

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:

JOANNE MARGARET PFEIFFER and JASON LUKE PFEIFFER

Address:

8 Golden Way, Nuriootpa SA 5355

4 Vendor's registered agent:

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate

Address:

Shop 2, Happy Valley Shopping Centre, 50 Kenihans Road Happy Valley SA 5159

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]

The land situated at Lot 202 Barossa Valley Way, Sandy Creek SA 5350 and being whole of the land in

Certificate of Title Volume 6304 Folio 599 and being whole of Allotment 202 on Deposited Plan 134366 in the

Area named Sandy Creek in the Hundred of Barossa

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:

8 Golden Way, Nuriootpa SA 5355 and 8 Golden Way, Nuriootpa SA 5355, Australia

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

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

danielle@magain.com.au

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

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

Shop 2, Happy Valley Shopping Centre, 50 Kenihans Road Happy Valley SA 5159

(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; or
- (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,

JOANNE MARGARET PFEIFFER and JASON LUKE PFEIFFER

of

8 Golden Way, Nuriootpa SA 5355 and 8 Golden Way, Nuriootpa SA 5355, Australia

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: _____ Signed: _____

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT

(section 9)

To the purchaser:

I,

Danielle Comer

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:

NIL

Date: _____ Signed: _____

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

~~*Person authorised to act on behalf of *Vendor's agent / 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
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE " or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of–

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

which must be retained as part of this statement whether applicable or not.]

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	<input type="checkbox"/> YES/NO YES/NO
<p><i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p>N/A</p>		
1.2 Easement (whether over the land or annexed to the land)	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>PROPERTY INTEREST REPORT (PAGE 12)</p> <p>Description of land subject to easement:</p> <p>PORTION OF THE LAND IN CT-6304/599</p> <p>Nature of easement:</p> <p>STATUTORY EASEMENT TO SA POWER NETWORKS</p> <p>Are you aware of any encroachment on the easement?</p> <p>NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<input checked="" type="checkbox"/> NO YES
<p><i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p>N/A</p>		
1.3 Restrictive covenant	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<input type="checkbox"/> YES/NO YES/NO
<p><i>[Note -</i> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p>N/A</p>		

Column 1	Column 2	Column 3
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.) [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Names 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):	<input type="checkbox"/> YES/NO YES/NO
5. Development Act 1993 (repealed)		
5.1 section 42 - Condition (that continues to apply) of a development authorisation [Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Condition(s) of authorisation:	<input type="checkbox"/> YES/NO YES/NO
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 - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Nature of condition(s):	<input type="checkbox"/> YES/NO YES/NO
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? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> CERTIFICATE OF EMERGENCY SERVICES LEVY Date of notice: 05/08/2025 Amount of levy payable: \$ 70.70	<input checked="" type="checkbox"/> YES YES

Column 1	Column 2	Column 3
19. Land Tax Act 1936		
19.1 Notice, order or demand for payment of land tax	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>CERTIFICATE OF LAND TAX</p> <p>Date of notice, order or demand:</p> <p>05/08/2025</p> <p>Amount payable (as stated in the notice):</p> <p>\$ 0.00</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
21. Local Government Act 1999		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>LOCAL GOVERNMENT RATES SEARCH</p> <p>Date of notice, order etc:</p> <p>11 August 2025</p> <p>Name of council by which, or person by whom, notice, order etc is given or made:</p> <p>THE BAROSSA COUNCIL</p> <p>Land subject thereto:</p> <p>Allot 202 Barossa Valley Way, SANDY CREEK SA 5350</p> <p>CERTIFICATE OF TITLE: CT-6304/599</p> <p>Lot 202 DP 134366</p> <p>Nature of requirements contained in notice, order etc:</p> <p>PAYMENT OF COUNCIL RATES</p> <p>Time for carrying out requirements:</p> <p>REFER TO LOCAL GOVERNMENT RATES SEARCH</p> <p>Amount payable (if any):</p> <p>\$ 2,107.00</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>

Column 1	Column 2	Column 3
29. Planning, Development and Infrastructure Act 2016		
29.1	Part 5 - Planning and Design Code	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):
		- THE BAROSSA COUNCIL SEARCH (& SECTION 7 REPORT)
		- PROPERTY INTEREST REPORT (29.)
		Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):
		Zones
		Township (T)
		Subzones
		No
		Zoning overlays
		Overlays
		Character Preservation District (Township)
		The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.
		Hazards (Bushfire - Medium Risk) (Medium)
		The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.
		Heritage Adjacency
		The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.
		Hazards (Flooding - Evidence Required)
		The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.
		Native Vegetation
		The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.
		Traffic Generating Development
		The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.
		Urban Transport Routes
		The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.
		Water Resources
		The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.
		Is there a State heritage place on the land or is the land situated in a State heritage area?
		NO
		Is the land designated as a local heritage place?
		NO
		Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?
		NO
		Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?
		YES
		Note-
		For further information about the Planning and Design Code visit www.code.plan.sa.gov.au

Column 1	Column 2	Column 3
29.2 section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> DEVELOPMENT APPLICATION NO.: 22013725 Date of authorisation: REFER TO DEVELOPMENT APPLICATION NO.: 22013725 Name of relevant authority that granted authorisation: REFER TO DEVELOPMENT APPLICATION NO.: 22013725 Condition(s) of authorisation: REFER TO DEVELOPMENT APPLICATION NO.: 22013725	<input checked="" type="checkbox"/> NO YES
34. Water Industry Act 2012		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> SA WATER CERTIFICATE Date of notice or order: 5/8/2025 Name of person or body who served notice or order: SA WATER Amount payable (if any) as specified in the notice or order: \$ 82.30 Nature of other requirement made (if any) as specified in the notice or order: PAYMENT OF SA WATER RATES AND CHARGES	<input checked="" type="checkbox"/> YES YES

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

the above being identified by pages numbered 1 to 12 inclusive, together with the following annexures and supporting documents (if any):

FORM R3 Buyers Information Notice

- CERTIFICATE OF TITLE-6304/599

- DEPOSITED PLAN 134366

- PROPERTY INTEREST REPORT

- DEVELOPMENT APPLICATION NO: 22013725

- THE BAROSSA COUNCIL SEARCH

- LOCAL GOVERNMENT RATES SEARCH

- CERTIFICATE OF EMERGENCY SERVICES LEVY

- CERTIFICATE OF LAND TAX

- SA WATER CERTIFICATE

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act* (SA);
2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

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 recommend 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.

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 6304 Folio 599

Parent Title(s) CT 5179/591, CT 5484/303, CT 5532/993

Creating Dealing(s) RTC 14342820

Title Issued 05/09/2024 **Edition** 1 **Edition Issued** 05/09/2024

Estate Type

FEE SIMPLE

Registered Proprietor

JOANNE MARGARET PFEIFFER
JASON LUKE PFEIFFER
OF 8 GOLDEN WAY NURIOOTPA SA 5355
WITH NO SURVIVORSHIP

Description of Land

ALLOTMENT 202 DEPOSITED PLAN 134366
IN THE AREA NAMED SANDY CREEK
HUNDRED OF BAROSSA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

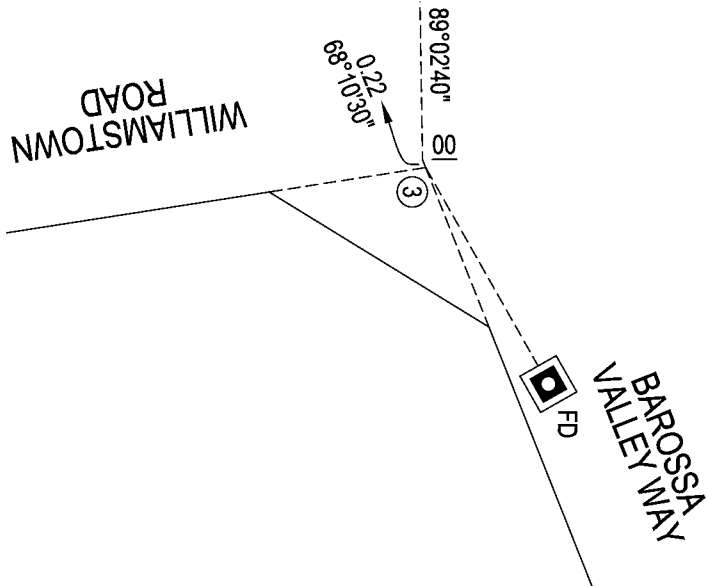
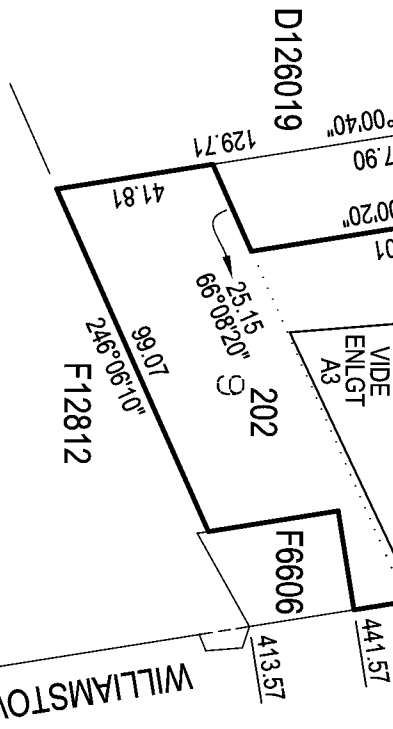
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

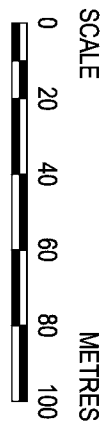
Administrative Interests NIL

PURPOSE:		DIVISION		AREA NAME:		SANDY CREEK	
COUNCIL:		THE BAROSSA COUNCIL		DEVELOPMENT NO:		960/D406/22/001/5767	
LAST PLAN:							
AGENT DETAILS:		ALEXANDER & SYMONDS PTY LTD POST OFFICE BOX 1000 KENT TOWN, SA 5067 PH: 81301666		SURVEYORS CERTIFICATION:		I Nelson Lionel Tucker , a licensed surveyor do hereby certify - 1) That t prepared in accordance with the Survey Act 1992. 2) That the field work 17th day of May 2024 Nelson Tucker Licensed Surveyor	
AGENT CODE:		ALSY					
REFERENCE:		22A0899LTO(A)					
SUBJECT TITLE DETAILS:							
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER
CT	5179	591		ALLOTMENT(S)	4	F	12812
CT	5484	303		ALLOTMENT(S)	9	F	12812
CT	5532	993		ALLOTMENT(S)	3	F	12812
OTHER TITLES AFFECTED:							
EASEMENT DETAILS:							
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR	
ANNOTATIONS:							
NO OCCUPATION UNLESS OTHERWISE SHOWN							

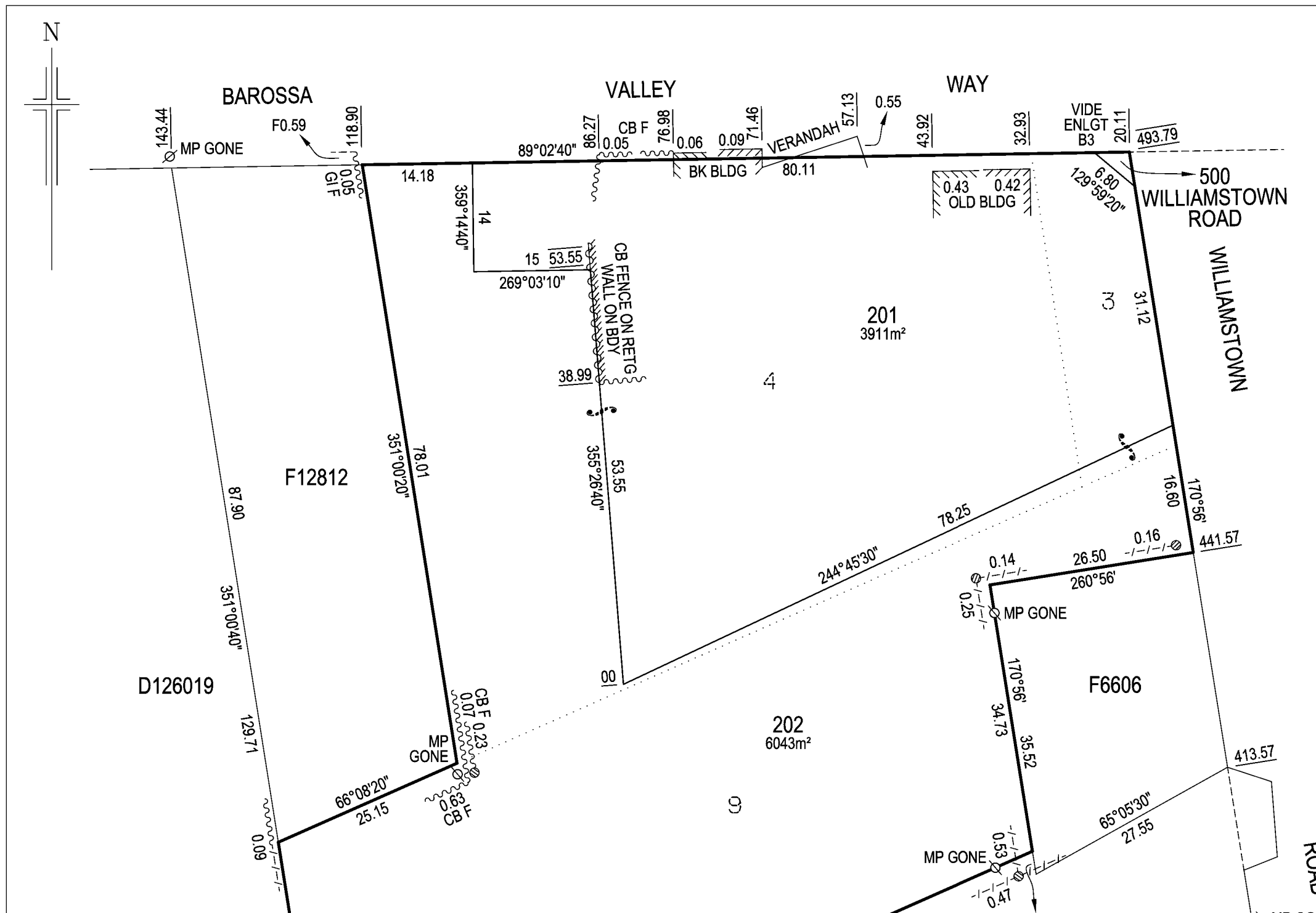


ENLARGEMENT A2
NOT TO SCALE

REFERENCE MARK					COMMENT
CNR	BEARING	FROM	DIST	PSM NO	
1	170°56'	PM FD	0.64	6628/33321	NEW FIX
2	171°00'	MP FD	3.03		
3	240°27'	PM FD	6.58	6628/2530	
4	286°25'	PM FD	45.96	6628/48718	
5	263°30'	MP FD	0.43		
6	326°52'	PM FD	0.33	6628/50040	



VIDE CONTINUATION
ABOVE RIGHT



11 August 2025


Barossa Land Conveyancers
PO Box 1001
WILLASTON SA 5118

Dear Sir or Madam,

***RE: REQUEST FOR INFORMATION
Lot 202 DP 134366, CT-6304/599
Allot 202 Barossa Valley Way, SANDY CREEK SA 5350***

We refer to your request and now attach particulars and documentary material which Council is required to supply pursuant to the provisions of the Local Government Act 1999 and the Land Business (Sale & Conveyancing) Act, 1994.

Yours faithfully,



Per:
Martin McCarthy
Chief Executive Officer
Attachment

Barossa Land Conveyancers
PO Box 1001
WILLASTON SA 5118

CERTIFICATE – COUNCIL CHARGES

VALUER GEN NO: 9693582963
ASSESSMENT NO: 2191302
LEGAL DESCRIPTION: Lot 202 DP 134366
HUNDRED: Barossa
PROPERTY ADDRESS: Allot 202 Barossa Valley Way, SANDY CREEK SA 5350
CERTIFICATE OF TITLE: CT-6304/599
OWNER: J L Pfeiffer and J M Pfeiffer

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT, 1999 I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

Rates and Arrears – prior to 1 July 2025	\$0.00
Postponed Amount in Arrears (if applicable)	\$0.00
Postponed Amount Current (if applicable)	\$0.00
Legal Fees – Arrears prior to 1 July 2025	\$0.00
Legal Fees - current	\$0.00
Rates for current financial year	\$2,107.00
Fines and interest - arrears	\$0.00
Fines and interest - current	\$0.00
Postponed Interest (if applicable)	\$0.00
Property Related Debts	\$0.00
Less Government Concession (see over)	\$0.00
Less Council Rebate	\$0.00
Less Payments Received:	\$0.00

****Balance of Rates and Other Monies due and Payable \$2,107.00****

Instalment/s Due

2 September 2025	\$529.00
2 December 2025	\$526.00
3 March 2026	\$526.00
2 June 2026	\$526.00

**** NOTE: The above rates includes the Regional Landscape Levy of \$24.30**

Street Numbering

Please note Council's official address for this property is **Allot 202 Barossa Valley Way, SANDY CREEK SA 5350**

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

Section 178 (3) (c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land.***

Mobile Garbage Bins

Mobile Garbage Bins remain in the ownership of The Barossa Council and upon sale of this property, are to be left in a clean condition and are to remain at this property. Removal of the bins from the property prior to settlement may result in fees being charged.

COUNCIL OWNED PROPERTIES

Please note if this property is owned by Council, in accordance with section 147(2) of the Local Government Act 1999 this assessment is deemed non-rateable. If the property was to be occupied or sold to a non-government entity during the year, Council will raise rates for the current financial year on a proportionate basis per section 147(1) of the Act.

Fines and Interest

Rates are payable of a quarterly basis as per due dates above or penalties apply. A fine of 2% of the amount due will be added after the instalment due date and at the end of each month thereafter, interest (at the rate prescribed in the Local Government Act, 1999) will be added to any balance not then paid.

PAYMENT DETAILS



Biller Code: 88500
Assessment Number: 2191302

A handwritten signature in black ink, appearing to be 'D. Smith'.

AUTHORISED OFFICER
5 August 2025**

*****PLEASE NOTE: "Outstanding rates balance is correct as at the above date. If you are seeking updated rating information more than 90 days from the above date, a new Section 187 request is required to be lodged and prescribed fee to be paid."***

PRESCRIBED INFORMATION

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Part 1—Items that must be included in statement	
<i>[If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.]</i>	
Development Act 1993	
Part 3—Development Plan	<p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan): N/A</p> <p>Is the land situated in a designated State Heritage Area? N/A</p> <p>Is the land designated as a place of local heritage value? Is there a current Development Plan Amendment released for public consultation by Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? N/A</p> <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? N/A</p>
section 42—Condition (that continues to apply) of a development authorisation NO	<p>Development No:</p> <p>Nature of Development:</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>

Part 5 – Planning and Design Code

**Also refer to attached PlanSA Data
Extract for Section 7**

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

Zones

Township (T)

Subzones

No

Zoning overlays

Overlays

Character Preservation District (Township)

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

Hazards (Bushfire - Medium Risk) (Medium)

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

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Traffic Generating Development

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

Urban Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Also refer to attached PlanSA Data Extract for Section 7	<p>Is the land situated in a designated State Heritage place/area?</p> <p>NO</p> <p>Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.</p> <p>http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx</p> <p>Is the land designated as a Local Heritage Place?</p> <p>NO</p> <p>Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.</p> <p>http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx</p> <p>Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p> <p>NO</p> <p>Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.</p> <p>https://code.plan.sa.gov.au/</p> <p>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?</p> <p>YES</p> <p>Open the online Code Amendments to browse the full list of Code Amendments for more information.</p> <p>Code Amendment register PlanSA</p> <p>Also refer to Property Interest Report</p>
<p>Section 127—Condition (that continues to apply) of a development authorisation</p> <p>NO</p> <p>Also refer to attached PlanSA Data Extract for Section 7</p>	<p>Development No:</p> <p>Nature of Development:</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>
Repealed Act conditions	
<p>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)</p> <p>N/A</p>	<p>Nature of condition(s):</p>
Part 2—Items to be included if land affected	
<i>[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]</i>	
Development Act 1993	

Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space N/A	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space N/A	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):
Section 55—Order to remove or perform work N/A	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
Section 56—Notice to complete development N/A	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 57—Land management agreement N/A	Date of agreement: Names of parties: Terms of agreement:
Section 69—Emergency order N/A	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):
Section 71—Fire safety notice N/A	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 84—Enforcement notice N/A	Date notice given: Name of the relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 85(6), 85(10) or 106—Enforcement order N/A	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:

Part 11 Division 2—Proceedings	Date of commencement of proceedings:
N/A	Date of determination or order (if any):
	Terms of determination or order (if any):
<i>Fire and Emergency Services Act 2005</i>	
Section 105F—Notice of action required concerning flammable materials on land	Date of notice:
N/A	Name of council:
	Requirements of notice (as stated therein):
	Amount payable (if any):
<i>Food Act 2001</i>	
Section 44—Improvement notice	Date of notice:
N/A	Name of authorised officer who served notice:
	Name of authority that appointed officer:
	Requirements of notice:
Section 46—Prohibition order	Date of order:
N/A	Name of authority or person who served order:
	Requirements of order:
<i>Land Acquisition Act 1969</i>	
Section 10 – Notice of intention to acquire	Date of notice:
N/A	Name of Authority who served notice:
	Description of land intended to be acquired (as described in the notice):
<i>Local Nuisance and Litter Control Act 2016</i>	
Section 30—Nuisance or litter abatement notice	Date of notice:
N/A	Notice issued by:
	Nature of requirements contained in notice:
	Time for carrying out requirements:
<i>Housing Improvement Act 1940</i>	
section 23—declaration that house is undesirable or unfit for human habitation	Date of declaration:
N/A	Those particulars required to be provided by a council under section 23:
<i>Local Government Act 1934</i>	

Notice, order, declaration, charge, claim or demand given or made under the Act N/A	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any): <i>For Charges refer to the Certificate of Rates Liabilities</i>
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act N/A	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any): <i>For Charges refer to the Certificate of Rates Liabilities</i>
<i>Planning, Development and Infrastructure Act 2016</i>	
section 141 – Order to remove or perform work N/A	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
section 142 – Notice to complete development N/A	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
section 155 – Emergency order N/A	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):
section 157 – Fire safety notice N/A	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 192 or 193 – Land Management Agreement N/A	Date of agreement: Names of parties: Terms of agreement:

section 198(1) – Requirement to vest land in a council or the Crown to be held as open space N/A	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space N/A	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):
Part 16 Division 1 – Proceedings N/A	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
section 213 – Enforcement notice N/A	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):
section 214 (6), 214 (10) or 222 – Enforcement order N/A	Date order made: Name of court that made the order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
Note: All South Australian homes must be fitted with a working smoke alarm. Homeowners (and residential landlords) are responsible for ensuring a working smoke alarm is installed in the property. Regulation 76B (Development Regulations 2008) requires a smoke alarm (or smoke alarms) be fitted within six months from the day on which title is transferred and be either: a 240 volt, mains-powered smoke alarm; or a 10-year life, non-replaceable, non-removable, permanently connected battery powered smoke alarm.	
Note: Commercial buildings (including some farm buildings) are required to maintain essential (fire) safety provisions for the life of the building (as required by Regulation 76 of the development Regulations 2008)	
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice N/A	Date of notice: Name of council or other authority giving notice: Requirements of notice:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2—Condition (that continues to apply) of an approval</i> N/A	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i> N/A	Date of order: Name of authority giving order: Requirements of order:

South Australian Public Health Act 2011

section 66—Direction or requirement to avert spread of disease

N/A

Date of direction or requirement:

Name of Authority giving or making requirement:

Nature of direction or requirement:

section 92-Notice

N/A

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice

South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval

N/A

Date of approval:

Name of person or body that granted the approval:

Condition (s) of approval:

Additional Information:

Note: The SA Health 'On -Site Wastewater Systems Code states that 'all on-site wastewater systems require ongoing operation and maintenance to ensure that the design performance of the system is achieved for its expected life. If not operated and maintained correctly, on site waste water systems will fail to comply with approved performance criteria which will increase the risk to public and environmental health'. Therefore, please check what type of waste water system is installed on this site and be aware of the applicable operation and maintenance requirements.

Water Industry Act 2012

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

N/A

Date of notice or order:

Name of person or body who served notice or order:

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

Additional Information:

Swimming Pool: **IMPORTANT NOTE:** If the property has a swimming pool, Section 156 of the Planning, Development and Infrastructure Act 2016 requires that all swimming pools must have a continuous safety barrier maintained by the pool owner that restricts access to young children. If the property has a pool built before 1 July 1993, the property owner is obliged to ensure the pool safety barrier meets today's requirements prior to the sale of the property.

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 by the Minister under section 45 of that Act.
1. Building indemnity insurance is required.
NO (refer above note. If yes, refer attached):
Also refer to attached PlanSA Data Extract for Section 7
 2. Name(s) of person(s) insured:

3. Name of Insurer:
4. Limitations on the liability of the insurer:
5. Name of Builder:
6. Builder's Licence Number: Date of Issue of Insurance:
7. Description of insured building work:

Ministerial exemption from holding insurance under the Building Work Contractors Act 1995

If particulars of insurance are not given –

Has the Minister granted an exemption 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 for which the exemption applies
- e) Details of conditions (if any) to which the exemption is subject

Particulars relating to Environment Protection

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—

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

Authorised Officer:  Date: 08/08/2025

Council Ref: Property Address Lot 202 DP 134366

NOTIFICATION OF CHANGE OF OWNERSHIP

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

THE BAROSSA COUNCIL
PO BOX 867
NURIOOTPA SA 5355

Telephone (08) 8563 8444 Facsimile (08) 8563 8461

Notification of change of owner in respect of;
J L Pfeiffer and J M Pfeiffer

for the property at;
Allot 202 Barossa Valley Way, SANDY CREEK SA 5350
Title reference;
CT-6304/599

Please remove the aforementioned names from the Assessment Book referenced to;

Rates Assessment No : 219130 2
Valuer General No : 9693582963

and replace with the following new ownership details;
(Please list all names IN FULL)

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

The new owner/s POSTAL ADDRESS for issue of rate notices is;

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

Barossa Land Conveyancers
PO Box 1001
WILLASTON SA 5118

Signed _____ **Date** _____

DECISION NOTIFICATION FORM

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

TO THE APPLICANT(S):

Name: Sandy Creek Hotel
Postal address: c/- Alexander Symonds PO Box 1000 Kent Town SA 5071
Email: dmaasdorp@alexander.com.au

IN REGARD TO:

Development application no.: 22013725	Lodged on: 3 May 2022
Nature of proposed development: Conventional Land Division - Boundary Realignment 3 into 2	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 728 BAROSSA VALLEY WAY SANDY CREEK SA 5350		
Title ref.: CT 5532/993	Plan Parcel: F12812 AL3	Council: THE BAROSSA COUNCIL

Location reference: 728 BAROSSA VALLEY WAY SANDY CREEK SA 5350		
Title ref.: CT 5179/591	Plan Parcel: F12812 AL4	Council: THE BAROSSA COUNCIL

Location reference: 728 BAROSSA VALLEY WAY SANDY CREEK SA 5350		
Title ref.: CT 5484/303	Plan Parcel: F12812 AL9	Council: THE BAROSSA COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	16 Jan 2024	3	0	Assessment Manager at The Barossa Council
Land Division Consent	Granted	16 Jan 2024	12	0	Assessment Manager at The Barossa Council
Development Approval - Planning Consent; Land Division Consent	Granted	16 Jan 2024	15	0	The Barossa Council

FROM THE RELEVANT AUTHORITY: The Barossa Council
Date: 16 Jan 2024

CONDITIONS

Planning Consent

Condition 1

The development shall be undertaken in accordance with the following plans and documentation accompanying the application, unless otherwise varied by conditions/land division requirements contained within this Decision Notification Form:

- Land Division Plan, prepared by Alexander & Symonds, Dwg No. Revision 20A0899 PROP(F), 30 October 2023;
- Siteworks & Drainage Plan, prepared by Herriot Consulting, C2211-054, Sheet C1, Rev B, 30 March 2023;
- Stormwater Quality Management Assessment, prepared by Herriot Consulting, March 2023, Rev B;
- Stormwater Catchment & Management Plan, prepared by Herriot Consulting, C2211-054, Sheet C2, Rev B, 30 March 2023;
- Stormwater Management Calculations, prepared by Herriot Consulting, C2211-054, 28 March 2023;
- Ecosol Litter Basket Technical Specification, Urban Asset Solutions, pages 1-18
- ACO Drain, ACO Civil Construction Products, pages 1-8

Condition 2

Adequate measures shall be implemented to suppress dust generated during site works to construct the car park, so as to ensure that dust generation does not become a nuisance off-site.

Condition 3

The landscaping established pursuant to the Land Division Requirement 5, shall be maintained and nurtured at all times, with any diseased or dying plants replaced in a timely manner.

Land Division Consent

Condition 1

A 4.5m x 4.5m corner cut-off shall be provided as per the Approved Land Division Plan, prepared by Alexander & Symonds, Dwg No. 20A0899 PROP, Revision (F), dated 30 October 2023. The land subject to corner cut-off shall be vested as road within the final plan of division. All fencing structures or other improvements shall be removed from that portion of land affected by the corner cut off, with all cost borne by the developer.

Condition 2

The existing Department of Infrastructure & Transport (DIT) Road Sign located within the Williamstown Road verge shall be raised as necessary to provide adequate sight distance for vehicles exiting the proposed new car park, to the satisfaction of DIT.

Note: The proposed modifications to the sign shall be authorised by DIT prior to commencement of the sign modification works.

Condition 3

All civil works identified on the Approved Siteworks & Drainage Plan and Approved Stormwater Quantity Management Assessment, prepared by Herriot Consulting, 2211-054B, shall be completed to the satisfaction of The Barossa Council, prior to Land Division Clearance.

Condition 4

The car park including access and manoeuvring area shall be constructed, prior to land division clearance, to the satisfaction of The Barossa Council as follows:

1. In accordance with the Approved Siteworks & Drainage Plan and Approved Stormwater Quantity Management Assessment, prepared by Herriot Consulting, 2211-054B; and
2. The internal car parking and vehicle manoeuvring areas shall be constructed and finished in a low dust generating material and comply with the requirements of AS2890.1 Parking facilities – Part 1: Off-street car parking; and
3. The accessible carpark space including shared area shall be constructed in accordance with AS2890.6 Parking facilities – Part 6: Off-street parking for people with disabilities; and
4. Include wheels stops and line marked to indicate each car space and all access lanes;
5. The driveway crossover shall maintain the level of the existing footpath.

Condition 5

Landscaping comprising of trees, shrubs and groundcovers shall be planted within the area to the front (ie. east) and side (ie. north) of the length of the car park within a space at least 1m in depth. The landscaping shall be established prior to Land Division Clearance, to the satisfaction of The Barossa Council.

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

Condition 6

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

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

Condition 7

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

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

Condition 8

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

Conditions imposed by Commissioner of Highways under Section 122 of the Act

Condition 9

Vehicular access to serve allotment 201 shall be gained via the existing access point on Williamstown Road.

Condition 10

Vehicular access to serve allotment 202 shall be gained via the existing access points on The Barossa Valley Way.

Condition 11

All vehicles shall enter and exit Lot 201 and 202 in a forward direction.

Condition 12

Stormwater run-off shall be collected on-site and discharged without impacting the adjacent road network and rail corridor. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's expense.

ADVISORY NOTES

Planning Consent

Advisory Note 1

Any portion of Council's infrastructure damaged as a result of work undertaken within the development site or associated with the development shall be repaired/reinstated to Council's satisfaction at the developer's expense.

Advisory Note 2

Any variation of this approved development and/or the conditions of consent will require a separate request and approval by the relevant authority. Approval of this application does not necessarily imply that future requests for variations would be approved. Any future request will be assessed by having regard to the relevant rules and requirements in force at the time any request is lodged.

Advisory Note 3

The adjoining owner should be advised of the proposed work on the boundary and issues such as access to perform work, removal of fences, finished levels and retaining walls should be resolved before building work commences. This approval does not create an automatic right to access neighboring land.

Advisory Note 4

Excavations on or near the boundary may require the giving of notification to the neighbour pursuant to sec 139 of the Planning, Development & Infrastructure Act 2016.

It is recommended that where mechanical equipment is proposed to be used to construct retaining walls, and where the dwelling may impede access for that equipment, the retaining walls be constructed prior to preparing the footings.

Advisory Note 5

Any portion of Council's infrastructure damaged as a result of work undertaken within the development site or associated with the development shall be repaired/reinstated to Council's satisfaction at the developer's expense.

Advisory Note 6

Any works associated with the development, such as tree planting, tree removal, footpath renewal or construction of new vehicle entrances proposed to be undertaken within the road reserve (i.e. the carriageway, verge or footpath area) requires an independent approval from Council pursuant to the Local Government Act. Further enquiries should be directed to the Works and Engineering team on 8563 8444.

Advisory Note 7

The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that the activities on the whole site including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note 8

Construction shall not take place on any Sunday or Public Holiday or after 7.00pm or before 7.00am on any other day, and all practicable steps must be taken during construction to minimise the impact of noise emissions on neighbouring properties.

Advisory Note 9

The applicant is advised that this consent does not permit anyone to clear, remove limbs or trim native vegetation. Any proposal to clear, remove limbs, or trim native vegetation will require approval or confirmation

of exemption from the Native Vegetation Council. An interactive guide is available to help owners and others determine the requirements that apply under the Native Vegetation Act 1991, <https://www.environment.sa.gov.au/topics/native-vegetation/interactive-guide>. Any specific queries regarding the clearance, removal, or trimming of native vegetation should be directed to the South Australian Native Vegetation Council.

The applicant is advised that any proposal to clear, remove limbs or trim native vegetation should be undertaken after first notifying the Native Vegetation Council of intended works.

Advisory Note 10

Any noise generating activity undertaken at the site must be undertaken in accordance with the provisions of the Environment Protection (Noise) Policy 2007, and such that any resulting noise is not considered a nuisance, to the satisfaction of Council, including any existing infrastructure.

Advisory Note 11

The applicant is advised that any retaining works to exceed greater than one vertical metre constitutes development, and requires development approval in its own right.

Land Division Consent

Before starting roadworks on major arterial roads in South Australia, contractors must first apply to the Traffic Management Centre in writing via our Roadworks Portal. You must also have a current workzone traffic management card to use the portal and submit your traffic plans.

To request access to the portal, contact the Traffic Management Centre via email at dit.roadworks@sa.gov.au or phone on 1800 018 313.

Roadworks should conform to the standards and guidelines outlined in the following documents:

- SA Standards for Workzone Traffic Management (PDF, 3446 KB)
- Austroads Guide to Temporary Traffic Management
- AS 1742.3:2019, which is available for purchase from Standards Australia.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: The Barossa Council	Type of consent: Planning and Land Division
Telephone: 08 8563 8444	Email: development@barossa.sa.gov.au
Postal address: PO Box 867, Nuriootpa SA 5355	

Data Extract for Section 7 search purposes

Valuation ID 9693582963

Data Extract Date: 08/08/2025

Important Information

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

Parcel ID: D134366 AL202

Certificate Title: CT6304/599

Property Address: LOT 202 BAROSSA VALLEY WAY SANDY CREEK SA 5350

Zones

Township (T)

Subzones

No

Zoning overlays

Overlays

Character Preservation District (Township)

The Character Preservation District Overlay seeks to recognise, protect and enhance the special character of Character Preservation Districts.

Hazards (Bushfire - Medium Risk) (Medium)

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

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Traffic Generating Development

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

Urban Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



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: 2699374

BAROSSA LAND CONVEYANCERS
POST OFFICE BOX 1001
WILLASTON SA 5118

DATE OF ISSUE

05/08/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

17049038

OWNERSHIP NAME

J L & J M PFEIFFER

PROPERTY DESCRIPTION

202 BAROSSA VALLEY WAY / SANDY CREEK SA 5350 / LT 202 D13436

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
9693582963	CT 6304/599	\$270,000.00	R2 0.500	VA 0.300

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 34.25

- REMISSION

\$ 13.55

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ 0.00

= AMOUNT PAYABLE

\$ 70.70

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

03/11/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

17049038

OWNERSHIP NAME

J L & J M PFEIFFER

ASSESSMENT NUMBER

9693582963

AMOUNT PAYABLE

\$70.70

AGENT NUMBER

100018803

AGENT NAME

BAROSSA LAND CONVEYANCERS

EXPIRY DATE

03/11/2025

+70060455170022> +001571+ <0550729907> <0000007070> +444+

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456285 Ref: 7006045517 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2699374

DATE OF ISSUE

05/08/2025

BAROSSA LAND CONVEYANCERS
POST OFFICE BOX 1001
WILLASTON SA 5118

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au**OWNERSHIP NAME**

J L & J M PFEIFFER

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

202 BAROSSA VALLEY WAY / SANDY CREEK SA 5350 / LT 202 D13436

ASSESSMENT NUMBER

9693582963

TITLE REF.

(A "+" indicates multiple titles)

CT 6304/599

TAXABLE SITE VALUE

\$270,000.00

AREA

0.6043 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**03/11/2025****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7006045426 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
96 93582 96 3	CT6304599	5/8/2025	16	2699374

BAROSSA LAND CONVEYANCERS
PO BOX 1001
WILLASTON SA 5118
reception@barossaconveyancers.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: J L & J M PFEIFFER
Location: LT 202 BAROSSA VALLEY WAY SANDY CREEK LT202 D134366
Description: L Capital \$ 270 000
Value:
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available: 1/10/2024	Water rates	:	82.30
Sewer main available:	Sewer rates	:	0.00
	Water use	:	0.00
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	0.00
	Balance outstanding	:	82.30

Degree of concession: 00.00%
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 82.30 Sewer: 0.00 Bill: 29/10/2025

A sewer main is not available to this property.

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

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

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.
SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

South Australian Water Corporation

Name:
J L & J M PFEIFFER

Water & Sewer Account
Acct. No.: 96 93582 96 3

Amount: _____

Address:
LT 202 BAROSSA VALLEY WAY SANDY
CREEK LT202 D134366

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	9693582963



Bill code: 8888
Ref: 9693582963

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: 9693582963



**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