

MAGAIN

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate
Shop 60, Seaford Central Shopping Centre Seaford SA 5169
Tel: 08 8366 2230 Fax: 08 8366 2239 Agent No: 222182

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:

Peter Lockett

Address:

361 Badgers Road, The Range SA 5172

4 Vendor's registered agent:

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

Address:

Shop 60, Seaford Central Shopping Centre Seaford SA 5169

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 361 Badgers Road, The Range SA 5172 and being whole of the land in Certificate of Title Volume 5810 Folio 449 and being whole of Allotment 21 on Deposited Plan 55449 in the Area named the Range in the Hundred of Kuitpo

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:

361 Badgers Road, The Range SA 5172

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

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

david@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 60, Seaford Central Shopping Centre Seaford SA 5169

(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:

*I / ~~We~~,

Peter Lockett _____

of

361 Badgers Road, The Range SA 5172 _____

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,

David Hams _____

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		
<p>1.1 Mortgage of land</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<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 Title</p> <p>Number of mortgage (if registered): 11990002</p> <p>Name of mortgagee: Mortgage to National Australia Bank Ltd</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p>Note - "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<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>Description of land subject to easement:</p> <p>Nature of easement:</p> <p>Are you aware of any encroachment on the easement?</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>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>1.3 Restrictive covenant</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<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>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

Column 1	Column 2	Column 3
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(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.)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<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> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee: per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>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):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>5. Development Act 1993 (repealed)</p>		
<p>5.1 section 42 - Condition (that continues to apply) of a development authorisation</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<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> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>refer to local council search</p> <p>Condition(s) of authorisation: refer to local council search</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>6. Repealed Act conditions</p>		
<p>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 1967</i> (repealed)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<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> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>7. Emergency Services Funding Act 1998</p>		
<p>7.1 section 16 - Notice to pay levy</p>	<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> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>refer to Certificate of Emergency Services Levy Payable</p> <p>Date of notice: 26th September 2025</p> <p>Amount of levy payable: \$0.00</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<p>18. Landscape South Australia Act 2019</p>		

Column 1	Column 2	Column 3
18.2 section 78 - Notice to pay levy in respect of right to take water or taking of water	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p>Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> refer to DEW response</p> <p>Date of notice: refer to DEW response</p> <p>Amount of levy payable: refer to DEW response</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
18.10 section 135 - Water resource works approval	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p>Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> refer to DEW response</p> <p>Details of site where works are authorised: refer to DEW response</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
18.11 section 142 - Site use approval	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p>Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> refer to DEW response</p> <p>Details of location where water use is allowed: refer to DEW response</p>	<p><input checked="" type="checkbox"/></p> <p>NO</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>Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> refer to local council search</p> <p>Date of notice, order etc: 25th September 2025</p> <p>Name of council by which, or person by whom, notice, order etc is given or made: Alexandrina Council</p> <p>Land subject thereto: 361 Badgers Road The Range</p> <p>Nature of requirements contained in notice, order etc: Rates and Charges Information</p> <p>Time for carrying out requirements: refer to local council search</p> <p>Amount payable (if any): \$2,243.70</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
28. Phylloxera and Grape Industry Act 1995		
28.1 section 23(1) - Notice of contribution payable	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p>Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> refer to Vine Health documentation</p> <p>Date of notice: refer to Vine Health documentation</p> <p>Name of person or body giving notice: refer to Vine Health documentation</p> <p>Terms of notice: refer to Vine Health documentation</p> <p>Amount payable (as stated in notice): refer to Vine Health documentation</p>	<p><input checked="" type="checkbox"/></p> <p>NO</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	<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>refer to local council search and property interest report</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>refer to local council search</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?</p> <p>NO</p> <p>Is the land designated as a local heritage place?</p> <p>NO</p> <p>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?</p> <p>NO</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>Note-</p> <p>For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.</p>	<input checked="" type="checkbox"/> NO YES
<p><i>[Note -</i></p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<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>refer to local council search</p> <p>Date of authorisation:</p> <p>refer to local council search</p> <p>Name of relevant authority that granted authorisation:</p> <p>refer to local council search</p> <p>Condition(s) of authorisation:</p> <p>refer to local council search</p>	<input checked="" type="checkbox"/> NO YES
<p><i>[Note -</i></p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
31. Public and Environmental Health Act 1987 (repealed)		
31.2 Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	<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>refer to local council search</p> <p>Date of approval:</p> <p>refer to local council search</p> <p>Name of relevant authority that granted the approval:</p> <p>refer to local council search</p> <p>Condition(s) of approval:</p> <p>refer to local council search</p>	<input checked="" type="checkbox"/> NO YES
32. South Australian Public Health Act 2011		
32.3 South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval	<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>refer to local council search</p> <p>Date of approval:</p> <p>refer to local council search</p> <p>Name of person or body that granted the approval:</p> <p>refer to local council search</p> <p>Condition(s) of approval:</p> <p>refer to local council search</p>	<input checked="" type="checkbox"/> NO YES

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

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 2023*) is a 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 storage, treatment 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)?

NO

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:

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?
NO
- (d) a copy of a site contamination audit report?
NO
- (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?
NO
- (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*)?
YES

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)(l)).

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.

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

Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 17

Buyers information notice

Prescribed notice to be given to purchaser

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 (CBS) recommends 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 issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **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** (e.g. 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.

CERTIFICATE OF TITLE

CT Volume 5810 Folio 449

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 5810 Folio 449

Parent Title(s) CT 5706/356
Creating Dealing(s) RTU 8942216
Title Issued 26/09/2000 Edition 4 Edition Issued 03/07/2017
Diagram Reference 8942216

Estate Type

FEE SIMPLE

Registered Proprietor

PETER LOCKETT
OF 361 BADGERS ROAD THE RANGE SA 5172

Description of Land

ALLOTMENT 21 DEPOSITED PLAN 55449
IN THE AREA NAMED THE RANGE
HUNDRED OF KUITPO

Easements

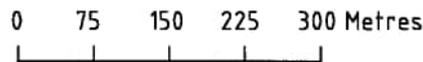
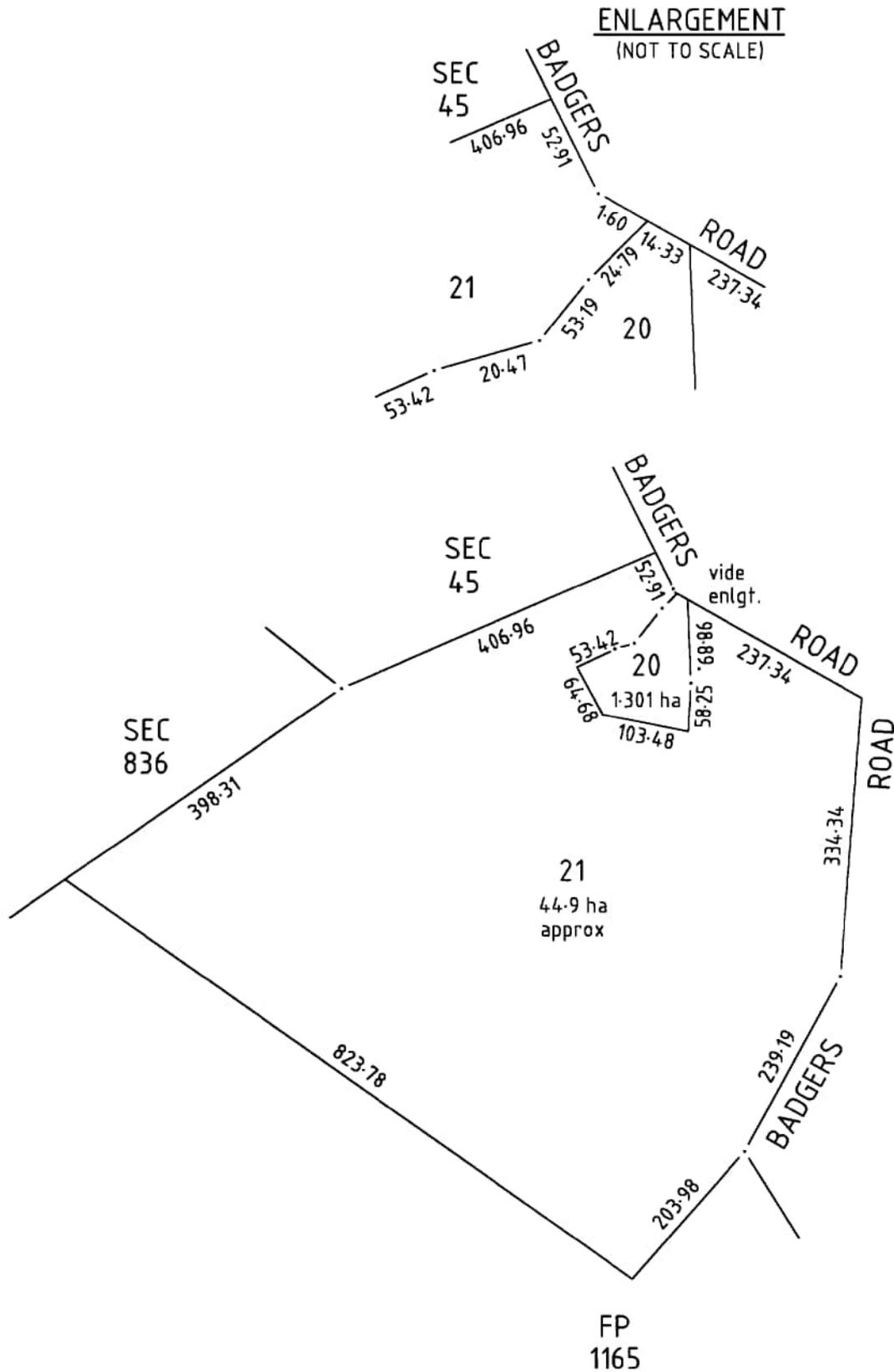
NIL

Schedule of Dealings

Dealing Number	Description
11990002	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

Notations

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



FORM R3

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

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- 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?
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- Are there any **significant** trees on the property?
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- Is there sufficient car parking space available to the property?

Value

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- 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?
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LOCAL AUTHORITY SEARCH

CT Volume 5810 Folio 449



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

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

Search No: CTRATES-2025-002894

Property ID: 8078

Bpay Biller Code: 435115

Valuation No: 4595013801

Reference: 21001 72360 00807 80

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

Property Described as: 361 Badgers Road THE RANGE SA 5172

Owners Name/s: Peter Lockett

Section	Allotment	Plan	Certificate of Title
P65	21	55449	5810/449

RATES AND CHARGES INFORMATION

Declared Date: 07 Jul 2025

Period Ending: 30 Jun 2026

Rates and Fines in arrears b/fwd 1st July	\$0.00
Rates for current Financial Year	\$4,342.50
Service Charges	\$0.00
Interest to Date	\$0.00
Legal Fees to Date	\$0.00
Fines to Date	\$0.00
Property Related Debt	\$0.00
Regional Landscape Levy	\$144.90
Less payments and adjustments	\$-2,243.70
TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE	\$2,243.70

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

Conditions

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

Authorised by Alexandrina Council	Date: 25 September 2025
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The charges as shown are valid for the date of the certificate.

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

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



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Certificate of PROPERTY CONDITIONS

Pursuant to the Land and Business (Sale and Conveyancing) Act, 1994

Search No: CTPROPERTY-2025-002886

Property ID: 8078

Valuation No: 4595013801

Property Described as: 361 Badgers Road THE RANGE SA 5172

Owners Name/s: Peter Lockett

Section	Allotment	Plan	Certificate of Title
P65	21	55449	5810/449

PROPERTY INFORMATION

5. *Development Act 1993 (repealed)*

5.1	Section 42 – Condition (that continues to apply) of a development authorisation	Attached
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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 1967 (repealed)	Nil
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29 *Planning, Development, and Infrastructure Act 2016*

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

29.1 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
29.1 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
29.2 Section 127 – Condition (that continues to apply) of a development authorisation	Attached

5 *Development Act 1993 (repealed)*

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

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	Nil
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11 *Food Act 2001*

11.1 Section 44 – Improvement notice	Nil
11.2 Section 46 – Prohibition order	Nil

15 *Housing Improvement Act 1940 (repealed)*

15.1 Section 23 – Declaration that the house is undesirable or unfit for human habitation	Nil
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15.2 Part 7 (rent control for substandard houses) – Notice or declaration	Nil
17 <i>Land Acquisition Act 1969</i>	
17.1 Section 10 – Notice of intention to acquire	Nil
20 <i>Local Government Act 1934 (repealed)</i>	
20.1 Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
21 <i>Local Government Act 1999</i>	
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
22 <i>Local Nuisance and Litter Control Act 2016</i>	
22.1 Section 30 – Nuisance or litter abatement notice	Nil
29 <i>Planning, Development and Infrastructure Act 2016</i>	
29.5 Section 141 – Order to remove or perform work	Nil
29.6 Section 142 – Notice to complete development	Nil
29.7 Section 155 – Emergency order	Nil
29.8 Section 157 – Fire safety notice	Nil
29.9 Section 192 or 193 – Land management agreement	Nil
29.10 Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Nil
29.11 Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Nil
29.12 Part 16 Division 1 – Proceedings	Nil
29.13 Section 213 – Enforcement notice	Nil
29.14 Section 214(6), 214(10) or 222 – Enforcement order	Nil
31 <i>Public and Environmental Health Act 1987 (repealed)</i>	
31.1 Part 3 - Notice	Nil

31.2 Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 – Condition (that continues to apply) of an approval	Attached
31.3 Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)	Nil

32 *South Australian Public Health Act 2011*

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

36 *Other Charges*

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

Note: Building Indemnity Insurance is required for -

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

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

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

If yes:

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

Limitations of the liability of the insurer:	
Name of the builder:	
Builder's Licence Number:	
Date of Issue of insurance:	
Description of insured building work:	

Exemption from holding insurance

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

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

Particulars relating to Environment Protection

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)?	Yes
---	-----

Note -

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

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

It should be noted that –

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

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

Authorised by Alexandrina Council

Date: 26 September 2025

CONFIRMED BY (as required):

Environmental Health Officer

Date: 26 September 2025

Building Officer

Date: 26 September 2025

Planning Officer

Date: 26 September 2025

Compliance Officer

Date: 26 September 2025

ADDITIONAL INFORMATION FOR SEARCH NO 57305 [CTPROPERTY-2025-002886]

Data Extract for Section 7 search purposes

Valuation ID 4595013801

Data Extract Date: 26/09/2025

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: D55449 AL21

Certificate Title: CT5810/449

Property Address: 361 BADGERS RD THE RANGE SA 5172

Zones

Productive Rural Landscape (PRuL)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

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.

Limited Land Division

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Murray-Darling Basin

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

Native Vegetation

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

Prescribed Water Resources Area

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

River Murray Tributaries Protection Area

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

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.

Application ID: 21041012

Development Description: Construction of an Outbuilding (Shed)

Site Address: 361 BADGERS RD THE RANGE SA 5172

Development Authorisation: Planning Consent

Date of authorisation: 1 April 2022

Name of relevant authority that granted authorisation: Assessment Manager at Fleurieu Regional Assessment Panel

Condition 1

All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land. Reason: To ensure stormwater is disposed of in a controlled manner.

Condition 2

The building/structure herein approved must not be used for human habitation, commercial or industrial purposes. Only those activities normally associated with domestic outbuildings may be undertaken provided such activities do not impair the residential amenity of the locality. Reason: To maintain the amenity of the locality.

Condition 3

All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council. Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

Condition 4

The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved. Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated

Condition 5

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

Development Authorisation: Building Consent

Date of authorisation: 18 May 2022

Name of relevant authority that granted authorisation: Rocco Ciancio

Condition 1

Building work must be in accordance with Building Code, approved documents and any other related consent. Any variations to design, materials or systems affecting building safety or occupant health must be approved in writing prior to construction variations occurring. [Section 79].

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 20 May 2022

Name of relevant authority that granted authorisation: Alexandrina Council

Land Management Agreement (LMA)

No

File: 455/57/22S
A16368
LMA

29 March 2022

Peter Lockett & Jeremy Keyte
361 Badgers Road
THE RANGE SA 5172

Dear Sir/Madam

**WASTEWATER WORKS APPROVAL FOR: Lot 21 (361) Badgers Road The Range
UNDERFLOOR ONLY**

I refer to your application for wastewater works approval at the above site.

I advise that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) your application has been approved subject to the following conditions.

Please note that penalties can apply for non-compliance with approval conditions.

1. The approved wastewater works incorporates;
 - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500
2. The system is to be installed, commissioned, operated and maintained in accordance with;
 - 2.1. The plans and specifications submitted including any amendments made/required with this approval
 - 2.2. Manufacturers, installers and equipment suppliers' instructions and recommendations
 - 2.3. In the case of any wastewater products to be installed, the relevant product approval conditions
 - 2.4. Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2)
 - 2.5. The Onsite Wastewater Systems Code
 - 2.6. All other relevant standards and codes
 - 2.7. Conditions of this approval
3. In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days.
4. In regards to inspection and commissioning;
 - 4.1. The relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation.

4.2. Persons undertaking wastewater works are required to give Council at least one business days notice at the following stages:

- a) Underfloor plumbing completed (with work under water test)
- b) Drains, septic tank and/or aerated wastewater treatment tank, pump sumps (if this forms part of the approval), other approved ancillary equipment and land application system/CWMS connection installed (drains to be under water test)
- c) Final inspection on completion of the whole system prior to occupation

Please contact the Planning and Development Customer Service Officer on (08) 8555 7000 to arrange for these inspections.

5. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing;
 - 5.1. Type of system installed
 - 5.2. Date of system installed
 - 5.3. Servicing / desludging frequency
 - 5.4. Prohibited discharges
 - 5.5. Relevant Authority / Manufacturer details
6. The operator of the wastewater system must ensure that the lids and access openings are to be fitted so as to be childproof.
7. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with :
 - 7.1. The conditions of this approval
 - 7.2. The prescribed codes to the extent which they are applicable.
8. The operator of a wastewater system must ensure that wastewater from the system is reused or disposed of in accordance with:
 - 8.1. These approval conditions
 - 8.2. All relevant standards and Codes to the extent which they are applicable.
9. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
10. This approval will expire if the works are not commenced, or are commenced but not substantially completed within 24 months after the date of approval.
11. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-
 - 11.1. The operator consents or-
 - 11.2. The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.



Approved by: Luke Masters

Luke Masters (Team Leader Environmental Health) Date: 29 March 2022

- Note 1:** The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.
- Note 2:** Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.
- Note 3:** Any alterations/upgrades/modifications to this system will be subject to separate application(s) and approval from the relevant authority.
- Note 4:** All aerated wastewater treatment systems require quarterly servicing in accordance with their product approval.
- Note 5:** Unless otherwise specified in the conditions of this approval, all septic tanks (including those included with an aerated wastewater treatment system) should be desludged as per the On-site Wastewater Systems Code.

DECISION NOTIFICATION FORM

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

TO THE APPLICANT(S):

Name: Jeremy Keyte
Postal address: High St Willunga SA 5172
Email: adze@internode.on.net

Name: Peter Lockett
Postal address: 361 BADGERS ROAD THE RANGE SA 5172
Email: plockett@internode.on.net

IN REGARD TO:

Development application no.: 21041012	Lodged on: 7 Mar 2022
Nature of proposed development: Construction of an Outbuilding (Shed)	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 361 BADGERS RD THE RANGE SA 5172		
Title ref.: CT 5810/449	Plan Parcel: D55449 AL21	Council: ALEXANDRINA COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	1 Apr 2022	5	0	Assessment Manager at Fleurieu Regional Assessment Panel
Building Consent	Granted	18 May 2022	1	0	Rocco Ciancio - Rocco Ciancio - Building Level 1
Development Approval - Planning Consent; Building Consent	Granted	20 May 2022	6	0	Alexandrina Council

FROM THE RELEVANT AUTHORITY: Alexandrina Council
Date: 20 May 2022

CONDITIONS

Planning Consent

Condition 1

All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.

Reason: To ensure stormwater is disposed of in a controlled manner.

Condition 2

The building/structure herein approved must not be used for human habitation, commercial or industrial purposes. Only those activities normally associated with domestic outbuildings may be undertaken provided such activities do not impair the residential amenity of the locality.

Reason: To maintain the amenity of the locality.

Condition 3

All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

Condition 4

The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated

Condition 5

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

Building Consent

Building work must be in accordance with Building Code, approved documents and any other related consent. Any variations to design, materials or systems affecting building safety or occupant health must be approved in writing prior to construction variations occurring. [Section 79].

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.
4. Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless

the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

5. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Consent

Advisory Note 1

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

Advisory Note 2

Encumbrances, Land Management Agreements and/or easements, although not administered by Council, may apply to your property. You are therefore advised to check your Certificate of Title prior to commencing work.

Advisory Note 3

If there is an intention to clear native vegetation on the land at any time, the applicant should consult the Native Vegetation Council to determine relevant requirements under the *Native Vegetation Act 1991* and its Regulations. Note that 'clearance' means any activity that could cause any substantial damage to native plants, including cutting down and removing plants, burning, poisoning, slashing of understorey, removal or trimming of branches, severing roots, drainage and reclamation of wetlands, and in some circumstances grazing by animals. For further information please visit: <http://www.nvc.sa.gov.au>.

Building Consent

Advisory Note 1

Approval of the method of disposal of sewage and sullage shall be obtained from the relevant health authority under the relevant health legislation prior to work being commenced. [Regulation 97].

Advisory Note 2

This Building Consent excludes existing buildings and structures.

Advisory Note 3

This consent is only for Building Consent purposes relating to work to be carried out within the site boundaries and excludes work to both adjoining properties and public spaces. This consent does not include, infer or suggest compliance with any other legislation; nor Planning Consent; nor Development Approval matters; nor ancillary products, factors and requirements; nor suitability of chosen design, materials, other factors such as acceptable levels of design criteria, maintenance regimes, limitations, etc.; nor risks associated with siting, location, environmental and other design factors; nor proprietary systems and materials requirements and limitations; nor construction and final project outcomes. Where relevant, you need to discuss any concerns with the designers, builder, contractors, suppliers, relevant legislated authority; council; State and Federal Authorities.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: Rocco Ciancio	Type of consent: Building
Telephone: 08 8390 1809	Email: admin@rocco.net.au
Postal address: PO Box 16, Ashton SA 5137	

Name: Fleurieu Regional Assessment Panel	Type of consent: Planning
Telephone: 08 8555 7000	Email: envirocso@alexandrina.sa.gov.au

Postal address: PO BOX 21, Goolwa SA 5214

BUILDING CLASSIFICATION/S

Essential safety provisions apply: Yes

Building work Farm building

Building Classification	Approved number of occupants
7B - Building that is used for storage, or display of goods or produce for sale by wholesale	2

Building work Accessible toilet building

Building Classification	Approved number of occupants
10A - Open or private garage,shed etc	N/A

CERTIFICATE OF BUILDING INDEMNITY INSURANCE

Domestic building work must not commence before a copy of the certificate of Building Indemnity Insurance has been lodged with the relevant authority. If not already lodged, you must lodge the required certificate of insurance before notice is given of intended commencement of building work (regulation 36).

Building work Farm building

Certificate of Building Indemnity Insurance received: (Not specified)

Building work Accessible toilet building

Certificate of Building Indemnity Insurance received: (Not specified)

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building work Farm building

- Commencement of Building work (1 business day's notice)
- Completion of Building work (1 business day's notice)
- Completion of Statement of Compliance and other documents required to be provided at the completion of building work (1 business day's notice)

Building work Accessible toilet building

- Commencement of Building work (1 business day's notice)
- Completion of Building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

*To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications**.*

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Farm building

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

- Service connections.

Building Work Accessible toilet building

(Not required)

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Farm building

Building classification 7B - Building that is used for storage, or display of goods or produce for sale by wholesale
A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes
The Certificate of Occupancy will be issued by: The council

Building work Accessible toilet building

Building classification 10A - Open or private garage,shed etc

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).

Note, despite a YES being indicated above, a Certificate of Occupancy is not required for a Class 1a building if this building is completed between 16 December 2021 and 30 June 2022 (inclusive). Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required. Note this deferral applies to Class 1a buildings only.

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name Alexandrina Council
Email envirocso@alexandrina.sa.gov.au
Phone 08 8555 7000

Notifications may also be provided via the SA planning portal.

DECISION NOTIFICATION FORM



For Development Application:
Dated: 24.02.14
Registered: 01.03.14

TO **WISE DRAFTING PTY LTD**
16 KERNICK AVENUE
WILLUNGA SA 5172

Application No: **455/176/14**
Assessment: **A16368**

LOCATION OF
PROPOSED DEVELOPMENT: **LOT: 21 NO: 361 BADGERS ROAD THE RANGE**

NATURE OF
PROPOSED DEVELOPMENT: **DWELLING ADDITION - SINGLE STOREY**

In respect of this proposed development you are informed that:

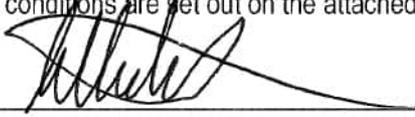
NATURE OF DECISION	CONSENT	DATE	NO OF CONDITIONS
Development Plan Consent	Approved	15/05/2014	13
Land Division	Not Applicable		
Land Division (Community Title)	Not Applicable		
Building Rules Consent	Approved	03/06/2014	1
Other	Not Applicable		
DEVELOPMENT APPROVAL	Approved	05/06/2014	14

NOTE: No work can commence on this development unless a **DEVELOPMENT APPROVAL** has been obtained. (i.e. consent granted by date for a Development Approval in the shaded box)

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/s.

SIGNED: _____


Andrew Houlihan
Authorised Officer

Date: 05/06/2014

NOTES FOR APPLICANT

1. You may have the right of appeal if this Decision Notification is:

- * A refusal; or
- * A consent or approval with conditions

Your appeal must be lodged with the Environment, Resources and Development Court, together with the designated fee, within two months of you receiving notice of the decision.

A copy of your receipted appeal notice must be also served on the authority which issued the Decision Notification Form within the same two month period.

Please contact the Environment, Resources and Development Court if you wish to appeal.
Ph. (08) 8204 0300

2. If your application was the subject of third party representations, any consent or approval, whether subject to conditions or not, shall not operate until the determination of any appeal. A representor has 15 business days from the date of the Decision Notification to lodge an appeal. Please contact the Environment, Resources and Development Court to see if an appeal has been lodged.

3. If this is a Development Approval:

- * the development approval must be substantially commenced;
- * for land division, you must apply to the Development Assessment Commission for a certificate.

within 12 months of the date of this Decision Notification (or alternatively the date of the determination of any appeal) unless this period has been extended by the relevant authority.

And

Any act or work authorised or required by this Decision Notification must be substantially or fully completed within 3 years of the date of this Notification or a longer time as allowed by the relevant authority.

You will require a fresh Development Approval before commencing or continuing the development if you are unable to satisfy these requirements.

DECISION NOTIFICATION - CONDITIONS OF APPROVAL

APPLICANT NAME: WISE DRAFTING PTY LTD

CONDITIONS OF DEVELOPMENT PLAN CONSENT: - 14

1. The development here in approved shall be undertaken and maintained in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council, except where varied by the following conditions.

Reason: To ensure the development is undertaken in accordance with the approved plans, drawings, specifications and other documents submitted.

2. The bushfire fighting water tank and internal access tracks as shown on the amended plans received by Council on 27 March 2014, shall comply with the requirements of the Ministers Code, Undertaking development in Bushfire Protection Areas - February 2009 (as amended October 2012) for high risk bushfire areas and shall be installed prior to occupation of the dwelling addition herein approved and maintained to the satisfaction of Council.

Reason: To ensure Compliance with the Ministers Code.

3. The external appearance, materials and finishes of the new structure/building must match, compliment or blend with the principal building as near as practical and be of a non reflective finish.

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

4. All storm water drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.

Reason: To ensure storm water is disposed of in a controlled manner.

5. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:

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

Reason: To minimise potential adverse off site environmental impacts.

6. Where cut and/or fill in excess of 300mm is required as a result of the proposed development, retaining walls or other suitable soil retention devices shall be employed.

Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

7. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

8. Any additional excavated material not required as fill for the site shall be removed immediately after excavation to prevent bogging and soil washing away.

Reason: To minimise potential adverse off site environmental impacts.

SOUTH AUSTRALIAN COUNTRY FIRE SERVICE CONDITIONS

9. ACCESS (to dwelling)

The Ministers [Bushfire] Code Part 2.3.3.1 describes the mandatory provision for 'Private' roads and driveways to buildings, where the furthest point to the building from the nearest public road is more than 30 metres, shall provide safe and convenient access/egress for large Bushfire fighting vehicles.

- The existing access is satisfactory.

10. ACCESS (to dedicated water supply)

The Ministers [Bushfire] Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting. Ministers Specification SA 78 describes the mandatory provision for access to the dedicated water for fire-fighting vehicles where the path of travel from the entrance to the property to the water storage facility is more than 30 metres in length, by an all-weather roadway:

- The driveway shall be constructed to be capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, AND
- Provision shall be made adjacent to the water supply for a hardstand area (capable of supporting fire-fighting vehicles) that is a distance equal to or less than 6 metres from the water supply outlet.
- CFS has no objection to the proposed dedicated fire-fighting water supply as shown on the development plan – reference noted as "WISE DRAFTING PL – Client P & C LOCKETT – Location Plan version 2 Additional fire-fighting notes – Dated 27/03/2014".

11. VEGETATION

Landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property.

- Additional trees and shrubs shall not be planted closer to the buildings than the distance equivalent to their mature height.
- Grasses within 20 metres of the dwelling or to the property boundaries, whichever comes first, shall be reduced to a height of 10cms during the fire danger season.

12. WATER SUPPLY

The Ministers [Bushfire] Code Part 2.3.4.1 requires a dedicated and accessible water supply to be made available at all times for fire-fighting. Ministers Specification SA78 prescribes the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with Minister's Specification SA78:

- A minimum supply of 22000 litres of water shall be available at all times for bushfire fighting purposes
- The dedicated fire-fighting water supply shall be clearly identified and shall be accessible to fire-fighting vehicles at all times.
- The water storage facility (and any support structure) shall be constructed of noncombustible material.
- The dedicated fire-fighting water supply shall be pressurised by a pump that has –
 - o A minimum inlet diameter of 38mm, AND
 - o Is powered by a petrol or diesel engine with a power rating of at least 3.7kW (5hp), OR
 - o A pumping system that operates independently of mains electricity and is capable of pressurising the water for fire-fighting purposes.
- The dedicated fire-fighting water supply pump shall be located at or adjacent to the dwelling to ensure occupants safety when operating the pump during a bushfire. An 'Operations Instruction Procedure' shall be located with the pump control panel.
- The fire-fighting pump and any flexible connections to the water supply shall be protected by a non-combustible cover that allows adequate air ventilation for efficient pump operation.
- All bushfire fighting water pipes and connections between the water storage facility and a pump shall be no smaller in diameter than the diameter of the pump inlet.

- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- A fire-fighting hose (or hoses) shall be located so that all parts of the building are within reach of the nozzle end of the hose and if more than one hose is required they should be positioned to provide maximum coverage of the building and surrounds (i.e. at opposite ends of the dwelling).
- All fire-fighting hoses shall be capable of withstanding the pressures of the supplied water.
- All fire-fighting hoses shall be of reinforced construction manufactured in accordance with AS 2620 or AS 1221.
- All fire-fighting hoses shall have a minimum nominal internal diameter of 18mm and a maximum length of 36 metres.
- All fire-fighting hoses shall have an adjustable metal nozzle, or an adjustable PVC nozzle manufactured in accordance with AS 1221.
- All fire-fighting hoses shall be readily available at all times.
- CFS has no objection to the proposed dedicated fire-fighting water supply and equipment as noted on the development plan – reference noted as “WISE DRAFTING Pty Ltd – Client P & CLOCKETT – Location Plan version 2 Additional fire-fighting notes – Dated 27/03/2014”.

13. BUILDING CONSIDERATIONS

Refer to the Building Code of Australia Part 3.7 “FIRE SAFETY” for construction requirements and performance provisions.

NOTES:

1. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
2. A wall retaining a difference in ground levels of more than 1 metre requires Development Approval.

Please contact the Planning Officer if you have any enquiries in relation to the above Conditions of Development Plan Consent.

CONDITIONS OF BUILDING RULES CONSENT: - 1

BUILDING CLASSIFICATION: 1A Dwelling

For conditions of Building rules Consent please refer to the Private Certifiers Decision Notification Form – Building Rules Consent and any notes attached.

Please contact the **Private Certifier** if you have any enquiries in relation to the above Conditions of Development Building Consent.

**Please refer to attached “NOTES TO APPLICANT/OWNER”
for detail on “NOTIFICATION STAGES (INSPECTIONS)”**

Notes to Applicant/Owner regarding Development Approval

IMPORTANT INFORMATION

please read carefully

NOTIFICATIONS STAGES (Inspections)

The owner or builder must notify the Alexandrina Council at the following stages:

1. Prior to the commencement of any building work on the site.
Regulation 74(1)(a)
NOTE: *It is at this time the name, address and phone number of the person who is to provide the "statement of compliance" must be given.*
2. After completion of the steel reinforcement and prior to pouring of concrete in footings and other reinforced concrete members.
Regulation 74(1)(b)
3. After completion of timber, steel or other structural framework and before such framework is concealed by any ceiling or wall cladding/linings. This includes both internal and external wall claddings (including bricks to brick-veneer buildings) and ceiling linings.
Regulation 74(1)(b) & Regulation 74(1)(ca)
4. After completion of the building work.
Regulation 74(1)(d)

Please take note:

- At least 1 clear business days notice of any stage of the building work must be given to the council in accordance with Regulation 74(1) of the Development Regulations 2008.
- Where the notification involves the completion of any roof framing the person who gives the notice must, within 1 business day after the notice is given, provide to the council a duly completed **supervisor's checklist** relating to the roof framing, signed by a registered building work supervisor who is registered on the Government of South Australia register of "Registered building work supervisors trained to check roof framing".
- After giving notice that the roof framing is complete, a person must not conceal any roof framing until after the expiration of 2 clear business days.

Penalties apply:

A person who breaches any of the above requirements is guilty of an offence, and may be liable to pay an expiation fee of \$500, or be liable to a maximum penalty of \$10,000.

Notwithstanding the approval of this application, building work must comply with all the requirements of the Development Act and Regulations and Council By-Laws.

Sec. 45(2)

Approval is valid for one (1) year only and should the building be not substantially commenced within that period a new application must be submitted.

Reg 48 (1) of the Development Regulations 2008

Any variations or additions to the original application must be submitted to the relevant authority for approval.

In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that the proposed products or systems meet the Deemed-to-Satisfy provisions, or the Performance Requirements, of the Building Code of Australia.

NOTE: This report does not imply compliance with the Electricity Act 1996, as amended or the regulations there under. It is the responsibility of the owner and the person erecting the Building to ensure compliance with the same.

ROOF FRAMING CHECKLIST

A copy of the Ministers Schedule 5 roof framing checklist is attached. The checklist appropriate to the type of construction of the roof must be used. The checklist must be completed to the extent to which it applies to the work and signed by a registered building work supervisor who has undertaken the required training and is registered on the Government of South Australia register. If the checklist is not properly completed, or the person signing the checklist is not appropriately registered, the checklist will not be accepted. The Alexandrina Council will be enforcing this requirement.

STATEMENT OF COMPLIANCE

Regulation 83AB requires a Statement of Compliance (copy of the appropriate form under Schedule 19A attached) for Class 1a buildings, to be provided upon completion to the relevant authority.

Part A of this statement must be signed by a **licensed building work contractor** who has been responsible for carrying out the building work or, if there is no such person – **a registered building work supervisor or a private certifier and;**

Part B of this statement must be signed by the owner of the land, or by someone acting on his or her behalf. This statement must be provided to the relevant authority within 10 business days of completion or occupation of the building and must be in the form indicated in **Schedule 19A** of the Development Regulations 2008

Reg 83AB

BUILDING WORK AFFECTING OTHER LAND

For building work prescribed in Regulation 75 (cut/fill), 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 building work and the nature of such work, as required by Section 60.

The owner of the site is advised that if any cut or fill is proposed on the boundary of the site a retaining wall will be required.

Any retaining wall less than 1000mm high on the site boundary is, pursuant to Schedule 3, deemed not to be a development, however, under the provisions of Section 60 and Regulation 75 the associated excavation/filling is deemed to be building work which affects the stability of the adjoining land and requires notice to be served on the adjoining owner.

BUILDINGS IN BUSHFIRE PRONE AREAS

The applicant, owner and person performing the building work shall be made aware that the building site is located in a Bush Fire Prone area. The applicant has assessed the category of site bushfire attack as BAL 12.5.

The person performing the building work is required to perform the work in accordance with the relevant requirements of AS3959-1999–Construction of Buildings in Bushfire Prone Areas for this category of bushfire attack.

MISCELLANEOUS

The boundaries of the site are required to be accurately defined with pegs to enable Council Inspectors to clearly verify the location of the building on the site. It is the owners responsibility to ensure that the boundaries of the allotment are accurately defined.

STORAGE AND REMOVAL OF WASTE MATERIALS

The builder shall, at all times, for the duration of construction, provide and maintain a waste receptacle on site, secure against the effect of the wind and to the reasonable satisfaction of Council.

NOTE: All waste shall be contained in such receptacle at all times and the receptacle shall be emptied at a licensed waste disposal depot as required.

Penalties will apply for failure to comply.

Development Regulations 2008
Regulation 74 – Supervisor’s checklist
Handling / installation / inspection of roof framing

Development Application number:		455/176/14	
Site address: NO: 361 BADGERS ROAD THE RANGE			
Council: Alexandrina Council		Private certifier (if applicable):	
Phone:			
Fax:		Phone:	
Email:		Email:	
Person completing this checklist:		Name:	
Qualification:	Registered building work supervisor in accordance with regulation 74 – licence number:	Phone:	
		Training certificate number:	

Part 1 – Process and communication

- Timber trusses/roof framing were transported, stored, lifted and handled on the site in a proper manner and an area was provided on the site for their satisfactory storage – as set out in Appendix E of AS 4440 and/or Appendix H of AS 1684.2.
- All trusses appropriately marked by the fabricator so the fabricator can be identified and the particular truss can be located as per the approved layout plan.
- Unless the roof framing has been designed otherwise, a label is provided on a truss or roof framing immediately adjacent to the roof access hole, stating that the roof framing has not been designed for additional loads such as attached carports/verandahs, a water heater, air conditioner or household storage; and that truss members must not be cut to fit building services. If the roof framing has been designed for additional loads, the trusses or roof framing that are to support any additional load must be clearly identified.
- At least 1 business day’s notice of completion of all roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs) provided to the council. The completed roof framing must not be concealed until after the expiration of 2 clear business days after the notification.
- This handling / installation / inspection checklist completed by a registered building work supervisor in accordance with regulation 74, who has inspected the work, and provided to the council within 1 business day after notice of completion of all roof framing.

Signature: _____

Date: _____

Print name: _____

Part 2 – Timber roof truss erection, fixing and bracing

For a timber truss roof, check the following items for compliance with the approved documents:

Item	Site Work: Truss Erection and Bracing	Tick	AS 4440-2004 Ref	Defects/ Comments
1	Hip end framing: Loose timber or jack trusses		1.2(f)5 Fig. 5.1	
2	Location of special loads: Solar heating, air con, HWS, other		1.6	
3	Bottom chord clear of non-load bearing walls		2.2.2	
4	Internal support/tie-down		2.2.1 & 3.7	
5	Fixing to tops of bracing walls - slotted brackets		Fig. 2.2	
6	Fixing to non-loadbearing walls – slotted brackets		Fig. 2.3	
7	Truss locations/orientation: Spacing, span		3.1	
8	Truss bow (L/200 max)		Fig. 3.2	
9	Truss plumb (H/50 max)		Fig. 3.3	
10	Supplementary timber: ceiling trim		3.5 & 3.6	
11	Truss Tie-Down requirements – as per approval		3.7	
12	Fixing of multi-ply truss		3.8	
13	Top Chord Bracing: Layout and Fixing – steel-brace		4.1	
14	Steel-brace splice		Fig. 4.20	
15	Steel-brace end-fixing at apex		Fig. 4.21	
16	Steel-brace end-fixing at heel-to-top plate		Figs. 4.22 & 4.23	
17	Steel-brace at heel-to-girder truss		Fig. 4.24	
18	Steel- brace at cantilevers		Fig. 4.25	
19	Top Chord Restraint (spacing and fixing)		Fig. 4.1	
20	Intermediate Top Chord Ties (Valley Truss)		Fig. 4.2	
21	Fixing of Valley Trusses		Fig. 5.6	
21	Bottom Chord Restraint. Spacing and Size of Restraint		4.4	
22	Web Tie/Web Brace		4.5	
23	Bottom Chord Restraint Bracing		Fig. 4.28	
24	Truss-to-truss connections appropriate for wind speed: Hip Ends, Girder Trusses, Valley Trusses, Non Load-Bearing Walls		Section 5	
25	Girder Truss Position and Girder Boots		5.3	
26	Girder Truss Restraint.			
27	Overhangs: Eaves Detail (Supported, Not Supported) Structural or Non-Structural Fascia Verge Detail (Gable End Truss Supported on End Wall Or Free Spanning) Verandahs and Pergolas must not be attached to the ends of truss overhangs without specific design		Section 6	
28	Waling plate fixing		Fig 5.5	
29	Truss connection to timber/steel beams			
30	Gable end framing		6.2	
31	Truss modification/defects		3.9	
32	Truss site suitability: corrosive environments		3.10	
33	Advice on cornice fixing to Appendix B		B3	
34	Bearing Width to Appendix B		B4	
35	Steel roof battens, where used, must be legibly and durably marked with the reference AS 1397, the base steel thickness, and the designation of the steel base and coating			

Signature: _____ Date: _____

Print name: _____

Part 3 – Conventional timber roof frame erection, fixing and bracing

For a conventionally framed roof, check the following items for compliance with the approved documents:

ITEM	Site Work: Truss Erection and Bracing	TICK	AS 1684 Reference Clause/Fig.	Defects/ Comments
1	Roof constructed in accordance with approved layout			
2	Bracing		Section 8	
3	Coupled roof connections – ceiling joists to rafters, collar ties to rafters		7.1.2.2	
4	Tie-downs		Section 9	
5	Transfer of wall frame bracing		8.3.6.9	
6	Point loads - including beams, struts, are adequately supported			
7	Location of special loads: Solar heating, air con, HWS, Other			
8	Steel roof battens, where used, must be legibly and durably marked with the reference AS 1397, the base steel thickness, and the designation of the steel base and coating			
9	Where an additional structure is attached to any part of the roof framing of an existing building- the existing structure is adequate to support the additional loads			

Signature: _____ Date: _____

Print name: _____

Part 4 – Steel roof truss erection, fixing and bracing

For a steel-framed roof, check the following items for compliance with the approved documents:

ITEM	Site Work: Truss Erection and Bracing	TICK	Defects/ Comments
1	Steel is legibly and durably marked with the reference AS 1397, the base steel thickness, and the designation of the steel base and coating		
2	Hip end framing: jack trusses or hip trusses		
3	Location of special loads: Solar heating, air con. HWS, Other		
4	Bottom chord clear of non-loadbearing walls		
5	Internal support/tie-down		
6	Fixing to non-loadbearing walls – slotted brackets		
7	Truss locations/orientation: Spacing, span, station		
8	Truss, rafters, ceiling joists overall straightness (L/500 max)		
9	Truss plumb (H/100 or 20 mm max) unless trusses designed to be installed out of plumb		
10	Truss Tie-Down requirements – as per approval		
11	Fixing of double truss		
16	Top Chord Bracing: Layout and Fixing – steel-brace		
17	Top Chord Restraint (spacing of purlin/tile battens)		
18	Bottom Chord Restraint. Spacing and Size of Restraint		
20	Web Tie/Web Brace		
21	Truss-to-truss connections		
22	Girder Truss Position and Girder Boots		
22	Girder Truss Restraint.		
23	Waling plate fixing		
24	Truss connection to timber/steel beams		
25	Gable end framing		
26	Truss modification/defects		
27	Truss site suitability: corrosive environments		
28	Where an additional structure is attached to any part of the roof framing of an existing building- the existing structure is adequate to support the additional loads		

Signature: _____ Date: _____

Print name: _____

Part 5 – Conventional steel roof frame erection, fixing and bracing

For a conventionally framed roof, check the following items for compliance with the approved documents:

ITEM	Site Work: Truss Erection and Bracing	TICK	Defects/Comments
1	Steel is legibly and durably marked with the reference AS 1397, the base steel thickness, and the designation of the steel base and coating		
2	Roof constructed in accordance with approved layout		
3	Bracing		
4	Coupled roof connections – ceiling joists to rafters, collar ties to rafters		
5	Tie-downs		
6	Transfer of wall frame bracing		
7	Point loads - including beams, struts, are adequately supported		
8	Location of special loads: Solar heating, air con, HWS, Other		
9	Where an additional structure is attached to any part of the roof framing of an existing building- the existing structure is adequate to support the additional loads		

Signature: _____

Date: _____

Print name: _____

Schedule 19A – Statement of Compliance

Development Act 1993

Development Regulations 2008 – Regulations 83AB

NOTE: 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.

This statement relates to the building located at the following address or location:

Lot: 21 BADGERS ROAD THE RANGE

Development Number: 455/176/14

Description of building work to which this statement relates: DWELLING ADDITION - SINGLE STOREY

Date of approval of building work to which the statement relates: 05/06/2014

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 – BUILDERS 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:

1. 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.
2. All service connections have been made in accordance with the requirements of the relevant supply authority*
3. All requirements under regulation 76(3) of the Development Regulations 2008 relating to essential safety provisions have been satisfied.*
4. All notifications required under section 59 of the Development Act 1993 have been given in accordance with the Act and the requirements of the Development Regulations 2008*

*Strike out any item that is not relevant

Date..... Signed.....

Name.....

Status.....Licence Number.....

Address.....

.....Contact No:.....

PART B – OWNER’S STATEMENT

This part of the statement must be signed by owner of the relevant land, or by someone acting on his/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, 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 05/06/2014.
2. Any conditions of approval relating to the building work have been satisfied.

*Strike out any item that is not relevant

Date..... Signed.....

Name.....

Address.....

.....Contact No:.....

DECISION NOTIFICATION FORM

Development Application Number: 455/176/14
Registered: 26-May-2014

To: P & C Lockett
 c/- Wise Drafting
 16 Kernick Avenue
 WILLUNGA SA 5172

LOCATION OF PROPOSED DEVELOPMENT: Lot 21 (No 361) Badgers Rd, The Range

Volume: **Folio:**

NATURE OF PROPOSED DEVELOPMENT: Dwelling Addition - Single Storey

FROM: **KBS CONSULTANTS**

REF NO: 20131636

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted or Refused	Number of Conditions	Date of Decision
DEVELOPMENT PLAN CONSENT	—	—	—
BUILDING RULES CONSENT	GRANTED	1	03-Jun-2014
OTHER	—	—	—
DEVELOPMENT APPROVAL	—	—	—

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

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

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

Signed by Private Certifier:



Date: 03-Jun-2014

BRAD WILLMOTT

Sheets Attached

REF NO: 20131636

**BUILDING RULES CONSENT
CONDITIONS AND NOTES**

PROPOSED BUILDING WORK: Dwelling Addition - Single Storey
SITE ADDRESS: Lot 21 (No 361) Badgers Rd, The Range
APPLICANT: P & C Lockett c/- Wise Drafting
CLASSIFICATION: 1A Dwelling Addition

CONDITIONS OF CONSENT: 1

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

IMPORTANT NOTES:

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



BRAD WILLMOTT
Building Certifier/Surveyor
Date of Decision: 03-Jun-2014

REF NO: 20131636



File: 455/176/14
A16368
CT

15 May 2014

Peter Lockett
43 Charles Street
UNLEY SA 5061

Dear Sir/Madam

WASTEWATER WORKS APPROVAL FOR: Lot 21 (361) Badgers Road The Range

I refer to your application for wastewater works approval at the above site.

I advise that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) your application has been approved subject to the following conditions.

Please note that penalties can apply for non-compliance with approval conditions.

1. The approved wastewater works incorporates;
 - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500
 - 1.2. Fujiclean aerated wastewater treatment system, model Fujiclean CE 1500 EX approved for 10 EP (equivalent persons)
 - 1.3. Effluent disposal -
Surface irrigation:200 square metres
with associated pipework and fittings as specified by the design engineer in the report submitted to Council
 - 1.4. Audible / visible alarm system for the unit installed in the kitchen or laundry
2. The system is to be installed, commissioned, operated and maintained in accordance with;
 - 2.1. The plans and specifications submitted including any amendments made/required with this approval
 - 2.2. Manufacturers, installers and equipment suppliers' instructions and recommendations
 - 2.3. In the case of any wastewater products to be installed, the relevant product approval conditions.
 - 2.4. Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2)
 - 2.5. The Onsite Wastewater Systems Code
 - 2.6. All other relevant standards and codes
 - 2.7. Conditions of this approval

3. In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days.

In regards to inspection and commissioning;

- 3.1. The relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation.
- 3.2. Persons undertaking wastewater works are required to give Council at least one business days notice at the following stages:
 - a) Underfloor plumbing completed (with work under water test)
 - b) Drains, septic tank and/or aerated wastewater treatment tank, pump sump (if this forms part of the approval), other approved ancillary equipment and land application system installed (drains to be under water test)
 - c) Final inspection on completion of the whole system prior to occupation

Please contact the Planning and Development Customer Service Officer on (08) 8555 7000 to arrange for these inspections.

4. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing;
 - 4.1. Type of system installed
 - 4.2. Date of system installed
 - 4.3. Servicing / desludging frequency
 - 4.4. Prohibited discharges
 - 4.5. Relevant Authority / Manufacturer details
5. The operator of the wastewater system must ensure that the lids and access openings are to be fitted so as to be childproof.
6. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with :
 - 6.1. The conditions of this approval
 - 6.2. The prescribed codes to the extent which they are applicable.
7. The operator of a wastewater treatment system must ensure that recycled water from the system is reused or disposed of in accordance with;
 - 7.1. The conditions of this approval
 - 7.2. The Prescribed Codes to the extent which they are applicable. This includes the following requirements:
 - 7.2.1. The wastewater system (including the irrigation system) is not to be altered without approval from the relevant authority.
 - 7.2.2. Recycled water must not be allowed to pool or run off the approved irrigation area.
 - 7.2.3. Other water sources are not to be connected to the recycled water system.



8. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
9. This approval will expire if the works are not commenced, or are commenced but not substantially completed within 24 months after the date of approval.
10. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-
 - 10.1. The operator consents or-
 - 10.2. The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.
11. The owner/operator of the Wastewater System must engage an appropriately trained person with experience in servicing wastewater systems to undertake a service of the Wastewater System every 3 months; and
12. The owner/operator of the Wastewater System must provide to the Council within 1 month of a service having been undertaken of the Wastewater System, copies of all records, including but not limited to, receipts, invoices and/or any reports relating to the service.

Special Conditions

No Waste Control Conditions

Approved by:

Cassie Tuck (Environmental Health Officer) Date: 15 May 2014

- Note 1:** The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.
- Note 2:** Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.
- Note 3:** Any alterations/upgrades/modifications to this system will be subject to separate application(s) and approval from the relevant authority.
- Note 4:** All aerated wastewater treatment systems require quarterly servicing in accordance with their product approval.

Note 5: Unless otherwise specified in the conditions of this approval, all septic tanks (including those included with an aerated wastewater treatment system) should be desludged as per the On-site Wastewater Systems Code.

cc for info:

Tim Woods
6 Victoria Street
HENLEY BEACH SA 5022



Ref: 455/909/09
A16368

28 September 2009

PETER LOCKETT
391A SEAVIEW ROAD
HENLEY BEACH SA 5022

Dear Sir/Madam,

WASTE CONTROL SYSTEM APPLICATION
LOT: 21 BADGERS ROAD THE RANGE

In reference to your application received on 25 September 2009 for approval to install a waste control system at the abovementioned site, you are advised that approval is granted subject to the following conditions:

1. The installation is to be carried out in accordance with:
 - (a) The plans and other documentation as submitted forming part of the approval and any notation thereon.
 - (b) All sanitary plumbing and drainage work associated with the connection of the sanitary fixtures to the waste control system be installed in accordance with the requirements of the Standard for the Construction, Installation and Operation of Septic Tank Systems in South Australia, National Plumbing and Drainage Code, AS3500-2, Sanitary Plumbing and Sanitary Drainage and any SAHC variation as prescribed by the Public and Environmental Health (Waste Control) Regulations and South Australian Water Corporation amendments.
 - (c) All work on the plumbing and drainage system is to be carried out by a competent person authorised pursuant to the Plumbers, Gasfitters and Electricians Act.
2. The use of the waste control system shall not vary from that indicated in this approval and that it be completed prior to use.
3. This approval must not be varied without obtaining further consent from the Council.
4. This approval is not transferable and shall become void if the waste control system is not completed within twenty four months from the date of approval.

REQUIREMENTS FOR INSPECTION

1. Persons undertaking the installation of a Waste Control System are required to give Council at least one business days notice at the following stages:
 - a) Underfloor plumbing completed (with work under water test)
 - b) Drains, septic tank and/or aerobic treatment tank installed (drains to be under water test)
 - c) Final inspection on completion of the whole system prior to occupation.

Please contact the Environmental Customer Service Officer on (08)8555 7000 to arrange for these inspections.

Should clarification be required on any of the above provisions, please contact me on the above telephone number.

Approved by:

ANGELA SORGER

Environmental Health Officer, operating under delegated authority under the Public and Environmental Health (Waste Control) Regulations for and on behalf of the Alexandrina Council.

cc for info:
DOMINION CONTRACTORS PTY LTD
PO BOX 1538
VICTOR HARBOR SA 5211

DECISION NOTIFICATION FORM

COPY



For Development Application : Dated : 20.07.99
Registered : 22.07.99

Development Number
455/594/99

To MR & MRS ALLEN FLECKNER
PO BOX 279
McLAREN VALE SA 5171

ASSESSMENT : A9584

LOCATION OF PROPOSED DEVELOPMENT SECTION 65 BADGERS ROAD
THE RANGE

NATURE OF PROPOSED DEVELOPMENT : VINEYARD

In respect of this proposed development you are informed that :

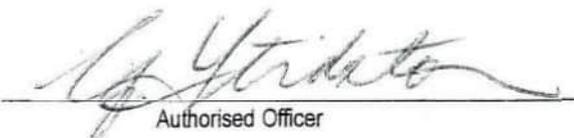
NATURE OF DECISION	CONSENT REQUIRED ?	CONSENT GRANTED	CONSENT REFUSED	NO. OF CONDITIONS
Provisional Development Plan Consent	YES	30.07.99		7
Land Division	N/A			
Land Division (Community Title)	N/A			
Provisional Building Rules Consent	N/A			
Other	N/A			
DEVELOPMENT APPROVAL	YES	31.07.00		7

NOTE : No work can commence on this development unless a DEVELOPMENT APPROVAL has been obtained. (i.e. consent granted by date for a Development Approval in the shaded box)

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/s.

DATE OF DECISION : 31.07.00

SIGNED : 
Authorised Officer

DATE : 31.07.00

ALEXANDRINA COUNCIL

Preserving the Past - Securing the Future

Postal Address: Post Office Box 21 Goolwa SA 5214 Telephone (08) 8555 2202 Facsimile (08) 8555 3603

NOTES FOR APPLICANT

1. You may have the right of appeal if this Decision Notification is:

- * A refusal; or
- * A consent or approval with conditions

Your appeal must be lodged with the Environment, Resources and Development Court, together with the designated fee, within two months of you receiving notice of the decision.

A copy of your receipted appeal notice must be also served on the authority which issued the Decision Notification Form within the same two month period.

Please contact the Environment, Resources and Development Court if you wish to appeal.
(Ph. (08) 8204 0300)

2. If your application was the subject of third party representations, any consent or approval, whether subject to conditions or not, shall not operate until the determination of any appeal. A representor has 15 business days from the date of the Decision Notification to lodge an appeal. Please contact the Environment, Resources and Development Court to see if an appeal has been lodged.

3. If this is a Development Approval:

- * the development approval must be substantially commenced;
- * for land division, you must apply to the Development Assessment Commission for a certificate.

within 12 months of the date of this Decision Notification (or alternatively the date of the determination of any appeal) unless this period has been extended by the relevant authority.

AND

Any act or work authorised or required by this Decision Notification must be substantially or fully completed within 3 years of the date of this Notification or a longer time as allowed by the relevant authority.

You will require a fresh Development Approval before commencing or continuing the development if you are unable to satisfy these requirements.

DECISION NOTIFICATION - 455/594/99 - CONDITIONS OF APPROVAL

OWNERS NAME: TARKARRI DOWNS PTY LTD

CONDITIONS OF DEVELOPMENT PLAN CONSENT:-

- 1 The location and siting of vine rows are to ensure erosion is minimal from stormwater run off.
- 2 The siting of vines and their management is to be in accordance with good practice criteria contained in the publication "Vineyards in the Hills and Vales - A Guide to Better Land Management".
- 3 Fungicide spraying shall be carried out in such a manner and under such weather conditions to ensure that spray does not drift onto adjacent land.
- 4 A minimum of a six metre landscape buffer shall be planted around the perimeter of the vineyard and established within 12 months of the date of the approval.

NOTE: Please consult with Council Natural Resource Officer to determine the appropriate vegetation species.

- 5 The use of gas guns and other devices to prevent or minimise bird damage to crops shall be utilised in compliance with the Environment Protection Authority requirements regarding noise control.
- 6 Any clearance of native vegetation for the development is to be subject to the approval of the Native Vegetation Council.
- 7 A pesticide spray log book shall be kept of all chemicals that are used on the vineyard, the date, time and wind direction shall be recorded.

NOTE: Please contact the Planning officer if you have any enquiries in relation to the above Conditions of Development Plan Consent.

Alexandrina Council

Swimming Pool Safety



Requirements on Sale of Property

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

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

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

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

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

Safety Fence Inspections

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

Please Note: Alexandrina Council does not undertake such inspections.

For further details log onto the State Government website:

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

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

PROPERTY INTEREST REPORT

CT Volume 5810 Folio 449

Property Interest Report

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

Title Reference	CT 5810/449	Reference No. 2714978
Registered Proprietors	P*LOCKETT	Prepared 25/09/2025 15:23
Address of Property	361 BADGERS ROAD, THE RANGE, SA 5172	
Local Govt. Authority	ALEXANDRINA COUNCIL	
Local Govt. Address	PO BOX 21 GOOLWA SA 5214	

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

Table of Particulars

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

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

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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- 5.10 section 84 - Enforcement notice
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply
- 5.12 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 *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply
- [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
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.
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

8. Environment Protection Act 1993

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
9. <i>Fences Act 1975</i>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. <i>Fire and Emergency Services Act 2005</i>		
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. <i>Food Act 2001</i>		
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. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i>		
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. <i>Heritage Places Act 1993</i>		
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. <i>Highways Act 1926</i>		
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. <i>Housing Improvement Act 1940 (repealed)</i>		
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. <i>Housing Improvement Act 2016</i>		

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.	<i>Land Acquisition Act 1969</i>	
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.	<i>Landscape South Australia Act 2019</i>	
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 will respond with details relevant to this item
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 will respond with details relevant to this item
18.11	section 142 - Site use approval	DEW will respond with details relevant to this item
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 | 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.

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 |
|------|---|--|

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. Native Vegetation Act 1991		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. Natural Resources Management Act 2004 (repealed)		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
27. Outback Communities (Administration and Management) Act 2009		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

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

- 28.1 section 23(1) - Notice of contribution payable **The Phylloxera and Grape Industry Board of South Australia has an interest in this property. A response with details of the levy applicable to this property will be forwarded to you directly by the Board**

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register
or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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) has no record of any particulars 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>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9. Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

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.

ESL CERTIFICATE

CT Volume 5810 Folio 449



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: 2714978

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

26/09/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
09233580	P LOCKETT			
PROPERTY DESCRIPTION				
361 BADGERS RD / THE RANGE SA 5172 / LT 21 D55449				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
4595013801	CT 5810/449	\$1,525,000.00	R2 0.500	RU 0.300
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	193.50	
FINANCIAL YEAR	- REMISSION	\$	76.40	
2025-2026	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-167.10	
	= <u>AMOUNT PAYABLE</u>	\$	0.00	

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

EXPIRY DATE 25/12/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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

 <p>Billor Code: 456285 Ref: 7008670114</p> <p>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></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>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</p>
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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.

LAND TAX CERTIFICATE

CT Volume 5810 Folio 449



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: 2714978

DATE OF ISSUE

26/09/2025

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
P LOCKETT

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION
361 BADGERS RD / THE RANGE SA 5172 / LT 21 D55449

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
4595013801	CT 5810/449	\$1,100,000.00	44.9000 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 25/12/2025



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

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

 <p>Billier Code: 456293 Ref: 7008670023</p> <p>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 © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>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</p>
--	--	---

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.

SA WATER CERTIFICATE

CT Volume 5810 Folio 449

Account Number 45 95013 80 1	L.T.O Reference CT5810449	Date of issue 26/9/2025	Agent No. 7793	Receipt No. 2714978
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ECKERMANN FORMS
 PO BOX 191
 CAMPBELLTOWN SA 5074
 searches@eckermannforms.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: P LOCKETT
Location: 361 BADGERS RD THE RANGE
Description: UNF 7H VINES **Capital Value:** \$1 525 000
Rating: Non-residential

Periodic charges

Raised in current years to 30/9/2025

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

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

Next quarterly charges: Water supply: 0.00 Sewer: 0.00 Bill: 12/11/2025

This account is not rateable for water or sewer.

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:
P LOCKETT

Water & Sewer Account
Acct. No.: 45 95013 80 1

Amount: _____

Address:
361 BADGERS RD THE RANGE

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	4595013801



Bill code: 8888
Ref: 4595013801

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: 4595013801



TITLE VALUATION PACKAGE

CT Volume 5810 Folio 449

Certificate of Title

Title Reference CT 5810/449
Status CURRENT
Easement NO
Owner Number 09233580
Address for Notices 43 CHARLES ST UNLEY 5061
Area 44.9ha (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

PETER LOCKETT
OF 361 BADGERS ROAD THE RANGE SA 5172

Description of Land

ALLOTMENT 21 DEPOSITED PLAN 55449
IN THE AREA NAMED THE RANGE
HUNDRED OF KUITPO

Last Sale Details

Dealing Reference TRANSFER (T) 9335488
Dealing Date 08/05/2002
Sale Price \$456,757
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	11990002	NATIONAL AUSTRALIA BANK LTD.

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4595013801	CURRENT	361 BADGERS ROAD, THE RANGE, SA 5172

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4595013801
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2001
Property Location	361 BADGERS ROAD, THE RANGE, SA 5172
Local Government	ALEXANDRINA
Owner Names	PETER LOCKETT
Owner Number	09233580
Address for Notices	43 CHARLES ST UNLEY 5061
Zone / Subzone	PRuL - Productive Rural Landscape
Water Available	No
Sewer Available	No
Land Use	9301 - Vines - Irrigated
Description	8H RM SH VINES
Local Government Description	Primary Production

Parcels

Plan/Parcel	Title Reference(s)
D55449 ALLOTMENT 21	CT 5810/449

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,100,000	\$1,525,000			
Previous	\$960,000	\$1,375,000			

Building Details

Valuation Number 4595013801

Building Style	Villa
Year Built	1900
Building Condition	Good
Wall Construction	Timber Framed & Iron
Roof Construction	Galvanised Iron
Equivalent Main Area	255 sqm
Number of Main Rooms	8

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

VINEHEALTH AUSTRALIA

Please note: this letter **MUST** be forwarded onto the Conveyancer

Eckermann Forms
 PO Box 7340 Hutt Street
 ADELAIDE SA 5000

30 September 2025

Our Ref: G6070, V5295

To whom it may concern,

Section 7 Requests	Phylloxera Act Notice no.: 5295 - ALLOTMENT 21
<i>Name of current owner:</i>	Tin Dog Vineyard
<i>Contact address:</i>	361 Badgers Rd, THE RANGE, SA, 5172
<i>Property description:</i>	AL21 in D55449 - CT 5810 / 449 361 BADGERS RD THE RANGE
<i>Vineyard Area (hectares):</i>	6.52
<p>Under the Phylloxera and Grape Industry Act 1995, Registered landowners with 0.5 hectares or more of vines in the ground, alive or dead, whether for commercial or private user or not, must be registered with Vinehealth Australia and pay an annual biosecurity levy.</p> <p>The levy comprises a base fee and a variable fee per hectare of planted vines. The current gazetted rates are: \$10.28 per hectare and a Base fee of \$200. Further details relating to the levy can be found on the Vinehealth website: https://vinehealth.com.au/who-we-are/levy/.</p>	
<p><i>Please note -</i></p> <ul style="list-style-type: none"> • The Phylloxera Levy covers the period 1 May to 30 April and is <u>paid in arrears</u> annually. Outstanding amounts owing by the vendor must be paid at settlement. • The levy is calculated on the area of planted vines - alive or dead. It is the responsibility of the vendor to check the Vineyard Area recorded on this document to ensure it is true and accurate. 	

Please contact Vinehealth Australia at propertytransfer@vinehealth.com.au to receive the following documents **when the Settlement Date is known**, quoting the Phylloxera Act Notice Number - V5295

- Settlement Payment Advice form; and
- Notification of Change of Ownership form.

Yours faithfully,

Vinehealth Australia
 08 8273 0550
admin@vinehealth.com.au
www.vinehealth.com.au

HISTORICAL SEARCH

Certificate of Title

Title Reference: CT 5810/449
Status: CURRENT
Parent Title(s): CT 5706/356
Dealing(s) Creating Title: RTU 8942216
Title Issued: 26/09/2000
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
21/06/2017	03/07/2017	12747747	CHANGE OF ADDRESS	REGISTERED	PETER LOCKETT
15/08/2013	30/08/2013	11990002	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
15/08/2013	30/08/2013	11990000	DISCHARGE OF MORTGAGE	REGISTERED	9335489
13/05/2002	15/05/2002	9335489	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
13/05/2002	15/05/2002	9335488	TRANSFER	REGISTERED	PETER LOCKETT
13/05/2002	15/05/2002	9335487	DISCHARGE MISC ADVANCE/CHARGE/ORDER OF COURT	REGISTERED	9281253
13/05/2002	15/05/2002	9335486	WITHDRAWAL OF LIEN	REGISTERED	9109601
13/05/2002	15/05/2002	9335485	WITHDRAWAL OF LIEN	REGISTERED	9108950
13/05/2002	15/05/2002	9335484	DISCHARGE OF MORTGAGE	REGISTERED	8764622
22/02/2002	26/02/2002	9281253	ORDER OF COURT	REGISTERED	BARRATT LINDQUIST
01/06/2001	12/06/2001	9109601	LIEN	REGISTERED	THE TERRACES PTY. LTD. (ACN: 007 698 044)
01/06/2001	12/06/2001	9108950	LIEN	REGISTERED	D J & H L MARSTON PTY. LTD., MARSTON VINEYARD CONTRACTORS PTY. LTD.
08/10/1999	15/12/1999	8764622	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.



7 October 2025

ECKERMANN FORMS
PO BOX 7340 HUTT STREET
ADELAIDE SA 5000

Water and River Murray Group

Water Licensing Branch
152 Jubilee Highway East
Mount Gambier SA 5290
PO Box 1046
Mount Gambier SA 5290
Australia
Tel (08) 8735 1134

Dear Sir/Madam

dew.lcwaterlicensing@sa.gov.au
www.environment.sa.gov.au
www.waterconnect.sa.gov.au

I refer to your enquiry concerning the following property:

Reference No: 2714978
Title Reference: CT5810/449 D55449 AL21
Property Address: 361 BADGERS ROAD, THE RANGE SA 5172
Owners Name: P LOCKETT

I advise as follows:

Notice to pay levy under section 78 of the <i>Landscape South Australia Act 2019</i> (or under a corresponding previous enactment).	Yes*
--	-------------

***Please refer to the below ADVICE OF LICENCE(S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019 report detailing levies payable under Section 78, any Water Resource Works Approval under Section 135, any Site Use Approval under Section 142 & any Forest Water Licence under Section 166 of The Landscape South Australia Act 2019.**

Copies of the relevant application forms can be found at www.waterconnect.sa.gov.au/Water-Management/Licences-and-Permits or by contacting this office.

If an interested party is registered against a water licence an application to remove the interest will also need to be submitted. The licence holder/s will need to confirm if an interest is registered against a water licence. Any information in relation to licences will only be given to the licensees or a third party who has written permission from the licensee to access the information.

The Minister is required to keep a record of Permits, Licences, Allocations, Approvals and details relating to these. The NRM Register is publicly available online and is updated daily <https://www.waterconnect.sa.gov.au/Systems/WLPR/Pages/default.aspx>. To protect the privacy of licensees, limited information is available on the register. The NRM register provides access to information by entering the licence/permit number or the land parcel details endorsed on the licence/permit. All care and diligence has been taken to access the above information from available records.

Should you have any queries regarding this Property Interest Report please contact this office.

All other enquires regarding the Licence should be directed to the DEW Branch located at the bottom of this report.

Yours sincerely

Dimity Fisher
Water Licensing Support Officer



WATER & RIVER MURRAY GROUP ADVICE OF LICENCE (S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019

Take Note

The *Landscape South Australia Act 2019* provides that a water licence is a property right issued to a person, which is not directly linked to the land. A licence may however, authorise water to be taken or used in relation to specific land parcels. If the land parcel(s) specified on a licence are sold, the licence remains in the possession of the licence holder unless separate approval is obtained to transfer or vary the water allocation endorsed on that licence. An application to transfer or vary a licensed water allocation must be made in accordance with the licensing provisions of the *Landscape South Australia Act 2019*. The provisions relevant to this prescribed resource are attached.

Licence Details

Licence Number: WL-115650
Licence Status: Current
Prescribed Region: Eastern Mount Lofty Ranges PSWA
Licensee(s): Peter Lockett
Water Allocation:

Entitlement

Eastern Mt Lofty Ranges PSWA, 426FR003 - Total Entitlement: 7,300 kL

Entitlement number	Prescribed Resource	Management unit	Entitlement pool	Allocation category	Quantity	Expiry date
E-003302	Eastern Mt Lofty Ranges PSWA	426FR003	Eastern Mt Lofty Ranges surface water	Taking	7300 kL	N/A

Fees charged to this licence:	Charged	Outstanding
Right to take water - 1/7/2025 to 30/06/2026	\$200.00	\$200.00

Property Details: CT5810/449 D55449 A21

All enquires regarding the Licence should be directed to:

Department for Environment and Water
 Water and River Murray Group
 Water Licensing Branch
 2 Wade Street
 BERRI SA 5343

Postal enquires should be forwarded to:

Department for Environment and Water
 Water and River Murray Group
 Water Licensing Branch
 PO Box 240
 BERRI SA 5343

Telephone: (08) 8595 2053



**WATER & RIVER MURRAY GROUP
ADVICE OF LICENCE (S) ISSUED UNDER THE
LANDSCAPE SOUTH AUSTRALIA ACT 2019**

Additional Information

Information provided current as at 7 October 2025.

Any outstanding fees are to be paid before a licence can be transferred to a new account.

Comments

If the water licence is to be transferred to a new property owner, the current licence holder must complete an application to transfer a water licence, which must be signed by all parties and returned to the below office accompanied by the prescribed fee.

**All enquires regarding the Licence
should be directed to:**

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
2 Wade Street
BERRI SA 5343

**Postal enquires should be
forwarded to:**

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
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