially similar covenants and other stipulations.

COVENANTS

12. Release of Owner Upon Sale

Once a dwelling house has been completed on the land, the following provisions will apply:

- 12.1. The rent charge and covenants contained in this instrument will be binding only upon the registered proprietor for the time being of the land.
- 12.2. Subject to clause 12.3, each successive registered proprietor of the land will be released from the payment of the rent charge and from the performance of the covenants immediately upon transferring the fee simple in the land to another person.
- 12.3. Despite a transfer as referred to in clause 12.2, the rights of the Encumbrancee will be preserved against any former registered proprietor in relation to a breach of this encumbrance which occurred either before the transfer or by reason of the transfer.

13. Sunset Clause

- 13.1. The rights and obligations of the Encumbrancee will cease eighteen (18) months after the Encumbrancee ceases to be the registered proprietor of the last of the residential building allotments created in the Development Zone.
- 13.2. For the avoidance of doubt it is expressly stated that the rights and obligations of the owners of any land in the Development Zone arising under the building scheme created by this Encumbrance will continue despite the provisions of Clause 13.1.

14. Service of Notices

A notice may be served on the Owner either:

- 14.1. by posting the notice in a prepaid envelope to the last known address of the Owner; or
- 14.2. if a dwelling house has been erected on the land, by leaving the notice at or attached to the dwelling house.
- 14.3. A notice may be served on the Encumbrancee by being left at or posted in a prepaid envelope addressed to the Encumbrancee at its registered office in South Australia.
- 14.4. A notice served by post is deemed to have been served two (2) business days after posting.

15. Waiver

- 15.1. The Encumbrancee, in its absolute discretion, may at any time modify, waive or release –
 - 15.1.1. any of the foregoing covenants; or
 - 15.1.2. any covenants or stipulations contained in the Encumbrance;
 - 15.1.3. any of the covenants contained in any similar instrument relating to any other land in the said Development Zone (regardless of whether the instrument was entered before or after this instrument).
- 15.2. A modification, waiver or release under clause 15.1.3 does not release the Owner of any of the covenants or stipulations referred to in clause 15.1.1 or 15.1.2.

16. Interpretation

- 16.1. In this instrument:
- 16.2. a reference to any gender includes all genders;
- 16.3. the singular includes the plural and vice versa;
- 16.4. a reference to a person includes a body corporate and vice versa;
- 16.5. a reference to a party includes the heirs, executors, successors or assigns of that party.
- 16.6. the Owner includes the Encumbrancer and each successive registered proprietor of the land (and, if there are two or more Owners at any time, the liability of those persons is joint and several);
- 16.7. "the Development Zone" means the Development Zone more particularly comprised in DP116526;
- 16.8. "the land" means the land subject to this instrument and includes any part of the land;
- 16.9. Nothing in this instrument prejudices:
- 16.10. the entitlement of the Encumbrancee to all the powers, rights and remedies given to Encumbrancees under statute law or common law; or
- 16.11. the rights of the Encumbrancee (or of any other person) to an injunction or to damages in respect of a breach of any covenant by the Owner (or a previous Owner).
- 16.12. The burden of proving compliance with the covenants in this instrument lies on the Owner.

099

* Delete the inapplicable

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with the terms and conditions expressed *herein / *in Memorandum No. _____ subject to such exclusions and amendments specified herein.

DATED 14 November 2017

CERTIFICATION *Delete the inapplicable

Encumbrancer(s)


*The Prescribed Person has taken reasonable steps to verify the identity of the Encumbrancer.

*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:


Michelle Loechel
Registered Conveyancer

for: Josie Scott Conveyancing (Ref: ML2436)

on behalf of the Encumbrancer

Encumbrancee(s)

*The Prescribed Person has taken reasonable steps to verify the identity of the Encumbrancee.

*The Prescribed Person holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Prescribed Person has retained the evidence to support this Registry Instrument or Document.

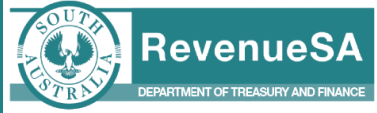
*The Prescribed Person has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:


Anne McGlynn
Registered Conveyancer

for: Stevens Partners (AM8179)

on behalf of the Encumbrancee



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: 2586457

RC & VI HENDRY CONVEYANCERS
POST OFFICE BOX 38
BRIGHTON SA 5048

DATE OF ISSUE

12/07/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

17591433

OWNERSHIP NAME

N N & K SACHDEVA

PROPERTY DESCRIPTION

13 OSMOND TCE / GILLES PLAINS SA 5086 / LT 34

ASSESSMENT NUMBER

0607327659

TITLE REF.

(A "+" indicates multiple titles)

CT 6196/71

CAPITAL VALUE

\$730,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 275.05
\$ 169.35
\$ 0.00
\$ 847.63
\$ 1,003.33

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

10/10/2024



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

17591433

OWNERSHIP NAME

N N & K SACHDEVA

ASSESSMENT NUMBER

0607327659

AMOUNT PAYABLE

\$1,003.33

AGENT NUMBER

100018879

AGENT NAME

RC & VI HENDRY CONVEYANCERS

EXPIRY DATE

10/10/2024

+80013067500022> +001571+ <0550796613> <0000100333> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2586457

DATE OF ISSUE

12/07/2024

RC & VI HENDRY CONVEYANCERS
POST OFFICE BOX 38
BRIGHTON SA 5048

ENQUIRIES:

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

OWNERSHIP NAME

N N & K SACHDEVA

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

13 OSMOND TCE / GILLES PLAINS SA 5086 / LT 34

ASSESSMENT NUMBER

0607327659

TITLE REF.

(A "+" indicates multiple titles)

CT 6196/71

TAXABLE SITE VALUE

\$340,000.00

AREA

0.0356 HA

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

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

Please Note:

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

ON OR BEFORE

10/10/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
06 07327 65 9	CT619671	15/7/2024	365	2586457

RC & VI HENDRY PO BOX 38 BRIGHTON SA 5048 admin@hendryc.com.au	Section 7/Elec
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Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer:	N N & K SACHDEVA		
Location:	13 OSMOND TCE GILLES PLAINS LT34 D116526		
Description:	5HDG	Capital Value:	\$ 730 000
Rating:	Residential		

Periodic charges

Raised in current years to 30/6/2024

			\$
	Arrears as at: 30/6/2024	:	114.42CR
Water main available:	20/3/2018	Water rates	: 0.00
Sewer main available:	20/3/2018	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	: 114.42CR

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

Next quarterly charges:	Water supply: 78.60	Sewer: 113.52	Bill: 7/8/2024
-------------------------	---------------------	---------------	----------------

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

The last Water Use Year ended on 07/05/2024.

MAINS WATER USE CHARGE of \$53.67 should be added to the Balance Outstanding above.

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



Government of
South Australia

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

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



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

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



**Government of
South Australia**

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

**1300 SA WATER
(1300 729 283)**
ABN 69 336 525 019
sawater.com.au



South Australian Water Corporation

Name:
N N & K SACHDEVA

Address:
13 OSMOND TCE GILLES PLAINS LT34
D116526

Water & Sewer Account
Acct. No.: **06 07327 65 9**

Amount: _____

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account

BSB number: 065000

Bank account number: 10622859

Payment reference: 0607327659

Biller code: 8888
Ref: 0607327659

Telephone and Internet Banking — BPAY®

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

Paying online

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

Paying by phone

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

SA Water account number: 0607327659



CERTIFICATE – COUNCIL CHARGES

RC & VI Hendry Registered Conveyancers
PO Box 38
BRIGHTON SA 5048

Certificate No: Cert07356
Date Issued: 15/07/2024
Valuer-Gen. No: 0607327659
Assessment No: 3084154

Property Owner(s): Navjeet N Sachdeva & Karuna Sachdeva
Property Address: 13 Osmond Terrace GILLES PLAINS SA 5086
Parcel(s) Description: Allotment 34 D 116526 CT Vol 6196 Folio 71

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

Arrears (Rates/Fines/Interest/Costs) :	(201.00)
Current Year's Rates :	1,394.40
Less Council Rebate/Remission :	0.00
Less Government Remission :	0.00
Current Year's Fines/Interest :	0.00
Current Year's Adjustments :	0.00
Current Year's Other Charges :	0.00
Less Current Year's Payments :	0.00

Balance : \$1,193.40

For adjustment purposes please note:

- 1. Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)**
- 2. Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes**
- 3. Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.**

The charges as shown are valid only for the date of the certificate.

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **2nd September 2024; 2nd December 2024; 3rd March 2025 and 2nd June 2025**. Fines and interest will be added as provided by the *Local Government Act 1999*, as amended.

If settlement occurs within three (3) calendar months from the date of this Certificate, you may check the above details prior to settlement by telephoning the Council and quoting the Assessment No. and the Certificate No. above. Any verbal information provided in relation to the details provided by the Council is not a certificate for the purposes of Section 187 of the Local Government Act 1999.

Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.

Chief Executive Officer

Per



Bill Code: 18192
Ref: 3084154

Provision of Prescribed Information

Section 12 Land and Business (Sale and Conveyancing) Act 1994

In response to your recent enquiry we advise as follows:

Certificate Number: Cert07356

Address: 13 Osmond Terrace GILLES PLAINS SA 5086

Council Assessment Number: 3084154

	Prescribed Encumbrance	Other Particulars	
5	Development Act 1993 (Repealed)		
5.1	Section 42 - Condition (that continues to apply) of a development authorisation	<p>Is this item applicable? Will this be discharged or satisfied prior to or at settlement? : NO</p> <p>Application ID: 040/1320/20 Application Description: Verandah to rear of dwelling Date of Authorisation: 30 Jul 20</p> <p>Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/2208/17 Application Description: Single storey dwelling Date of Authorisation: 02 Nov 17</p> <p>Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/1320/20 Conditions of Authorisation: Refer Attached</p> <p>Application ID: 040/2208/17 Conditions of Authorisation: Refer Attached</p>	YES
5.2	Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space		YES
5.3	Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space		N/A
5.4	Section 55 - Order to remove or perform work		N/A
5.5	Section 56 - Notice to complete development		N/A
5.6	Section 57 - Land management agreement		N/A
5.8	Section 69 - Emergency order		N/A
5.9	Section 71 - Fire safety notice		N/A
5.10	Section 84 - Enforcement notice		N/A
5.11	Section 85(6), 85(10) or 106 - Enforcement order		N/A
5.13	Part 11 Division 2 - Proceedings		N/A

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)	NO	N/A
10	Fire and Emergency Services Act 2005		
10.1	Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land		N/A
11	Food Act 2001		
11.1	Section 44 - Improvement notice		N/A
11.2	Section 46 - Prohibition order		N/A
15	Housing Improvement Act 1940 (repealed)		
15.1	Section 23 - Declaration that house is undesirable or unfit for human habitation		N/A
17	Land Acquisition Act 1969		
17.1	Section 10 - Notice of intention to acquire		N/A
20	Local Government Act 1934 (Repealed)		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
21	Local Government Act 1999		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
22	Local Nuisance and Litter Control Act 2016		
22.1	Section 30 - Nuisance or litter abatement notice		N/A
29	Planning, Development and Infrastructure 2016		
29.1	Part 5 - Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)</p> <p>Is the land situated in a designated State Heritage Area?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is the land designated as a place of local heritage value?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p> <p><i>Please refer to attached document from Plan SA</i></p>	

		Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? <i>Please refer to your Property Interest Report</i>	
29.2	Section 127 - Condition (that continues to apply) of a development authorisation	<i>Please refer to attached document from Plan SA</i>	N/A
29.5	Section 141 - Order to remove or perform work		N/A
29.6	Section 142 - Notice to complete development		N/A
29.7	Section 155 - Emergency order		N/A
29.8	Section 157 - Fire safety notice		N/A
29.10	Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space		N/A
29.11	Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space		N/A
29.12	Part 16 Division 1 - Proceedings		N/A
29.13	Section 213 - Enforcement Notice		N/A
29.14	Section 214(6), 214(10) or 222 - Enforcement Order		N/A
31	Public and Environmental Health Act 1987 (Repealed)		
31.1	Part 3 - Notice		N/A
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval</i>		N/A
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>		N/A
32	South Australian Public Health Act 2011		
32.2	Section 92 - Notice		N/A
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval</i>		N/A
36	Other Charges		
	Charge of any kind affecting the land (not included in another item)	Refer to " CERTIFICATE – COUNCIL CHARGES " on page 1 of this document.	**

Schedule—Division 2—Other particulars (section 7(1)(b))

Particulars of building indemnity insurance

Note: Building indemnity insurance is not required for -

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

Application No: 040/2208/17

1. Building indemnity insurance is required: Yes
2. Name of persons insured: NAVJEET SACHDEVA AND KARUNA SACHDEVA
3. Name of insurer: QBE
4. Limitations on the liability of the insurer: Refer to Policy
5. Name of the builder: ROSSDALE HOMES PTY LTD
6. Builders licence number: UBLD8104
7. Description of insured building work: SINGLE DWELLING
8. Date of issue of insurance: 27 Feb 17

Application No: 040/1320/20

1. Building indemnity insurance is required: No - (not applicable to minor domestic building work of a value less than \$12,000)
2. Name of persons insured: N/A
3. Name of insurer: N/A
4. Limitations on the liability of the insurer: Refer to Policy
5. Name of the builder: N/A
6. Builders licence number: N/A
7. Description of insured building work: N/A
8. Date of issue of insurance: No Date Identified

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

1. Date of the exemption: N/A
2. Name of builder granted the exemption: N/A
3. Licence number of builder granted the exemption: N/A
4. Details of building work for which the exemption applies: N/A
5. Details of conditions for which the exemption is subject: N/A

6 - Further information held by councils

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 *Planning, Development Act* 1993) or the *Planning, Development and Infrastructure Act* 2016?

NO

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

Refer to the repealed *Development Act* 1993 Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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

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

It should be noted that—

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

Signed for or on behalf of the agent:.. ..

REPLY

I certify that the information and particulars provided above apply at the date of the reply of this inquiry.

Signed for and on behalf of the Chief Executive Officer:

Date: 15.07.2024





CITY OF
Port Adelaide Enfield

Decision Notification Form

Development Act 1993

Development Application Number: 040/1320/20
Development Application Date: 16/06/2020
Registered on: 17/06/2020

To: Pro- Form Pergolas P/L
P O Box 119,
SURREY DOWNS SA 5126

on behalf of the owner:

Navjeet N Sachdeva & Karuna Sachdeva
13 Osmond Tce
GILLES PLAINS SA 5086

Location of Proposed Development	13 Osmond Tce GILLES PLAINS SA 5086Allotment 34 D 116526 CT Vol 6196 Folio 71
Nature of Proposed Development	Verandah to rear of dwelling
Building Classification Assigned	10a

In respect of this proposed development you are informed that:

Nature of Decision	Decision	No. of Conditions	Date of Decision
Development Plan Consent	Granted	4	26/06/2020
Building Rules Consent	Granted	2	23/07/2020
Development Approval	Granted	6	30/07/2020

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.

The development must lawfully commence by substantial work on the site of the development within 12 months from the date of Development Approval and be completed within 3 years from the date of Development Approval.

Signed

Andrew Simons – Planning Development Officer
Sheets Attached

CIVIC CENTRE

163 St Vincent Street,
Port Adelaide SA 5015
PO Box 110,
Port Adelaide SA 5015

COUNCIL OFFICES

Enfield Library
1 Kensington Crescent, Enfield
Greenacres Library
2 Fosters Road, Greenacres

CONTACT

P (08) 8405 6600
E service@cityofpae.sa.gov.au
www.cityofpae.sa.gov.au

FOLLOW US

@CityofPAE

ATTACHMENTS

040/1320/20

CONDITIONS AND NOTES OF DEVELOPMENT APPROVAL

Development Plan Consent Conditions

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application 040/1320/20 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.
2. The external materials and finishes of the new building shall match/be complementary to those of the existing building, to the reasonable satisfaction of Council.
3. The verandah shall not be enclosed on any side with any solid material, roller door, or the like, without the prior approval of Council.
4. All stormwater from the proposed development and associated paved areas shall be captured, stored, re-used or disposed of in a manner and with materials to the reasonable satisfaction of Council, such that it provides for orderly, sustainable and legal stormwater management, and does not result in the entry of water into, or affect the stability of a building and/or adjoining land. Any such stormwater management system shall be connected prior to the completion of the development.

Development Plan Consent Notes

- This application involves development located on the boundary or within close proximity to the boundary of the allotment. The applicant must ensure that the development is undertaken entirely on the subject land and that no part of the structure approved, including the guttering, encroaches any property boundary. To ensure that the proposed development is constructed within the allotment and at the approved set back, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
- This Development Application involves encroachment over a Council drainage easement. Pursuant to Schedule 6 (Section 89A) of the Real Property Act 1886, an easement in favour of Council, for drainage purposed provides Council with;

"the right for him, his agents, servants and workmen at any time to break the surface of, dig, open up and use the land (described for that purpose in this instrument) for the purpose of laying down, fixing, taking up, repairing, re-laying or examining drains or drainage pipes and of using and maintaining those drains and drainage pipes for drainage purposes and to enter the land at any time (if necessary with vehicles and equipment) for any of those purposes."
- This Development Approval has been granted subject to agreed conditions which are outlined in a separate Easement Encroachment Approval, a copy of which can be obtained by contacting Council. Current and future Land Owners must be aware of the Easement Encroachment Approval and associated risks, liabilities and conditions which apply. All risks, liabilities and conditions will automatically transfer to future Land Owners should the transfer or sale of land occur. Should future Land Owners not accept these risks, liabilities and conditions, then any encroachments within the easement shall be removed within 3 months

City of Port Adelaide Enfield
Development Act 1993

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ATTACHMENTS**040/1320/20**

from the date of settlement.

- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations. The applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.

Building Rules Consent Conditions and Notes

As per the Decision Notification Form issued by PBS, Ref: 56809 and dated 23 July 2020, herein attached.



Andrew Simons
Planning Development Officer
30/07/2020

ATTACHMENTS

040/1320/20

Schedule 19A-Statement of Compliance

Development Act 1993

Development Regulations – Regulation 83AB

Applicant	Pro- Form Pergolas P/L P O Box 119, SURREY DOWNS SA 5126
Site Address	13 Osmond Tce GILLES PLAINS SA 5086
Description of Building Work	Verandah to rear of dwelling
Building Classification	10a
Development No.	040/1320/20
Development Approval Date	30/07/2020

This statement must be accompanied by any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008

Part A Builder's Statement

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

I certify the following:

- The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
- All service connections have been made in accordance with the requirements of the relevant supply authority.*
- All requirements under Regulation 76(3) of the Development Regulations 2008 relating to essential safety provisions have been satisfied.*
- All notifications required under Section 59 of the Development Act 1993 have been given in accordance with that Act and the requirements of the Development Regulations 2008.*

**Strike out any item that is not relevant*

Signed: Date:

Name in full:	
Status:	Licence No:
Address:	Contact No:

Part B - Owner's Statement

I certify the following:

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

Signed: Date:

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

Name in full	Contact No:
Address:	

ATTACHMENTS

040/1320/20

Building Inspection Notification

Important Information to the Applicant / Owner / Builder

The Development Act requires notification at certain stages during building work construction to be given to Council. These notifications enable Council to program inspections at important stages of the work.

Notification must be given by the licensed building work contractor who is proposing to undertake the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner to provide the Council one (1) business days' notice prior to the intended commencement or completion of a prescribed stage of work (a mandatory notification stage).

In addition to a commencement notification, the following items must be provided to Council before work commences:

- Certificate of Building indemnity insurance (this applies to domestic building work with a value of \$12,000 or more).
- The name, address and telephone of the persons who will sign Part A (builder) and Part B (owner) of the Statement of Compliance. In the case of an owner builder Part A must be signed by the registered building work supervisor or private certifier.

A person who fails to give notification at a mandatory notification stage is guilty of an offence and may be liable to pay an expiation fee of up to \$500, or be liable to a maximum penalty of up to \$10,000.

Development Application No: 040/1320/20	
Site address: 13 Osmond Tce GILLES PLAINS SA 5086	
Contact Person:	
Contact No:	Email:
Date ready for inspection:	

Method of notifying the Council

Telephone: (08) 8405 6756 – Development Services (Building)

Online: <http://online.cityofpae.sa.gov.au/onlineform/building-inspection>

Email: service@cityofpae.sa.gov.au

Class 1- Dwelling

		Date ready for inspection:
Commencement of building work on the site;	<input type="checkbox"/>	
Completion of structural steel reinforcement for the footings or other floors prior to the pouring of the concrete;	<input type="checkbox"/>	
Completion of wall framing prior to the installation of linings;	<input type="checkbox"/>	
Completion of all roof framing forming part of the building work prior to the installation of roof covering (<i>Regulation 74- Supervisor's checklist required to be submitted within 1 business day of the notification and roof framing must not be concealed within 2 clear business days</i>);	<input type="checkbox"/>	
Completion of party wall prior to the installation of linings;	<input type="checkbox"/>	
Completion of building work.	<input type="checkbox"/>	

Class 10b – Swimming pool and spa

		Date ready for inspection:
Commencement of building work on the site;	<input type="checkbox"/>	
Completion of construction of a swimming pool prior to the pool being filled with water ;	<input type="checkbox"/>	
Completion of construction of a safety fence or barriers for a pool . (<i>Temporary or permanent barriers</i>).	<input type="checkbox"/>	

Class 2-9 – Commercial building

ATTACHMENTS

040/1320/20

		Date ready for inspection:
Commencement of building work on the site;	<input type="checkbox"/>	
Completion of structural steel reinforcement for the footings or other floors prior to the pouring of the concrete;	<input type="checkbox"/>	
Completion of wall framing prior to the installation of linings;	<input type="checkbox"/>	
Completion of tilt-up walling (if any);	<input type="checkbox"/>	
Completion of all roof framing forming part of the building work prior to the installation of roof covering (<i>Regulation 74- Supervisor's checklist required to be submitted within 1 business day of the notification and roof framing must not be concealed within 2 clear business days</i>);	<input type="checkbox"/>	
Completion of fire walls, fire rated separation or smoke barriers prior to the installation of linings or other building components rendering inspection not possible;	<input type="checkbox"/>	
Commencement of the installation of the designated building product on a designated building (<i>Regulation 74- Prescribed Supervisor's Checklist required to be submitted at the time of notification.</i>);	<input type="checkbox"/>	
Completion of building work.	<input type="checkbox"/>	

Class 10 – Carport, verandah, retaining wall and the like		
		Date ready for inspection:
Commencement of building work on the site;	<input type="checkbox"/>	
Completion of the connections to the existing roof framing used to support the attached structure (<i>Regulation 74- Supervisor's checklist required to be submitted within 1 business day of the notification and roof framing must not be concealed within 2 clear business days</i>);	<input type="checkbox"/>	
Completion of building work.	<input type="checkbox"/>	

Appeal Rights

Appeal Rights (as an Applicant)

As an applicant, you have appeal rights to any decision notification issued by Council if:

- The notification is a refusal; or
- The notification is a consent/approval with conditional imposed.

If the application was for a Non-complying form of development you **do not** have any appeal rights, other than where the development is necessary by reason of a change in law regulating an existing use of land or an Emergency/Fire Safety Order.

An appeal must be lodged within **two (2) months** after receiving notice of a decision unless the Environment Resources and Development (ERD) Court, in its discretion, allows an extension of time.

If you wish to lodge an appeal the ERD Court is located at Sir Samuel Way Building, Victoria Square, Adelaide. Alternatively you can contact the ERD Court on 8204 0300.

If your application was subject to Category 3 Public Notification where third party representations were received, any consent is not operative until fifteen (15) business days from the date of the decision. During this fifteen (15) day period, third party representors may lodge an appeal should they be aggrieved by Council's decision made on the development. If a third party appeal is lodged the consent is not operative until such time as a determination is made by the ERD Court. To find out if a third party appeal has been lodged, please contact the ERD Court on telephone 8204 0300.

Appeal Rights (as a Third Party)

Third Party appeal rights differ depending on the Category of development that an application was processed under.

Category 2 Development

If you lodged a representation in relation to a development that was the subject of Category 2 Public Notification, third parties **do not** have any appeal rights to a decision made by Council on the development.

Category 3 Development

If you lodged a representation in relation to a development that was the subject of Category 3 Public Notification and you are aggrieved by Council's decision made on the development, you have the opportunity to appeal Council's decision.

Any such appeal must be lodged within fifteen (15) days after the date of the decision. Any appeal in relation to a Category 3 development must be lodged with the Environment Resources & Development (ERD) Court. The ERD Court is located at Sir Samuel Way Building, Victoria Square, Adelaide. Alternatively you can contact the ERD Court on 8204 0300.

Professional Building Services Australia Pty Ltd
607 MARION RD, SOUTH PLYMPTON SA 5038
Ph. 8374 2211 Fax. 8374 3322 email – pbs@pbsaust.com.au ACN 634 235 206

DECISION NOTIFICATION FORM

DEVELOPMENT NO.: 040/1320/20

PBS REFERENCE NO.: 56809

DEVELOPMENT APPLICATION Received: 20 July 2020

To:

Pro-Form Pergolas Pty Ltd
PO Box 119
SURREY DOWNS SA 5126

LOCATION OF PROPOSED DEVELOPMENT

13 Osmond Terrace GILLES PLAINS

NATURE OF PROPOSED DEVELOPMENT

Verandah to rear of dwelling

IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>	26/06/2020	FOUR		
<u>Building Rules Consent</u>	23/07/2020	TWO		
<u>Development Approval</u>	TO BE ISSUED BY COUNCIL			

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

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

Dated: 23 July 2020

Signed: Anthony Bush



Building Surveyor/Private Certifier

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.
2. You may have a right of appeal if this Notification is:
A refusal, OR
A consent or approval with conditions

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.

3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.

4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

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

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

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

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

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

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

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

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

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

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

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

BUILDING RULES CONSENT CONDITIONS

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

BUILDING RULES CONSENT NOTES

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

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

DECLARATION

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

- 1. The Building Rules Consent is consistent with the Development Plan Consent (if applicable) and any conditions or notes that may apply.**
- 2. Pursuant to Regulation 79 of the Regulations under the Development Act the levy under the Construction Industry Training Fund has been paid: Not required**
- 3. Your attention is drawn to the provisions of Section 93(1)(b) and Regulations 46 and 47, which requires the Building Rules Consent and approved documents enclosed herein and appropriately endorsed to be sent to the applicant by Council.**

Anthony Bush



Building Surveyor/Private Certifier

Dated: 23 July 2020

Ph: 8374 2211

ACN 634 235 206

Fax: 8374 3322

Email: pbs@pbsaust.com.au

**Professional Building
Services Australia Pty Ltd**

ACN 634 235 206
ABN 45 634 235 206

Private Certification
Building Surveying
Town Planning

607 Marion Road
South Plympton
South Australia 5038

Phone: (08) 8374 2211
Fax: (08) 8374 3322
Email: pbs@pbsaust.com.au
www.pbsaust.com.au



Schedule 22A – Certificate of Consistency

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

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

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

issued on: 23 July 2020
for: Verandah to rear of dwelling
at: **13 Osmond Terrace GILLES PLAINS**

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

Development Number: **040/1320/20**
issued on: 26 June 2020
by: City of Port Adelaide Enfield

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

Registered Private Certifier: Anthony Bush
Date: 23 July 2020

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

Item	Legislation/Regulation/Code	Reason for Variation

Registered Private Certifier: Anthony Bush
Date: 23 July 2020

Decision Notification Form

Development Act 1993, Schedule 11



CITY OF
Port Adelaide Enfield

Development Application Number: 040/2208/17
Development Application Date: 04/09/2017
Registered on: 04/09/2017

To: Rossdale Homes
300 Glen Osmond Road
FULLARTON SA 5063

on behalf of the owner:

Gillblac One Pty Ltd
300 Glen Osmond Rd
FULLARTON SA 5063

Location of Proposed Development	13 Osmond Tce GILLES PLAINS SA 5086 Allotment 34 D 116526 CT Vol 6196 Folio 71
Nature of Proposed Development	Single storey dwelling
Building Classification Assigned	1a & 10a

In respect of this proposed development you are informed that:

Nature of Decision	Decision	No. of Conditions	Date of Decision
Development Plan Consent	Granted	3	20/10/2017
Building Rules Consent	Granted (Privately Certified)	2	26/10/2017
Development Approval	Granted	5	02/11/2017

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

The development must lawfully commence by substantial work on the site of the development within 12 months from the date of Development Approval and be completed within 3 years from the date of Development Approval.

Signed
02/11/2017

☒ Dimitrios Kyriakopoulos – Building Development Officer
☒ Sheets Attached

ATTACHMENTS

040/2208/17

CONDITIONS & NOTES OF DEVELOPMENT APPROVAL

Development Plan Consent Conditions

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application 040/2208/17 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.
2. The finished floor level(s) of the proposed building(s) or structure(s) shall be constructed as per the herein approved plans.
3. All stormwater from the proposed development and associated paved areas shall be captured, stored, re-used or disposed of in a manner and with materials to the reasonable satisfaction of Council, such that it provides for orderly, sustainable and legal stormwater management, and does not result in the entry of water into, or affect the stability of a building and/or adjoining land. Any such stormwater management system shall be connected prior to the completion of the development.

Development Plan Consent Notes

- This application involves development located on the boundary or within close proximity to the boundary of the allotment. The applicant must ensure that the development is undertaken entirely on the subject land and that no part of the structure approved, including the guttering, encroaches any property boundary. To ensure that the proposed development is constructed within the allotment and at the approved set back, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations. The applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.
- The applicant is advised that any works (stormwater connections, driveways, etc) undertaken on Council owned land will require the approval of Council's City Assets Department, prior to any works being undertaken. Further information may be obtained from the City Assets Department on telephone 8405 6600.
- The *Environment Protection (Water Quality) Policy 2015* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also defines offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist you to comply with this legislation:

- (1) Building and construction must follow sediment control principles outlined in the *"Stormwater Pollution Prevention - Code of Practice for the Building and Construction Industry* (EPA, 1999). Specifically, the applicant must ensure:
 - During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.

City of Port Adelaide Enfield

Development Act 1993, Schedule 11

Page 3 of 6

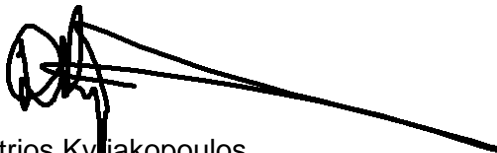
ATTACHMENTS**040/2208/17**

- A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.
- (2) Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
- (3) All building and construction wastewaters are listed pollutants under the *Environment Protection (Water Quality) Policy 2015* and as such must be contained on site.

It is important that you familiarise yourself with the terms of the Policy and ensure that all contractors engaged by you are aware of the obligations arising under it. For further information please contact the Environment Protection Authority on telephone 8204 2004.

Building Rules Consent Conditions & Notes

Refer to Private Certification by Katnich Dodd Building Certifiers, ref. PC56927, dated 26/10/2017.



Dimitrios Kyriakopoulos
Building Development Officer
02/11/2017

ATTACHMENTS

040/2208/17



Schedule 19A

Statement of Compliance

Development Act 1993

Development Regulations – Regulation 83AB

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

Applicant	Rossdale Homes 300 Glen Osmond Road FULLARTON SA 5063
Site Address	Blacks Rd GILLES PLAINS SA 5086
Description of Building Work	Single storey dwelling
Building Classification	1a & 10a
Development No.	040/2208/17
Development Approval Date	02/11/2017

This statement must be accompanied by any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008

Part A - Builder’s Statement

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

I certify the following:

- The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
- All service connections have been made in accordance with the requirements of the relevant supply authority.*
- All requirements under Regulation 76(3) of the Development Regulations 2008 relating to essential safety provisions have been satisfied.*
- All notifications required under Section 59 of the Development Act 1993 have been given in accordance with that Act and the requirements of the Development Regulations 2008.*

*Strike out any item that is not relevant

ATTACHMENTS**040/2208/17**

CITY OF
Port Adelaide Enfield

Schedule 19A Statement of Compliance

Name: _____ Signed: _____

Status: _____ Licence No. _____ Date _____

Address _____ Contact Phone No. _____

Part B – Owner's Statement

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

I certify the following:

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

Name: _____ Signed: _____

Address: _____ Contact Phone No: _____

Date: _____

ATTACHMENTS

040/2208/17



CITY OF
Port Adelaide Enfield

Building Inspection Notification

Pursuant to Section 59 of the Development Act, 1993 the City of Port Adelaide Enfield requires a licensed building work contractor who is proposing to undertake the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner to provide the Council one business day's notice of the following.

* Circle the relevant stage of notification.

- a) **Commencement** of building work upon site;
- b) **Completion** of structural steel reinforcement for concrete footings or other floors prior to concrete pour;
- c) **Completion** of wall, floor or roof framing prior to installation of linings;
- d) **Completion** of all roof framing forming part of the building work prior to the installation of the roof covering (including top and bottom chord restraints, bracing and tie-downs);
- e) **Completion** of any fire walls, fire rated separation or smoke barriers, prior to the installation of linings or other building components rendering inspection not possible;
- f) **Completion** of building work;

In relation to verandahs or carports attached to the roof framing of a building:

- g) **Completion** of the installation all roof framing fixings and connections to the existing building used to support the attached structure.

In relation to swimming pools

- h) **Completion** of safety barriers (prior to the swimming pool being filled with water):

On notifying Council, please provide the following details:

Site Address:	<input type="text" value="Blacks Rd GILLES PLAINS SA 5086"/>		
Contact Person:	<input type="text"/>		
Phone:	<input type="text"/>	Email:	<input type="text"/>
Development Application No.	<input type="text" value="040/2208/17"/>		
Date ready for Inspection:	<input type="text"/>		

Please notify Council either by telephone, online, email or post.

Community Development – Building Section
City of Port Adelaide Enfield
PO Box 110
PORT ADELAIDE SA 5015

Telephone: (08) 8405 6756
Online: <https://ecouncil.portenf.sa.gov.au> and click Planning and Building
Email: customer.service@portenf.sa.gov.au

20 Greenhill Rd Wayville SA 5034
PO Box 109 Goodwood SA 5034
T 08 8273 0888 F 08 8273 0800
katnichdodd.com.au
ABN 44 303 725 328



PC56927

DECISION NOTIFICATION FORM

Development No: 040/2208/17	Dated:	Registered On:
-----------------------------	--------	----------------

To:	ROSSDALE HOMES PTY LTD 300 GLEN OSMOND ROAD FULLARTON SA 5063	CHEQUE ENCLOSED
-----	---	--------------------

LOCATION OF PROPOSED DEVELOPMENT				
House Section	Lot No: Volume:	51	Street: Folio:	BLACKS ROAD GILLES PLAINS

NATURE OF PROPOSED DEVELOPMENT	
DWELLING AND GARAGE (lot 34 Osmond Terrace)	

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	----	----	----	----
Land Division	----	----	----	----
Land Division (strata)	----	----	----	----
Building Rules Consent	26/10/17	2	----	----
Public Space	N/A	----	----	----
Other	N/A	----	----	----
DEVELOPMENT APPROVAL	---	----	----	----

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

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

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

Signed:	(DJ)	Private Certifier
Date: 26 October, 2017	(3)	Sheets Attached



PC56927

**DEVELOPMENT ACT, 1993
SECTION 42
CONDITIONS OF BUILDING RULES CONSENT**

BUILDING WORK:	DWELLING AND GARAGE (lot 34 The Walk)
SITE ADDRESS:	LOT 51 BLACKS ROAD GILLES PLAINS
APPLICANT:	ROSSDALE HOMES PTY LTD
OWNER:	SACHDEVA
CLASSIFICATION:	1a & 10a
DEVELOPMENT NO.	040/2208/17
ISSUED BY:	CITY OF PORT ADELAIDE ENFIELD

CONDITION(S)

1. The footing design engineer shall inspect and confirm the adequacy of the founding depth of the footings prior to the placement of concrete.
BCA-P2.1
2. The roof trusses shall :
 - be a proprietary product designed by a trained user using certified software complying with Ministers Specification SA A2.2 and manufactured by a licensed manufacturer to the provisions of AS1720.1 and AS1649,
 - have the top and bottom chords and webs restrained in accordance with the requirements of the truss design parameters
 - be provided with top and bottom chord bracing in accordance with AS4440 and the manufacturer's specification,
 - be stored, erected and installed in accordance with AS4440 and the manufacturer's specificationBCA-P2.1

Notes

The certified drawings/ documents will be issued by the Council with the notification of development approval.

It is understood that lot 34 The Walk and lot 34 Osmond Terrace are effectively the same property, as the street has been renamed.

This consent is issued on the understanding that the proprietary type materials and products as specified either on the architectural plans or specification are to be selected and installed in accordance with the manufacturers recommendations and relevant standards

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

No portion of the building or structure (including footings and drainage) shall extend over the property boundary (unless a suitable agreement has been obtained from the adjoining property owner)

The owner of the site is advised that a retaining wall will be required adjacent to the boundary to retain any cut or fill.

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

The person proposing to undertake building work (or who is in charge of such work) is warned of their obligation to give the Council notice at stages prescribed in Regulation 74. These include 1 business days notice of -:

- intended commencement of building work. Notice must include information on the persons who are proposed to sign the Regulation 83AB Statement of Compliance (where applicable),
- completion of all roof framing, Notice must be accompanied within 1 business day by a completed registered building work supervisors checklist relating to the roof framing and the subject roof framing must not be concealed for 2 business days,
- completion of building work, and
- other stages specified by Council

A person must not occupy a Class 1a building under the Building Code that has been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements of Regulation 83A.

Regulation 83AB requires a *Statement of Compliance* for Class 1a buildings to be provided upon completion to the relevant authority by the licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates (or if there is no such licensed building work contractor- a registered building work supervisor or private certifier) all in accordance with the attached pro-forma, which must also be signed by the owner of the relevant land, or by someone acting on his or her behalf.

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

The method of stormwater disposal must not result in the entry of water into any building or on to the land of any adjoining owner without their consent.

A sealed stormwater system will require inspection points at strategic locations to allow for ease of ongoing maintenance. The location and design of the points should be discussed with the design engineer to ensure maximum efficiency.

AS3660.1- 'Termite Management - New Building Work', sets out methods for minimising the risk to new buildings from damage to their structural members by subterranean termites by deterring concealed entry by termites from the soil to the building. A termite barrier system constructed in accordance with this standard can not prevent termite attack, as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspections which need to be carried out at intervals not exceeding 12 months to reduce the risk of termite damage. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection; and the date of installation of the system; and where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and the need to maintain and inspect the system on a regular basis. The owner may also wish to seek advice regarding the potential for attack by termites to non-primary structural elements of the building and the precautions available.

Building work adjacent to a property boundary and/or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided to the building owner.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owners attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

The articulation or control joints in the masonry walls shall be installed in accordance with the Site Investigation and Footing Construction Report

The roof trusses shall be stored, erected, installed and braced in accordance with AS4440, the manufacturers specifications and good trade practice. Particular attention should be paid to the co-ordination of trades to ensure that chord and web restraints are provided in accordance with the truss design parameters and the top and bottom chords are braced in accordance with AS4440 and the manufacturers specifications

It is recommended that regular inspection of the roof trusses, particularly at high load areas such as girder trusses, are conducted by a suitably qualified person as per Workplace Services Hazard Alert, July 2002.

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanised, stainless steel or monel metal.

The assessment of the timber framing has been based on the understanding that the timber to be used for all structural elements has a minimum joint strength group of J4 or JD4.

Wet area details including floor grades, set-downs and water resistant surfaces shall comply with AS3740-2010, BCA Table 3.8.1.1 and BCA Clauses SA 3.8.1.2 and SA 3.2.2

All glazing shall be glazed in accordance with AS1288- 2006, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower.

The required rainwater tanks to be plumbed into the dwelling in accordance with AS3500 must be provided with an overflow device connected into the stormwater disposal system and mosquito proof, non-degradable screens on the inlet and overflow. Supporting structures must be a proprietary product and / or comply with relevant Australian Standards

This consent is based on the understanding that there are no brush fences within 3m of the proposed building works.

This report does not imply compliance with the Electricity Act, 1996 as amended or the regulations thereunder (including Regulations prescribed for purposes of Section 86) or the Occupational Health, Safety & Welfare Act 1986 or the regulations thereunder. It is the responsibility of the applicant, owner and the person erecting the building to ensure compliance with same.

Katnich Dodd
Building Surveyors

.....
Peter Harmer

26 October, 2017

Certificate of Registration as a Private Certifier No. 019

©



Data Extract for Section 7 search purposes

Valuation ID 0607327659

Data Extract Date: 15/07/2024

Parcel ID: D116526 A34

Certificate Title: CT6196/71

Property Address: 13 OSMOND TCE GILLES PLAINS SA 5086

Zones

Master Planned Neighbourhood (MPN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Building Near Airfields

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

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Traffic Generating Development

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

N/A

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



GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

Receipt No : 0002586457
Admin No : 75592 (86691)

R C & V I HENDRY
PO BOX 38
BRIGHTON SA 5048

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

19 July, 2024

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference CT Volume 6196 Folio 71
Address 13 OSMOND Terrace, GILLES PLAINS SA 5086

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

- | | | |
|------|--|----|
| 8.8 | Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination). | NO |
| 8.9 | Section 103P - Notation of site contamination audit report in relation to the land. | NO |
| 8.10 | Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land. | NO |

Schedule – Division 2 – Land and Business (Sale and Conveyancing) Regulations 2010

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- | | | |
|----|---|----|
| a) | details of a current licence issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land? | NO |
| b) | details of a licence no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land? | NO |
| c) | details of a current exemption issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land? | NO |
| d) | details of an exemption no longer in force issued under Part 6 of the <i>Environment Protection Act 1993</i> from the application of a specified provision of that Act in relation to an activity carried on at the land? | NO |
| e) | details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to operate a waste depot at the land? | NO |
| f) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to operate a waste depot at the land? | NO |
| g) | details of a licence issued under the repealed <i>South Australian Waste Management Commission Act 1979</i> to produce waste of a prescribed kind (within the meaning of that Act) at the land? | NO |
| h) | details of a licence issued under the repealed <i>Waste Management Act 1987</i> to produce prescribed waste (within the meaning of that Act) at the land? | NO |

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the <i>Environment Protection Act 1993</i>)? | NO |
|----|--|----|

- | | | |
|----|--|-----|
| b) | details of site contamination notified to the EPA under section 83A of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register? | YES |
| d) | a copy of a site contamination audit report? | YES |
| e) | details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the <i>Environment Protection Act 1993</i> applies? | NO |
| f) | details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| g) | details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| h) | details of a notification under section 103Z(1) of the <i>Environment Protection Act 1993</i> relating to the commencement of a site contamination audit? | YES |
| i) | details of a notification under section 103Z(2) of the <i>Environment Protection Act 1993</i> relating to the termination before completion of a site contamination audit? | NO |
| j) | details of records, held by the former <i>South Australian Waste Management Commission</i> under the repealed <i>Waste Management Act 1987</i> , of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995? | NO |

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- | | | |
|----|--|----|
| a) | a copy of a report known as a "Health Commission Report" prepared by or on behalf of the <i>South Australian Health Commission</i> (under the repealed <i>South Australian Health Commission Act 1976</i>)? | NO |
| b) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the <i>Environment Protection Act 1993</i> ? | NO |
| c) | details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the <i>Environment Protection Act 1993</i> ? | NO |
| d) | a copy of a pre-1 July 2009 site audit report? | NO |
| e) | details relating to the termination before completion of a pre-1 July 2009 site audit? | NO |

Records identified in this EPA Statement to Form 1: **SC61588**

The above records have been identified with a YES response in this EPA Statement to Form 1 and can be obtained by contacting the Public Register on (08) 8204 9128 or email epa.publicregister@sa.gov.au

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.