# 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:** **ALEXANDER STAMATOPOULOS AND TIA RENAE STAMATOPOULOS**

Address: **25B LEICESTER STREET WEST RICHMOND SA 5033**

4. **Vendor's registered agent:** **FOX REAL ESTATE (SA) PTY LTD ACN 113 976 024** ☑

Address: **192 MELBOURNE STREET NORTH ADELAIDE SA 5006**

5. **Date of Contract** (if made before this statement is served): _____

6. **Description of Land** [Identify the land including any certificate of title reference]

**25B LEICESTER STREET WEST RICHMOND SA 5033 BEING ALLOTMENT 1 IN DEPOSITED PLAN 117126 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 6200 FOLIO 761**

**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 – Forms 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:
**25B LEICESTER STREET WEST RICHMOND SA 5033**
(being the vendor's last known address); or

(c) transmitted by fax or email to the following fax number or email address:
**Email: fox@foxrealestate.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:
**192 MELBOURNE STREET NORTH ADELAIDE SA 5006**

(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, **ALEXANDER STAMATOPOULOS AND TIA RENAE STAMATOPOULOS**

of **25B LEICESTER STREET WEST RICHMOND SA 5033**

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: _____

Date: _____ Signed: _____

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

**(section 9)**

**To the purchaser:**

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY PTY LTD**

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: 21/10/2026 Signed: _____

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

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

**SCHEDULE – DIVISION 1**

**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

**(section 7(1)(b))**

**Note –**

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement. Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless –

(a) there is an attachment to this statement and –
  (i) all the required particulars are contained in that attachment; and
  (ii) the attachment is identified in column 2; and
  (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance –
  (i) is 1 of the following items in the table:
    (A) under the heading 1. General –
      1.1 Mortgage of land
      1.4 Lease, agreement for lease, tenancy agreement or licence
      1.5 Caveat
      1.6 Lien or notice of a lien
    (B) under the heading 36. Other charges –
      36.1 Charge of any kind affecting the land (not included in another item); and
  (ii) is registered on the certificate of title to the land; and
  (iii) is to be discharged or satisfied prior to or at settlement.

**TABLE OF PARTICULARS**

| **Column 1** | **Column 2** | **Column 3** |
|---|---|---|

*[If an item is applicable, ensure that the box for the item is ticked and complete the item.]*

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

*(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and*

*(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and*

*(c) the heading "6. Repealed Act Conditions" and item 6.1; and*

*(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,*

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

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

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

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

| Column 1 | Column 2 | Column 3 |
|---|---|---|
| **1. General** | | |
| **1.1** Mortgage of land<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>**CERTIFICATE OF TITLE**<br><br>Number of mortgage (if registered):<br>**14021818**<br><br>Name of mortgagee:<br>**BANK OF SYDNEY LTD** | ☑<br>**YES**<br>**YES** |
| **1.2** Easement (whether over the land or annexed to the land)<br><br>**Note** – "Easement" includes rights of way and party wall rights.<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>**PROPERTY INTEREST REPORT**<br><br>Description of land subject to easement:<br>**PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE**<br><br>Nature of easement:<br>**REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS**<br><br>Are you aware of any encroachment on the easement?<br>**NO**<br>(If **YES**, give details):<br><br>If there is an encroachment, has approval for the encroachment been given?<br><br>(If **YES**, give details): | ☑<br>**NO**<br>**YES** |
| **1.3** Restrictive covenant<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br><br>Nature of restrictive covenant:<br><br>Name of person in whose favour restrictive covenant operates:<br><br>Does the restrictive covenant affect the whole of the land being acquired?<br><br>(If **NO**, give details):<br><br>Does the restrictive covenant affect land other than that being acquired? | ☐<br>**YES / NO**<br>**YES / NO** |
| **1.4** Lease, agreement for lease, tenancy agreement or licence | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?*** | ☐<br>**YES / NO**<br>**YES / NO** |

| Column 1 | Column 2 | Column 3 |
|---|---|---|
| (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br><br>Names of parties:<br><br>Period of lease, agreement for lease etc:<br>From<br><br>To<br><br>Amount of rent or licence fee:<br><br>$ per (period)<br>Is the lease, agreement for lease etc in writing?<br><br>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify:<br>(a) the Act under which the lease or licence was granted:<br><br>(b) the outstanding amounts due (including any interest or penalty): | |

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

| | | | |
|---|---|---|---|
| **5.1** | section 42 – Condition (that continues to apply) of a development authorisation<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>**CITY OF WEST TORRENS SEARCH**<br><br>Condition(s) of authorisation:<br>**REFER DEVELOPMENT NUMBER 211/414/2017** | ☑<br>**NO**<br>**YES** |

| | | | |
|---|---|---|---|
| **5.1** | section 42 – Condition (that continues to apply) of a development authorisation<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br>**CITY OF WEST TORRENS SEARCH**<br><br>Condition(s) of authorisation:<br>**REFER DEVELOPMENT NUMBER 211/386/2018** | ☑<br>**NO**<br>**YES** |

## 6. *Repealed Act conditions*

| | | | |
|---|---|---|---|
| **6.1** | Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967 (repealed)*<br><br>**[Note** – *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br><br>Nature of condition(s): | ☐<br>**YES / NO**<br>**YES / NO** |

| Column 1 | Column 2 | Column 3 |
|---|---|---|

## 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.]*

***Is this item applicable?*** ☑

***Will this be discharged or satisfied prior to or at settlement?*** **NO**

***Are there attachments?*** **YES**

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

**CITY OF WEST TORRENS SEARCH AND PROPERTY INTEREST REPORT**

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

**25B LEICESTER ST WEST RICHMOND SA 5033 LT 1**

**ZONES**
**GENERAL NEIGHBOURHOOD - GN**

**OVERLAYS**
**AIRCRAFT NOISE EXPOSURE - ANEF 30**
**THE AIRCRAFT NOISE EXPOSURE OVERLAY SEEKS TO ENSURE DEVELOPMENT SENSITIVE TO AIRCRAFT NOISE IS DESIGNED TO MINIMISE NOISE INTRUSION AND PROVIDE APPROPRIATE INTERIOR ACOUSTIC AMENITY.**

**AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 15 METRES**
**THE AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY SEEKS TO ENSURE BUILDING HEIGHT DOES NOT POSE A HAZARD TO THE OPERATION AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**AFFORDABLE HOUSING**
**THE AFFORDABLE HOUSING OVERLAY SEEKS TO ENSURE THE INTEGRATION OF A RANGE OF AFFORDABLE DWELLING TYPES INTO RESIDENTIAL AND MIXED USE DEVELOPMENT.**

**BUILDING NEAR AIRFIELDS**
**THE BUILDING NEAR AIRFIELDS OVERLAY SEEKS TO ENSURE DEVELOPMENT DOES NOT POSE A HAZARD TO THE OPERATIONAL AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**HAZARDS (FLOODING)**
**THE HAZARDS (FLOODING) OVERLAY SEEKS TO MINIMISE FLOOD HAZARD RISK TO PEOPLE, PROPERTY, INFRASTRUCTURE AND THE ENVIRONMENT.**

**HAZARDS (FLOODING - EVIDENCE REQUIRED)**
**THE HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY ADOPTS A PRECAUTIONARY APPROACH TO MITIGATE POTENTIAL IMPACTS OF POTENTIAL FLOOD RISK THROUGH APPROPRIATE SITING AND DESIGN OF DEVELOPMENT.**

**PRESCRIBED WELLS AREA**
**THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.**

**REGULATED AND SIGNIFICANT TREE**
**THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.**

| Column 1 | Column 2 | Column 3 |
|---|---|---|
| | **STORMWATER MANAGEMENT**<br>**THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.**<br><br>**SIGNIF RETIREMENT FACILITY SUPPORTED ACCOM SITES**<br>**THE SIGNIFICANT RETIREMENT FACILITY AND SUPPORTED ACCOMMODATION SITES OVERLAY SEEKS TO FACILITATE THE DEVELOPMENT OF SUPPORTED ACCOMMODATION AND/OR RETIREMENT FACILITIES ON SIGNIFICANT RETIREMENT FACILITY AND SUPPORTED ACCOMMODATION SITES TO PROVIDE ACCOMMODATION FOR THE COMMUNITIES' AGEING RESIDENTS.**<br><br>**URBAN TREE CANOPY**<br>**THE URBAN TREE CANOPY OVERLAY SEEKS TO PRESERVE AND ENHANCE URBAN TREE CANOPY THROUGH THE PLANTING OF NEW TREES AND RETENTION OF EXISTING MATURE TREES WHERE PRACTICABLE.**<br><br>Is there a State heritage place on the land or is the land situated in a State heritage area?<br>**NO**<br><br>Is the land designated as a local heritage place?<br>**NO**<br><br>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?<br>**NO**<br><br>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?<br>**YES**<br><br>Note –<br>For further information about the Planning and Design Code visit https://code.plan.sa.gov.au. | |
| **29.2** section 127 – Condition (that continues to apply) of a development authorisation<br><br>*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | ***Is this item applicable?*** ☐<br>***Will this be discharged or satisfied prior to or at settlement?*** **YES / NO**<br>***Are there attachments?*** **YES / NO**<br>*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*<br><br>Date of authorisation:<br><br>Name of relevant authority that granted authorisation:<br><br>Condition(s) of authorisation: | |

# ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

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

the above being identified by page numbered 1 to 8 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 6200 FOLIO 761**
**PROPERTY INTEREST REPORT**
**SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES**
**CITY OF WEST TORRENS SEARCH**
**DEPOSITED PLAN 117126**
**ENVIRONMENT PROTECTION AUTHORITY LETTER**

**SIGNED BY THE PURCHASER:**

THIS _____ DAY OF _____

_____ _____
(Signature) (Signature)

_____ _____
(Signature) (Signature)

*The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).*

*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.

LAND SERVICES SA

| | |
|---|---|
| **Product** | Register Search (CT 6200/761) |
| **Date/Time** | 28/09/2026 03:37PM |
| **Customer Reference** | |
| **Order ID** | 20260928008122 |

REAL PROPERTY ACT, 1886
South Australia

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

# Certificate of Title - Volume 6200 Folio 761

| | | | | | |
|---|---|---|---|---|---|
| **Parent Title(s)** | CT 6038/278 | | | | |
| **Creating Dealing(s)** | RTC 12835743 | | | | |
| **Title Issued** | 30/11/2017 | **Edition** | 3 | **Edition Issued** | 01/05/2023 |

## Estate Type

FEE SIMPLE

## Registered Proprietor

ALEXANDER STAMATOPOULOS
TIA RENAE STAMATOPOULOS
OF LOT 1 23A - 25B LEICESTER STREET WEST RICHMOND SA 5033
AS JOINT TENANTS

## Description of Land

ALLOTMENT 1 DEPOSITED PLAN 117126
IN THE AREA NAMED WEST RICHMOND
HUNDRED OF ADELAIDE

## Easements

NIL

## Schedule of Dealings

| Dealing Number | Description |
|---|---|
| 14021818 | MORTGAGE TO BANK OF SYDNEY LTD. (ACN: 093 488 629) |

## Notations

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


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# Property Interest Report

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

| | | | |
|---|---|---|---|
| **Title Reference** | CT 6200/761 | **Reference No.** | 2822256 |
| **Registered Proprietors** | A & T R*STAMATOPOULOS | **Prepared** | 28/09/2026 15:37 |
| **Address of Property** | 25B LEICESTER STREET, WEST RICHMOND, SA 5033 | | |
| **Local Govt. Authority** | CITY OF WEST TORRENS | | |
| **Local Govt. Address** | 165 SIR DONALD BRADMAN DRIVE HILTON SA 5033 | | |

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<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |
| **2.** | ***Aboriginal Heritage Act 1988*** | |
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

| | | |
|---|---|---|
| | an area surrounding a site | |
| 2.3 | Part 3 Division 6 - Aboriginal heritage agreement | Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title<br><br>also<br><br>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<br><br>also<br><br>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<br><br>*[**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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 5.9 | section 71 - Fire safety notice | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title |

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

## 6. Repealed Act conditions

| | | |
|---|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the *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)<br><br>*[**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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |

## 7. *Emergency Services Funding Act 1998*

| | | |
|---|---|---|
| 7.1 | section 16 - Notice to pay levy | **An Emergency Services Levy Certificate will be forwarded.**<br>**If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**<br><br>**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) will respond with details relevant to this item** |
| 8.2 | section 93 - Environment protection order that is registered in relation to the land | **EPA (SA) will respond with details relevant to this item** |
| 8.3 | section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land | **EPA (SA) will respond with details relevant to this item** |
| 8.4 | section 99 - Clean-up order that is registered in relation to the land | **EPA (SA) will respond with details relevant to this item** |
| 8.5 | section 100 - Clean-up authorisation that is registered in relation to the land | **EPA (SA) will respond with details relevant to this item** |
| 8.6 | section 103H - Site contamination assessment order that is registered in relation to the land | **EPA (SA) will respond with details relevant to this item** |
| 8.7 | section 103J - Site remediation order that is registered in relation to the land | **EPA (SA) will respond with details relevant to this item** |
| 8.8 | section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination) | **EPA (SA) will respond with details relevant to this item** |

| | | |
|---|---|---|
| 8.9 | section 103P - Notation of site contamination audit report in relation to the land | **EPA (SA) will respond with details relevant to this item** |
| 8.10 | section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land | **EPA (SA) will respond with details relevant to this item** |

## 9. *Fences Act 1975*

| | | |
|---|---|---|
| 9.1 | section 5 - Notice of intention to perform fencing work | Contact the vendor for these details |

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

| | | |
|---|---|---|
| 10.1 | section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire | Contact the Local Government Authority for other details that might apply<br>Where the land is outside a council area, contact the vendor |

## 11. *Food Act 2001*

| | | |
|---|---|---|
| 11.1 | section 44 - Improvement notice | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply |

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

| | | |
|---|---|---|
| 12.1 | Part 6 - risk management allocation | Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title |
| 12.2 | section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property | DEW Water Licensing has no record of any notice affecting this title |

## 13. *Heritage Places Act 1993*

| | | |
|---|---|---|
| 13.1 | section 14(2)(b) - Registration of an object of heritage significance | Heritage Branch in DEW has no record of any registration affecting this title |
| 13.2 | section 17 or 18 - Provisional registration or registration | Heritage Branch in DEW has no record of any registration affecting this title |
| 13.3 | section 30 - Stop order | Heritage Branch in DEW has no record of any stop order affecting this title |
| 13.4 | Part 6 - Heritage agreement | Heritage Branch in DEW has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 13.5 | section 38 - "No development" order | Heritage Branch in DEW has no record of any "No development" order affecting this title |

## 14. *Highways Act 1926*

| | | |
|---|---|---|
| 14.1 | Part 2A - Establishment of control of access from any road abutting the land | Transport Assessment Section within DIT has no record of any registration affecting this title |

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

| | | |
|---|---|---|
| 15.1 | section 23 - Declaration that house is undesirable or unfit for human habitation | Contact the Local Government Authority for other details that might apply |
| 15.2 | Part 7 (rent control for substandard houses) - notice or declaration | Housing Safety Authority has no record of any notice or declaration affecting this title |

## 16. *Housing Improvement Act 2016*

| | | |
|---|---|---|
| 16.1 | Part 3 Division 1 - Assessment, improvement or demolition orders | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.2 | section 22 - Notice to vacate premises | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.3 | section 25 - Rent control notice | Housing Safety Authority has no record of any notice or declaration affecting this title |

## 17. *Land Acquisition Act 1969*

| | | |
|---|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire<br>also<br>Contact the Local Government Authority for other details that might apply |

## 18. *Landscape South Australia Act 2019*

| | | |
|---|---|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title |
| 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 |
| 18.9 | section 120 - Notice to take remedial or other action in relation to a well | DEW has no record of any notice affecting this title |
| 18.10 | section 135 - Water resource works approval | DEW has no record of a water resource works approval affecting this title |
| 18.11 | section 142 - Site use approval | DEW has no record of a site use approval affecting this title |
| 18.12 | section 166 - Forest water licence | DEW has no record of a forest water licence affecting this title |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants | The regional landscape board has no record of any notice affecting this title |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve | The regional landscape board has no record of any notice affecting this title |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the Act | The regional landscape board has no record of any notice affecting this title |
| 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.**<br>**If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**<br><br>**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<br><br>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<br><br>also<br><br>Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement | DEW Native Vegetation has no record of any agreement affecting this title<br><br>also<br><br>Refer to the Certificate of Title |
| 25.4 | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation | DEW Native Vegetation has no record of any refusal or condition affecting this title |

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

| | | |
|---|---|---|
| 26.1 | section 97 - Notice to pay levy in respect of costs of regional NRM board | The regional landscape board has no record of any notice affecting this title |
| 26.2 | section 123 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 26.3 | section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object | The regional landscape board has no record of any notice affecting this title |
| 26.4 | section 135 - Condition (that remains in force) of a permit | The regional landscape board has no record of any notice affecting this title |
| 26.5 | section 181 - Notice of instruction as to keeping or management of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 26.6 | section 183 - Notice to prepare an action plan for the destruction or control of animals or plants | The regional landscape board has no record of any notice affecting this title |
| 26.7 | section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve | The regional landscape board has no record of any notice affecting this title |
| 26.8 | section 187 - Notice requiring control or quarantine of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 26.9 | section 193 - Protection order to secure compliance with specified provisions of the Act | The regional landscape board has no record of any order affecting this title |
| 26.10 | section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any order affecting this title |
| 26.11 | section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any authorisation affecting this title |

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

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

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

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

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

| | | |
|---|---|---|
| 29.1 | Part 5 - Planning and Design Code<br>*[ **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.<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply to a place of local heritage value<br><br>also<br><br>For details of declared significant trees affecting this title, contact the Local Government Authority<br><br>also<br><br>**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<br>*[ **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<br><br>also<br><br>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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 29.6 | section 142 - Notice to complete development | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 29.7 | section 155 - Emergency order | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |

| | | |
|---|---|---|
| 29.8 | section 157 - Fire safety notice | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 29.9 | section 192 or 193 - Land management agreement | Refer to the Certificate of Title |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 29.12 | Part 16 Division 1 - Proceedings | Contact the Local Government Authority for details relevant to this item<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply |
| 29.14 | section 214(6), 214(10) or 222 - Enforcement order | Contact the Local Government Authority for details relevant to this item<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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<br><br>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<br><br>also<br><br>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.**<br>**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**<br><br>also<br><br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br><br>also<br><br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br><br>also<br><br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br><br>also<br><br>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<br><br>also<br><br>Contact the vendor for these details<br><br>also<br><br>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<br>also<br>Contact the Local Government Authority |
| **5.** | Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| **6.** | Particulars relating to aluminium composite panels | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details. |
| **7.** | Particulars relating to court or tribunal process | Contact the vendor for these details |
| **8.** | Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| **9.** | Particulars relating to environment protection | Contact the vendor for details of item 2<br>also<br>**EPA (SA) will respond with details relating to items 3, 4 or 5 affecting this title**<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| **10.** | Particulars relating to *Livestock Act, 1997* | 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 *(Dog Fence Act 1946)* | This title is not subject to Dog Fence rates or the Dog Fence outside levy. Accordingly, the Dog Fence Board holds no current rate or levy-related interest in the property. |
| **9.** | Pastoral Board *(Pastoral Land Management and Conservation Act 1989)* | The Pastoral Board has no current interest in this title |
| **10.** | Heritage Branch DEW *(Heritage Places Act 1993)* | 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.

LAND SERVICES SA

| | |
|---|---|
| **Product** | Title and Valuation Package |
| **Date/Time** | 28/09/2026 03:37PM |
| **Customer Reference** | |
| **Order ID** | 20260928008122 |

# Certificate of Title

| | |
|---|---|
| **Title Reference** | CT 6200/761 |
| **Status** | CURRENT |
| **Easement** | NO |
| **Owner Number** | 19635065 |
| **Address for Notices** | LOT 1 23A - 23B LEICESTER STREET WEST RICHMOND SA 5033, AUS |
| **Area** | 390m² (CALCULATED) |

# Estate Type

Fee Simple

# Registered Proprietor

ALEXANDER STAMATOPOULOS
TIA RENAE STAMATOPOULOS
OF LOT 1 23A - 25B LEICESTER STREET WEST RICHMOND SA 5033
AS JOINT TENANTS

# Description of Land

ALLOTMENT 1 DEPOSITED PLAN 117126
IN THE AREA NAMED WEST RICHMOND
HUNDRED OF ADELAIDE

# Last Sale Details

| | |
|---|---|
| **Dealing Reference** | TRANSFER (T) 12858859 |
| **Dealing Date** | 11/01/2018 |
| **Sale Price** | $297,500 |
| **Sale Type** | FULL VALUE / CONSIDERATION AND WHOLE OF LAND |

# Constraints

**Encumbrances**

| Dealing Type | Dealing Number | Beneficiary |
|---|---|---|
| MORTGAGE (CHANGE OF PROPRIETOR NAME) | 14021818 | BANK OF SYDNEY LTD. (ACN: 093 488 629) |

**Stoppers**

NIL

# Valuation Numbers

| Valuation Number | Status | Property Location Address |
|---|---|---|
| 2124382759 | CURRENT | 25B LEICESTER STREET, WEST RICHMOND, SA 5033 |

# Notations


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### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

| | |
|---|---|
| **Valuation Number** | 2124382759 |
| **Type** | Site & Capital Value |
| **Date of Valuation** | 01/01/2026 |
| **Status** | CURRENT |
| **Operative From** | 01/07/2018 |
| **Property Location** | 25B LEICESTER STREET, WEST RICHMOND, SA 5033 |
| **Local Government** | WEST TORRENS |
| **Owner Names** | ALEXANDER STAMATOPOULOS<br>TIA RENAE STAMATOPOULOS |
| **Owner Number** | 19635065 |
| **Address for Notices** | LOT 1 23A - 23B LEICESTER STREET WEST RICHMOND SA 5033, AUS |
| **Zone / Subzone** | GN - General Neighbourhood |
| **Water Available** | Yes |
| **Sewer Available** | Yes |
| **Land Use** | 1100 - House |
| **Description** | 6HDCPALF |
| **Local Government Description** | Residential |

## Parcels

| Plan/Parcel | Title Reference(s) |
|---|---|
| D117126 ALLOTMENT 1 | CT 6200/761 |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Current | $450,000 | $880,000 | | | |



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| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Previous | $400,000 | $790,000 | | | |

# Building Details

| | |
|---|---|
| **Valuation Number** | 2124382759 |
| **Building Style** | Conventional |
| **Year Built** | 2018 |
| **Building Condition** | Very Good |
| **Wall Construction** | Rendered |
| **Roof Construction** | Colourbond |
| **Equivalent Main Area** | 182 sqm |
| **Number of Main Rooms** | 6 |

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



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LAND SERVICES SA

| | |
|---|---|
| **Product** | Check Search |
| **Date/Time** | 28/09/2026 03:37PM |
| **Customer Reference** | |
| **Order ID** | 20260928008122 |

# Certificate of Title

**Title Reference:** CT 6200/761

**Status:** CURRENT

**Edition:** 3

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



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SA Water

| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
|---|---|---|---|---|
| **21 24382 75 9** | CT6200761 | 29/9/2026 | 7734 | 2822256 |

THE FORM 1 COMPANY
LEVEL 1, 3-5 MT BARKER RD
STIRLING SA 5152
form1@form1.net.au

Section 7/Elec

# Certificate of Water and Sewer Charges & Encumbrance Information

**Property details:**

**Customer:** A STAMATOPOULOS
**Location:** 25B LEICESTER ST WEST RICHMOND LT1 D117126
**Description:** 6HDCPALF **Capital Value:** $ 880 000
**Rating:** Residential

**Periodic charges**

Raised in current years to 30/9/2026

| | | | | $ |
|---|---|---|---|---|
| | | Arrears as at: 30/6/2026 | : | 0.00 |
| Water main available: | 1/7/2018 | Water rates | : | 88.00 |
| Sewer main available: | 1/7/2018 | Sewer rates | : | 130.46 |
| | | Water use | : | 124.68 |
| | | 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 | : | 343.14CR |
| | | **Balance outstanding** | : | 0.00 |

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

**Next quarterly charges:** Water supply: 88.00 Sewer: 130.46 Bill: 14/10/2026

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

The last Water Use Year ended on 05/03/2026.

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

SA Water

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.

SA Water

# South Australian Water Corporation

**Name:**
A STAMATOPOULOS

**Water & Sewer Account**
Acct. No.: **21 24382 75 9**

**Amount:** _____

**Address:**
25B LEICESTER ST WEST RICHMOND LT1
D117126

---

## Payment Options

EFT

**EFT Payment**

| | |
|---|---|
| Bank account name: | SA Water Collection Account |
| BSB number: | 065000 |
| Bank account number: | 10622859 |
| Payment reference: | 2124382759 |

BPAY

**Biller code: 8888**
**Ref: 2124382759**

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: 2124382759

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
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: 2822256

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

**DATE OF ISSUE**
29/09/2026

**ENQUIRIES:**
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

| OWNERSHIP NUMBER | OWNERSHIP NAME |
|---|---|
| 19635065 | A & T R STAMATOPOULOS |

**PROPERTY DESCRIPTION**

25B LEICESTER ST / WEST RICHMOND SA 5033 / LT 1

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |
|---|---|---|---|---|
| | | | R4 | RE |
| 2124382759 | CT 6200/761 | $880,000.00 | 1.000 | 0.400 |

**LEVY DETAILS:**

**FINANCIAL YEAR**
2026-2027

| | | |
|---|---|---|
| **FIXED CHARGE** | $ | 50.00 |
| **+ VARIABLE CHARGE** | $ | 278.75 |
| **- REMISSION** | $ | 164.75 |
| **- CONCESSION** | $ | 0.00 |
| **+ ARREARS / - PAYMENTS** | $ | -164.00 |
| **= AMOUNT PAYABLE** | $ | 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 Certficate will be issued free of charge. **It is not the due date for payment.**

**EXPIRY DATE** **28/12/2026**

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
Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

| | | |
|---|---|---|
| **Biller Code: 456285**<br>**Ref: 7024808912**<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | **To pay via the internet go to:**<br>www.revenuesaonline.sa.gov.au | Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to:<br>**Please refer below.**<br>**Revenue SA**<br>**Locked Bag 555**<br>**ADELAIDE SA 5001** |

**ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.**

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2822256

**DATE OF ISSUE**
29/09/2026

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

**ENQUIRIES:**
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

**OWNERSHIP NAME**
A & T R STAMATOPOULOS

**FINANCIAL YEAR**
2026-2027

**PROPERTY DESCRIPTION**
25B LEICESTER ST / WEST RICHMOND SA 5033 / LT 1

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA |
|---|---|---|---|
| 2124382759 | CT 6200/761 | $450,000.00 | 0.0390 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 | | | |
| **= AMOUNT PAYABLE** | $ | **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** 28/12/2026

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

| | | |
|---|---|---|
| **Biller Code: 456293**<br>**Ref: 7024808821**<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | **To pay via the internet go to:**<br>www.revenuesaonline.sa.gov.au | Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to: **Please refer below.**<br>**Revenue SA**<br>**Locked Bag 555**<br>**ADELAIDE SA 5001** |

**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.**

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au

City of West Torrens
Between the City and the Sea

To: THE FORM 1 COMPANY
LEVEL 8/420 King William Rd
ADELAIDE SA 5000

Certificate Date: 29 September 2026

# PROPERTY INFORMATION AND PARTICULARS

**in response to an enquiry pursuant to Section 7 of the LAND AND BUSINESS (SALE & CONVEYANCING) ACT, 1994**

DETAILS OF PROPERTY REFERRED TO:

| | | |
|---|---|---|
| Rates Assessment No | : | 493403 |
| Valuer General No | : | 2124382759 |
| Owner | : | Alexander Stamatopoulos and Tia Renae Stamatopoulos |
| Property Address | : | 25B Leicester Street<br>WEST RICHMOND SA 5033 |
| Volume / Folio | : | CT-6200/761 |
| Lot / Plan Number | : | D117126 Lot 1 |
| Ward | : | Hilton |

---

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

In addition, Building Indemnity Insurance and Particulars of Environment Protection details are given, if applicable, pursuant to SCHEDULE 1, Division 2 of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed / imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

---

**Development Act 1993 (Repealed)**

Part 3—Development Plan
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

Is the land situated in a designated State Heritage Area? **N/A**

Is the land designated as a place of local heritage value? **N/A**

Is there a current Code Amendment released for public consultation by a private proponent on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **NO**

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **N/A**

Pursuant to the provisions of the REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994, Council hereby provides the following information in response to your enquiries:

| | | |
|---|---|---|
| 5.1 | section 42 - Condition (that continues to apply) of a development authorisation: | **YES** |

1. 211/414/2017
2. 211/985/2017
3. 211/386/2018
4. 211/1432/2008
5. 210/204/1996

Copy of approval/s attached.

**Repealed Act conditions**

| | | |
|---|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) | **NO** |
| 10.1 | section 105F (or section 56 or 83 (repealed Fire Emergency Services Act 2005) - Notice to take action to prevent outbreak or spread of fire | **NO** |
| 11.1 | Food Act 2001 section 44 - Improvement notice | **NO** |
| 11.2 | Food Act 2001 section 46 – Prohibition order | **NO** |
| 15.1 | Housing Improvement Act 1940 (repealed) section 23 – Declaration that house is undesirable or unfit for human habitation | **NO** |
| 15.2 | Part 7 (rent control for substandard houses) – Notice of declaration | **NO** |

| | | |
|---|---|---|
| 20.1 | Local Government Act 1934 (repealed) Notice, order, declaration, charge, claim or demand given or made under the Act | **NO** |
| 21.1 | Local Government Act 1999 Notice, order, declaration, charge, claim or demand given or made under the Act | **NO** |
| 22. | Local Nuisance and Litter Control Act 2016 | |
| 22.1 | section 30 – Nuisance or litter abatement notice | **NO** |
| 29. | Planning, Development and Infrastructure Act 2016 | |
| 29.1 | Part 5 - Planning and Design Code<br>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):<br>Refer to attached Plan SA Section 7 Data Extract | |
| | Is there a State heritage place on the land or is the land situated in a State heritage area?<br>*Refer to Plan SA Section 7 Report attached* | |
| | Is the land designed as a local heritage place?<br>*Refer to Plan SA Section 7 Report attached* | |
| | Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? | **NO** |
| | Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | **YES** |
| | **Accommodation Diversity Code Amendment**<br>**West Torrens Historic Area and Character Area**<br>**State-wide Flood Hazard Code Amendment** | |
| | Note-<br>For further information about the Planning and Design Code visit<br>https://code.plan.sa.gov.au/ | |
| 29.2 | section 127 - Condition (that continues to apply) of a development authorisation<br>Refer to attached Plan SA Section 7 Data Extract | |
| 29.3 | section 139 - Notice of proposed work and notice may require access | |
| 29.4 | section 140 - Notice requesting access | |
| 29.5 | section 141 - Order to remove or perform work | **NO** |
| 29.6 | section 142 - Notice to complete development | **NO** |
| 29.7 | section 155 - Emergency order | **NO** |

| | | |
|---|---|---|
| 29.8 | section 157 - Fire safety notice | **NO** |
| 29.9 | section 192 or 193 - Land management agreement | **NO** |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | **NO** |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space | **NO** |
| 29.12 | Part 16 Division 1 - Proceedings | **NO** |
| 29.13 | section 213 - Enforcement notice | **NO** |
| 29.14 | section 214(6), 214(10) or 222 - Enforcement order | **NO** |
| 31.<br>31.1 | **Public and Environmental Health Act 1987 (repealed)**<br>Part 3 - Notice | **NO** |
| 31.2 | Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked)<br>Part 2 - Condition (that continues to apply) of an approval | **NO** |
| 31.3 | Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with) | **NO** |
| 32.<br>32.2 | South Australian Public Health Act 2011<br>section 92 - Notice | **NO** |
| 32.3 | South Australian Public Health (Wastewater) Regulations 2013<br>Part 4 – Condition (that continues to apply) of an approval | **NO** |

PLEASE NOTE:

Only that information that is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 29 September 2026



**Pat Mosca**
**Development Support Officer**

## FURTHER INFORMATION HELD BY COUNCILS

Does the council hold details of any development approvals relating to— **NO**
(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)?

***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.*

## PARTICULARS OF BUILDING INDEMNITY INSURANCE

**Note: Building Indemnity Insurance is not required for:**

a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; 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.

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 1996*; 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.

**YES**

| | |
|---|---|
| Application No. : | 211/386/2018 |
| Name(s) of persons(s) insured: | Alexander Stamatopoulos & Tia Renae Mangas |
| Name of Insurer: | QBE |
| Limitations on the liability of the insurer: | Statutory Cover |
| Certificate Number: | 600065222BWI-60 |
| Name of Builder: | Alliance Dec & Const Pty Ltd |
| Builder's Licence Number: | R BLD268949 |
| Date of Issue of Insurance: | 28/06/2018 |
| Description of insured building work: | New Single Dwelling Construction Contract |

## ADVISORY NOTES

### Flood Prone Areas

There are a number of rivers and creeks in the City of West Torrens including the River Torrens and Brown Hill Keswick Creek. Some properties in the City of West Torrens are located in flood prone areas. The City of West Torrens publishes information on known flooding hazards on its website:

https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Building-in-flood-prone-areas

Flood hazards are also mapped in the Planning and Design Code. The Code can be viewed on the Department of Planning, Transport and Infrastructure's website:

https://plan.sa.gov.au
https://sappa.plan.sa.gov.au/

Further information is available from the City of West Torrens City Assets department on 8416 6333.

### Heritage and Contributory items

Heritage and contributory items are mapped in the South Australian Planning and Property Atlas. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

https://sappa.plan.sa.gov.au/

Further information is available from the City of West Torrens City Development department on 8416 6333.

### Areas Affected by Aircraft Noise

The Adelaide Airport is located within the City of West Torrens. Most operations at the Airport are international and domestic regular passenger services using medium to large aircraft.

Some properties within the City of West Torrens may be subject to overflight and aircraft noise from Adelaide Airport. Residents or business proprietors are advised that living or working in the vicinity of the Adelaide Airport may result in noise from the Airport operations and that individual sensitivity can vary from person to person.

Information about development and aircraft noise can be found on the City of West Torrens website:

https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Aircraft-noise-considerations-for-building-or-developing

The Australian Noise Exposure Forecast (ANEF) can be viewed on the City of West Torrens online mapping tool called West Maps Public on its website:

https://maps.wtcc.sa.gov.au/mapviewer/

The following information from other organisations may be useful:

| Internet link | Organisation |
|---|---|
| https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/ | Adelaide Airport Master Plan - Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system. |
| https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx | Australian Government Federal Agency - Aircraft noise and complaints information |
| http://aircraftnoise.com.au/ | Airservices Australia and Australian Airports Association initiative - information on aircraft noise, its management, and what you can do to reduce its impact. |
| http://www.airservicesaustralia.com/aircraftnoise/ | Australian Government Airservices Australia<br><br>Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and fact sheets |
| https://www.aviationcomplaints.gov.au/ | Australian Government site for aviation complaints. |
| http://www.ano.gov.au/ | Federal Aircraft Noise Ombudsman office - Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information. |

Enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333.

**Smoke Alarms in Dwellings**

Regulation 95 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires all dwellings to be fitted with a self-contained smoke alarm.

Should an existing building that is captured by regulation 95 be transferred, a smoke alarm(s) **shall be installed within six months from the day of transfer** and shall comply with AS3786. That is, the smoke alarms(s) **shall be hardwired through the electricity mains** or **powered by 10 year life non replaceable, non-removable permanently connected batteries.**

If a smoke alarm(s) is/are not installed, the owner of the dwelling is guilty of an offence which carries a maximum penalty of $750.00.

The following information from other organisations may be useful:

| Internet link | Organisation |
|---|---|
| https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms | Department of Planning, Transport and Infrastructure - Owning a property - Smoke alarms |
| https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/ | South Australian Metropolitan Fire Service - Smoke Alarms - What you Need to Know |

Any enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333 or the South Australian Metropolitan Fire Service on 8204 3611.

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel 08 8416 6333
Fax 08 8443 5709
Email: csu@wtcc.sa.gov.au
Web: westtorrens.sa.gov.au

City of West Torrens
Between the City and the Sea

# DECISION NOTIFICATION FORM

**Development Act 1993 – Regulation 42**

HARPREET SINGH
C/- Zaina Stacey Development Consultants
PO BOX 1000
TORRENS PARK SA 5062

**DEVELOPMENT NUMBER: 211/414/2017**

**Dated:** 7 April 2017 **Registered on:** 7 April 2017

## Location of Proposed Development

**Address:** 25B Leicester Street, WEST RICHMOND SA 5033, 23A Leicester Street, WEST RICHMOND SA 5033, 23B Leicester Street, WEST RICHMOND SA 5033, 25A Leicester Street, WEST RICHMOND SA 5033

**Plan and Lot:** D80706 Lot 150, D80706 Lot 150, D80706 Lot 150, D80706 Lot 150 **Certificate of Title:** CT-6038/278, CT-6038/278, CT-6038/278, CT-6038/278

## Nature of Proposed Development:

**Land division - Torrens Title; DAC No. 211/D053/17 (Unique ID 57580); Create five (5) additional allotments**

In respect of this proposed development you are informed that:

| Nature of Decision | Date | Conditions |
|---|---|---|
| **DEVELOPMENT PLAN CONSENT** | **8 AUGUST 2017** | **1** |
| **LAND DIVISION (TORRENS TITLE)** | **8 AUGUST 2017** | **4** |
| **DEVELOPMENT APPROVAL** | **8 August 2017** | **5** |

( SEE ATTACHED SHEET FOR CONDITIONS OF APPROVAL )

**Date of Decision:** 8 August 2017

**Jessica Grima**
**Authorised Officer**
**City Development**
**City of West Torrens**

## *DEVELOPMENT PLAN CONSENT*
**Council Conditions:**

1. The development shall be undertaken in accordance with the plans and information details in this application except where varied by any condition(s) listed below.

**State Planning Assessment Commission Conditions:**

Nil

## *LAND DIVISION CONSENT*
**Council Conditions:**

1. Prior to the issue of section 51 clearance to this division all existing structures must be removed from the allotment.

**State Planning Assessment Commission Conditions:**

2. The financial requirements of SA Water shall be met for the provision of water supply and sewerage services. The alteration of internal drains to the satisfaction of SA Water is required. On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non- standard fees. On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/'owners' cost to ensure that the pipework relating to each allotment is contained within its boundaries.

3. Payment of $33,380 into the Planning and Development Fund (5 allotments @ $6676 per allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor,101 Grenfell Street, Adelaide.

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

**Notes:**

a) Pursuant to Section 48 of the Development Regulations 2008, any consent or approval hereby granted will lapse at the expiration of 12 months from the date of the consent or approval.

If an application for a certificate under Section 51 of the Development Act 1993 is not lodged with the Development Assessment Commission within 12 months from the operative date of the consent and/or approval hereby granted, the relevant consent or approval will lapse at the expiration of three years from the operative date of the consent or approval.

b) Street numbering for this proposal has not yet been allocated, please contact the City of West Torrens - Rates Department on 8416 6333 for street numbering advice

c) Pursuant to Regulation 60(4)(b)(ii) Council has no record of when the dwelling/s on site were approved for construction.

d) In order to request Section 51 Clearance email development@wtcc.sa.gov.au or fax 8443 5709 with the following details:
Council's Development Application - 211/414/2017;
Address of subject site; and
Confirmation the works required to be undertaken prior to the issue of Section 51 Clearance have been completed.

e) The applicant is reminded that in accordance with the Aboriginal Heritage Act, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains. The Kaurna Nation Cultural Heritage Association Inc is responsible for undertaking heritage surveys in this area, their contact details are:
Darren Wanganeen, Chairperson
c/- Emma Riggs
Camatta Lempens Pty Ltd Lawyers
Phone: (08) 8410 0211
Email: ERiggs@camattalempens.com.au

**Document Issue Date** 24 August 2017

**Jessica Grima**
**Authorised Officer**
**City Development**
**City of West Torrens**

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel 08 8416 6333
Fax 08 8443 5709
Email: csu@wtcc.sa.gov.au
Web: westtorrens.sa.gov.au

City of West Torrens
Between the City and the Sea

# DECISION NOTIFICATION FORM

**Development Act 1993 – Regulation 42**

**H Singh**
**45A Wilson St**
**COWANDILLA SA 5033**

**DEVELOPMENT NUMBER: 211/985/2017**

**Dated:** 18 August 2017 **Registered on:** 18 August 2017

## Location of Proposed Development

**Address:** 25B Leicester Street, WEST RICHMOND SA 5033, 25A Leicester Street, WEST RICHMOND SA 5033
**Plan and Lot:** D80706 Lot 150, D80706 Lot 150 **Certificate of Title:** CT-6038/278, CT-6038/278

## Nature of Proposed Development:

**Demolition of existing dwelling and associated structures**

In respect of this proposed development you are informed that:

| Nature of Decision | Date | Conditions |
|---|---|---|
| **BUILDING RULES CONSENT** | **25 AUGUST 2017** | **5** |
| **DEVELOPMENT APPROVAL** | **25 AUGUST 2017** | **5** |
| **Building Classification Granted:** | **1A & 10A** | |

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.

**Date of Decision:** 25 August 2017

Signed *Frank Annese*

*Frank Annese*
*Authorised Officer*
*City of West Torrens*



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**BUILDING CONDITIONS 211/985/2017**

1. That the development shall be undertaken and maintained in accordance with the plans and information stamped with detailed in this application except where varied by any condition(s) listed below.

2. Council will require one business day's notice of the COMMENCEMENT and COMPLETION of the building work on the site.

3. Demolition work shall be undertaken in accordance with the provisions of Australian Standard 2601-2001 "The Demolition of Structures".

4. Where an excavation affects adjacent land in terms of Regulation 75 of the Development Act, the Building Owner must serve notice on the adjoining owner 28 days prior to building work commencing.

5. Demolition work must not proceed if it is likely to cause damage to, or adversely affect the structural integrity of adjoining buildings.

**Notes:**

1) Prior to the commencement of construction of the development herein approved, it is recommended that the applicant employs the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.

2) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Refer: http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf for additional detail.

3) The applicant is reminded that in accordance with the Aboriginal Heritage Act, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains. The Kaurna Nation Cultural Heritage Association Inc is responsible for undertaking heritage surveys in this area, their contact details are:
Darren Wanganeen, Chairperson
c/- Emma Riggs
Camatta Lempens Pty Ltd Lawyers
Phone: (08) 8410 0211
Email: ERiggs@camattalempens.com.au

4) Once development approval is granted, the development must be:
a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.

5) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

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

6) No works other than what is described within this approval form part of this application. A separate development application is required prior to any total or partial removal of a regulated and/or significant tree.

7) Please note that vacant land is rated at a higher rate than residential property and therefore your rates may increase if your land remains vacant following demolition of the building/s.
For information of the rate in the dollar for vacant land, please ring 8416 6333 or visit www.wtcc.sa.gov.au

8) The owner/applicant/demolition contractor is to ensure that the requirements of other legislation or authorities are satisfied: eg. EPA, Occupational Health, Safety and Welfare Act, SA Water, Transport SA, Department of Industrial Affairs.

9) Building materials or other debris associated with the demolition shall not be burnt on the site. (Refer to the Environment Protection Authority (Burning policy).

10) Footways adjacent to the site are to be kept in a safe condition at all times to protect pedestrians. All footways traversed by vehicles using the site shall be maintained for the duration of the work. On completion of the works the footways shall be reinstated to the satisfaction of Council.

11) To avoid nuisance or damage being caused to persons or property, effective measures shall be taken to prevent building materials, rubbish, and soil from falling or being blown from the building or site onto other properties or roadways.

12) Enquires are made with the Safe Work SA, Mineral Fibre Unit 8303 0405 for the removal and disposal of asbestos wastes.

13) If you are removing a building from a common boundary, you are strongly encouraged to consult with the adjoining property owner before commencing any work. Section 5 of the Fences Act, 1975 requires you to give formal notification to and consult with the adjoining property owner if you are replacing an existing fence or removing a building along the common boundary that would, for all purposes, be a dividing fence.

14) Where building work affects a public footway or street, the applicant must seek approval from Council's Compliance Dept for authorisation pursuant to Section 221 of the Local Government Act.

Document Issue Date 25 August 2017

Signed Frank Annese

***Frank Annese***
***Authorised Officer***
***City of West Torrens***

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: development@wtcc.sa.gov.au
Web: westtorrens.sa.gov.au

City of West Torrens
Between the City and the Sea

# DECISION NOTIFICATION FORM

**Development Act 1993 – Regulation 42**

**ALLIANCE DEVELOPMENT & CONSTRUCTION PTY LTD**
**20 Starr Ave**
**NORTH PLYMPTON SA 5037**

**DEVELOPMENT NUMBER: 211/386/2018**

**Dated:** 19 April 2018 **Registered on:** 19 April 2018

## Location of Proposed Development

**Address:** 25B Leicester Street, WEST RICHMOND SA 5033

**Plan and Lot:** D117126 Lot 1 **Certificate of Title:** CT-6200/761

## Nature of Proposed Development:

**Single storey dwelling**

In respect of this proposed development you are informed that:

| Nature of Decision | Date | Conditions | |
|---|---|---|---|
| **DEVELOPMENT PLAN CONSENT** | **20 APRIL 2018** | **NIL** | **PCERT** |
| **BUILDING RULES CONSENT** | **21 JUNE 2018** | **2** | **PCERT** |
| **DEVELOPMENT APPROVAL** | **3 JULY 2018** | **2** | |

**Building Classification Granted:** **1A & 10A**

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.

**Date of Decision:** 3 July 2018



**Authorised Officer**
**City Development**
**City of West Torrens**

**PLANNING CONDITIONS 211/386/2018**

The Development Plan Consent has been issued by a Private Certifier.
Refer to conditions/notes attached to their Decision Notification.

**BUILDING CONDITIONS 211/386/2018**

The Building Rules Consent has been issued by a Private Certifier.
Refer to conditions/notes attached to their Decision Notification.

**Note: A copy of the Builder's certificate of Indemnity Insurance (Home Owners Warranty) must be provided to Council for any individual building work contract equal to or greater than $12,000 as per Division 3 Part 5 of the *Building Work Contractors Act 1995* prior to commencement of the works.**

**Notes:**

1) Prior to the commencement of construction of the development herein approved, it is recommended that the applicant employs the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.

2) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Refer: http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf for additional detail.

3) The applicant is reminded that in accordance with the Aboriginal Heritage Act, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains. The Kaurna Nation Cultural Heritage Association Inc is responsible for undertaking heritage surveys in this area, their contact details are:
Darren Wanganeen, Chairperson
c/- Emma Riggs
Camatta Lempens Pty Ltd Lawyers
Phone: (08) 8410 0211
Email: ERiggs@camattalempens.com.au

4) Once development approval is granted, the development must be:
a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and

c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.

5) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

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

Document Issue Date 3 July 2018



**Authorised Officer**
**City Development**
**City of West Torrens**

HENDRY
Hendry Group Pty Ltd
ABN 13 006 693 232
124 South Terrace Adelaide SA 5000
P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.au

# DECISION NOTIFICATION FORM

| For Development Application | Date | 19/04/2018 | Hendry Group Job No. | 80-18-00569 |
|---|---|---|---|---|
| | Registered on | 19/04/2018 | Development Number | 211/386/2018 |

**To** Alliance Development & Construction
20 Starr Avenue
NORTH PLYMPTON SA 5037

## Location of proposed development:

House No: **25B** Lot No:
Street: **Leicester Street** Town/Suburb: **WEST RICHMOND**
Section No (full/part): Hundred: Volume: Folio:

## Nature of proposed development:

Single storey detached dwelling

## Building classification:

Class 1a, 10a

In respect of this proposed development you are informed that:

| Nature of Decision | Consent Granted | No. of Conditions | Consent Refused | Not Applicable |
|---|---|---|---|---|
| Development Plan Consent | 20/4/18 | 0 | — | — |
| Building Rules Consent | **21/6/18** | **2** | — | — |
| Public Space | — | — | — | — |
| **DEVELOPMENT APPROVAL** | — | See Notes | — | — |

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

If there were third party representatives, 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.**

Date of Decision: 21 June 2018

Signed:

☐ Development Assessment Commission or delegate
☐ Council Chief Executive Officer or delegate
☑ Private Certifier
**3** Sheets Attached

## Conditions

1. The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be collected, treated and disposed of by means of a waste control system which complies with the requirements of the *Public and Environmental Health Act 1987* and which is installed in a manner approved by the council.

Reg 77

2. Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table.

BCA-P2.1

## Notes:

Pursuant to Section 93(b) and Regulation 92 of the Development Act two copies of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped or otherwise endorsed with the private certifier's consent and the Decision Notification Form have been forwarded to the relevant authority (Council). Pursuant to Regulation 46 if it appears to a relevant authority that all of the consents necessary for the approval of a particular development have been obtained under Division 1 of Part 4 of the Act, and that no such consent has lapsed and that all such consents are consistent with each other, the relevant authority must, subject to the Act and any other Act or law, forthwith (and in any event within five business days after receiving the last consent) issue a notice of approval. The applicant is advised that building work cannot commence unless or until the development is approved under the Act.

Proprietary type materials and products are to be selected and installed in accordance with the manufacturer's recommendations and relevant standards.

The proprietary roof truss design software shall be the subject of an independent technical expert certificate in accordance with Regulations 85 and 88 certifying that it complies with the provisions of BCA-P2.1. Where a truss falls outside the scope of the certified software the truss shall be separately certified pursuant to Regulation 88.

The Workplace Services Hazard Alert, July 2002, recommends that regular inspection of the roof trusses, particularly at high load areas such as girder trusses, be conducted by a suitably qualified person.

The roof trusses shall be erected, installed and braced in accordance with AS4440, the manufacturer's specifications and good trade practice.

Adequate roof truss chord restraints shall be provided at the maximum centres nominated in the truss calculations. Where purlins / battens are used to provide chord restraint and the purlin/ batten is discontinuous and joined at a truss chord additional restraint in the form of blocking or similar shall be provided to adequately restrain the truss chord.

Pursuant to section 67(1)(a) of the Act, a **certificate of occupancy is not required** in respect of a Class 1a or 10 building under the Building Code. A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been fully completed in accordance with a development authorisation insofar as it relates to the performance of building work unless it complies with the requirements of Regulation 83A.

A copy of the completed **Statement of Compliance, Parts A & B** (attached to the applicant's copy of this consent) for the building work must be provided to Hendry Group within 10 business days after a notice of completion with respect to the building work is given.

- **Part A** of the statement must be signed by the licensed 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;
- **Part B** must be signed by the owner of the relevant land, **or** by someone acting on his or her behalf.

Where a building owner proposes to carry out building work of a prescribed nature described in Regulation 75 that is, in accordance with the regulations, to be treated for the purposes of Section 60 of the Development Act as building work that affects the stability of other land or premises (the affected land or premises), the following provisions apply:

a) the building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work; and

b) the building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

Pursuant to Schedule 3 a retaining wall that retains a difference in ground levels not exceeding one metre is not deemed to be development but is deemed to be work that affects the stability of other land or premises under the provisions of Section 60 and Regulation 75.

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to the work is lodged with the relevant authority on or before the giving of notice of commencement of the building work under regulation 74. Building work must not commence until a certificate of insurance in relation to that work has been lodged.

A reference to an Australian Standard in the documents is considered to be a reference to the relevant edition and amendments listed in Specification A1.3 of Volume 1, or Part 1.4 of Volume 2, of the Building Code of Australia (as amended from time to time), current at the date of the application for Building Rules Consent.

Pursuant to section 59 of the Development Act a licensed building work contractor who is carrying out the work or who is in charge of carrying out the work; or if there is no such licensed building work contractor, the building owner, must, in accordance with Regulation 74, notify the council of the commencement or completion of a prescribed stage of work (a mandatory notification stage).

The intent of a termite barrier system, constructed in accordance with the requirements of the BCA, is to ensure that termites will not enter a building by a concealed route. The installation of termite barriers will not stop termite activity from occurring on the site. In addition to the correct installation of a termite barrier, its effectiveness will rely on regular maintenance and competent inspection. A durable notice must be fixed to the building in a prominent location, such as in a meter box or the like, advising the building occupants that the system should be inspected and maintained and should indicate

(I) the method of termite risk management; and

(ii) the date of installation of the system; and

(iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;

(iv) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

The requirements in the BCA are minimum requirements and owners of buildings may choose to incorporate additional termite management systems in their buildings.

The effectiveness of the termite barrier system may be compromised due to the building work being on the boundary. Full documentation on the limitations of the barrier system installed should be provided to the building owner.

Windows or glazing panels located over or adjacent to the bath/ or shower shall be safety glass in accordance with AS1288-2006.

Structural timber members that are in ground contact or that are not protected from weather exposure and associated moisture ingress shall be of durability Class 1 or 2 as appropriate (see AS1720.1 & 2), or shall be adequately treated with preservative in accordance with AS1604 and nails used in these joints shall be hot-dip galvanized, stainless steel or monel metal.

The BCA does not contain deemed to satisfy provisions for demolition works - the applicant should liaise separately with the relevant authority SafeWork SA a division of Department of Premier and Cabinet.

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

The hot water supply system/ heated water service shall be designed and installed in accordance with the Waterworks Act 1932 and the Waterworks Regulations 1996. Wall and roof insulation, where specified, shall comply with AS/NZS4859.1.

Roof stormwater drainage including the box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS3500.3. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

The position and manner of discharge of the stormwater drainage system at the property boundary shall be to the satisfaction of the appropriate authority (council). The drainage system shall be completed by the finish of construction of the house in accordance with AS2870.

Wet area details shall comply with BCA-3.8.1.1 and AS3740. Waterproof membranes must comply with AS/NZS 4858 Wet Area Membranes.

Masonry articulation/ control joints shall be provided as specified in the Engineer's Footing Construction Report.

The assessment of the footing design is based on the minimum requirements of the BCA and AS2870. Additional advice should be sought from the engineer if the owner requires a higher level of footing performance.

The footing design considers the effects of the existing tree/s in its current state. The design does not cater for additional tree plantings, on this or neighbouring sites, or the significant increase in the size of the existing tree/s. Further advice should be sought from the engineer if required.

Footpaths leading to the building and to the building perimeter shall be graded to provide safe access or be provided with steps complying with BCA Part 3.9.

This assessment is for compliance with the requirements of the *Building Rules* as defined in the Development Act (and Regulations), 1993 and does not imply compliance with any other Act or Regulation.

**TOMAS JANUSKEVICIUS**
Manager – Building Surveying
Private Certifier Certificate of Registration No. 086

21 June, 2018

HENDRY
Hendry Group Pty Ltd
ABN 13 006 693 232
124 South Terrace Adelaide SA 5000
P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.au

# STATEMENT OF COMPLIANCE
# DEVELOPMENT REGULATIONS 2008 - REGULATION 83AB

| | |
|---|---|
| HENDRY GROUP JOB NO: | 80-18-00569 |
| NATURE OF DEVELOPMENT: | Single storey detached dwelling |
| LOCATION OF DEVELOPMENT: | 25B Leicester Street WEST RICHMOND |
| APPLICANT: | Alliance Development & Construction |
| CLASSIFICATION: | Class 1a, 10a |
| DEVELOPMENT NO: | 211/386/2018 |

## PART A BUILDER'S STATEMENT

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

***On completion of building works please return** both the completed statements Part A & B with any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008 (refer to the notes attached to the Decision Notification Form) to Hendry Group Pty Ltd, 124 South Terrace, Adelaide SA 5000 or tomj@hendry.com.au.*

*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.*

**I certify the following:** *(*Strike out any item that is not relevant)*

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 (connections to any public electricity source; public water supply; public sewer; septic tank drainage system; public telecommunications system; any other public service or facility provided by an authority or utility) 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 (refer to Form 2 attached to Decision Notification).*

4. All notifications required under section 59 of the *Development Act 1993* have been given in accordance with that Act and the requirements of the *Development Regulations 2008*.*

| | | |
|---|---|---|
| Signed: | Date: | Licence Number: |
| Name: | Status: | Phone Number: |
| Company Name: | Address: | |

HENDRY
Hendry Group Pty Ltd
ABN 13 008 093 232
124 South Terrace Adelaide SA 5000
P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.au

# STATEMENT OF COMPLIANCE
# DEVELOPMENT REGULATIONS 2008 - REGULATION 83AB

| | |
|---|---|
| HENDRY GROUP JOB NO: | 80-18-00569 |
| NATURE OF DEVELOPMENT: | Single storey detached dwelling |
| LOCATION OF DEVELOPMENT: | 25B Leicester Street WEST RICHMOND |
| APPLICANT: | Alliance Development & Construction |
| OWNER: | |
| CLASSIFICATION: | Class 1a, 10a |
| DEVELOPMENT NO: | 211/386/2018 |

## PART B STATEMENT

*This part of the statement must be signed by the owner of the relevant land, **or** by someone acting on his/ her behalf (eg. the building work contractor responsible for carrying out the relevant building work).*

***On completion of building works please return** both the completed statements Part A & B with any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008 (refer to the notes attached to the Decision Notification Form) to Hendry Group Pty Ltd, 124 South Terrace, Adelaide SA 5000 or tomj@hendry.com.au.*

*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.*

**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.

2. Any conditions of approval relating to the building work have been satisfied.

Signed: Date:

Name: Phone Number:

Address:

HENDRY
Hendry Group Pty Ltd
ABN: 13 006 693 232
124 South Terrace Adelaide SA 5000
P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.au

# DEVELOPMENT ACT 1993
# SECTION 93(1)(B) NOTIFICATION

| | |
|---|---|
| TO: | City of West Torrens |
| HENDRY GROUP JOB NO: | 80-18-00569 |
| DEVELOPMENT NUMBER: | 211/386/2018 |
| DATE: | 21 June 2018 |

Pursuant to Section 93(1)(b) of the Development Act, 1993 Hendry Group Pty Ltd (Hendry) notifies that building rules consent is granted to the proposed development described on the **attached decision notification form** and attaches the following information or documentation that must be provided to the relevant authority:

- two copies of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped or otherwise endorsed with the private certifier's consent; and
- staged consent authority form; and
- evidence that the Construction Industry Training Fund fee has been paid.

Pursuant to Regulation 89(2) the building rules consent has been granted on the basis of the development being classified as a **complying** development. **The application for Development Approval is attached.**

Pursuant to Regulation 46 if it appears to a relevant authority that all of the consents necessary for the approval of a particular development have been obtained under Division 1 of Part 4 of the Act, and that no such consent has lapsed and that all such consents are consistent with each other, the relevant authority must, subject to the Act and any other Act or law, forthwith (and in any event within five business days after receiving the last consent) issue a notice of approval.

**TOMAS JANUSKEVICIUS**
Manager – Building Surveying
Private Certifier Certificate of Registration No. 086

21 June, 2018

HENDRY
Hendry Group Pty Ltd
ABN: 13 003 893 232
124 South Terrace Adelaide SA 5000
P 08 7425 1000 / F 03 8417 6599 / E adelaide@hendry.com.au

# DEVELOPMENT REGULATIONS 2008
# SCHEDULE 22A—CERTIFICATE OF CONSISTENCY

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

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

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent issued on 21 June 2018 for Single storey detached dwelling at 25B Leicester Street WEST RICHMOND is consistent with the following development authorisation (including any conditions and notes) giving development plan consent 211/386/2018 issued on *(19/04/2018)* by Urban Planning & Design subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the *Development Act 1993*, which are necessary for compliance with the Building Rules or any other legislation specified therein.

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

| Item | Legislation/Regulation/Code | Reason for variation |
|---|---|---|
| Nil | Nil | Nil |

**TOMAS JANUSKEVICIUS**
Manager – Building Surveying
Private Certifier Certificate of Registration No. 086

21 June 2018

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel 08 8416 6333
Fax 08 8443 5709
Email citymgr@wtcc.sa.gov.au
Website www.wtcc.sa.gov.au

City of West Torrens

# DECISION NOTIFICATION FORM

*Development Act 1993 – Regulation 42*

**To:** **SOUTH AUSTRALIAN HOUSING TRUST**
**C/-ALEXANDER SYMONDS PTY LTD**
**PO BOX 1000**
**KENT TOWN SA 5071**

RECEIVED
08 DEC 2008
Scanning
Urban Planning

Development Number: **211/1432/2008**

Dated: **03-Dec-2008** Registered on: **03-Dec-2008**

| Location of Proposed Development | |
|---|---|
| Address: | 19 Leicester Street WEST RICHMOND SA 5033, 21 Leicester Street WEST RICHMOND SA 5033, 23A Leicester Street WEST RICHMOND SA 5033, 23 Leicester Street WEST RICHMOND SA 5033, 25A Leicester Street WEST RICHMOND SA 5033, 25B Leicester Street WEST RICHMOND SA 5033 |
| Plan and Lot: | D5205 Lot 54, D5205 Lot 5 Certificate of Title CT-2269/192, CT-2269/192, C D5205 Lot 54, D5205 Lot 5 2269/192, CT-2269/192, CT-2269/192, C D5205 Lot 54, D5205 Lot 54 2269/192 |

Nature of Proposed Development:

**Land Division - Torrens Title**
**211/D146/08**

In respect of this proposed development you are informed that:

| Nature of Decision | Consent Granted | No. of Conditions | Consent Refused |
|---|---|---|---|
| Development Plan Consent | 08-Dec-2008 | 1 | |
| Land Division (Torrens Title) | 08-Dec-2008 | 4 | |
| DEVELOPMENT APPROVAL | 08-Dec-2008 | 5 | |

( SEE ATTACHED SHEET FOR CONDITIONS OF APPROVAL )

Date of Decision **08-Dec-2008**

Signed.....

***As Delegate for the***
***Development Assessment Panel***

## LAND DIVISION REQUIREMENT CONDITIONS
**DAC No. 211/D146/08**

## 211/1432/2008

**DEVELOPMENT PLAN CONSENT**

**COUNCIL CONDITIONS:**

1. Development is to take place in accordance with the plans prepared by Alexander & Symonds Pty Ltd relating to Development Application No. 211/1432/2008 (DAC 211/D146/08).

**DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:**

Nil

**LAND DIVISION CONSENT**

**COUNCIL CONDITIONS:**

1. The residential sole occupancy units (Class 1A – dwellings, townhouses etc & Class 2 – flats, units, apartments etc) are required to be fire separated in accordance with Part 3.7.1.8 of the BCA, or Appendix F.3 of the South Australian Housing Code.
   - Evidence must be submitted to Council to verify compliance with the above (attached is a form to be completed demonstrating the required compliance);
   - If the fire separation does not exist, an application for Building Rules Consent under the *Development Act 1993* shall be lodged with Council (or Private Certifier) and Development Approval shall be issued prior to the commencement of building work. A Schedule 19A – Statement of Compliance from the builder (building supervisor), shall be submitted to Council upon completion of the work.

   Evidence that fire separation of the units is in place shall be submitted to Council prior to the issue of Section 51 Clearance.

**DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:**

2. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.

3. Payment of $8986 into the Planning and Development Fund (2 allotment(s) @ $4493/allotment). Cheques to be made payable and marked "NOT NEGOTIABLE" to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001 or via the internet at www.planning.sa.gov.au

4. A certified survey plan being lodged with the Commission for Certificate purposes.

**NOTES**

1. Pursuant to Section 48 of the Development Regulations 1993, any consent or approval hereby granted will lapse at the expiration of 12 months from the date of the consent or approval.

   If an application for a certificate under Section 51 of the Development Act 1993 is lodged with the Development Assessment Commission within 12 months from the operative date of the consent and/or approval hereby granted, the relevant consent or approval will lapse at the expiration of three years from the operative date of the consent or approval.

2. Street numbering for this proposal has not yet been allocated, please contact the City of West Torrens - Rates Department on 8416 6333 for street numbering advice

3. Pursuant to Regulation 60(4)(b)(ii) Council has no record of when the dwelling/s on site were approved for construction.

Signed.....

***As Delegate for the***
***Development Assessment Panel***

08-Dec-2008

**DECISION NOTIFICATION FORM**
South Australia - Regulation under the Development Act, 1993 - Regulation 42

Development Number 210/204/96

FOR DEVELOPMENT APPLICATION DATED 25.03.96 REGISTERED ON 25.03.96

To A DONATO
6/297 MONTACUTE ROAD
NEWTON 5074

LOCATION OF PROPOSED DEVELOPMENT:

Address: 25A LEICESTER ST
WEST RICHMOND
5033
Lot: PT 54 B

Hundred: ADE Section: 103 Volume: 2269 Folio: 192

| | |
|---|---|
| Nature of Proposed Development | DWELLING ALTERATIONS & 2 CARPORTS<br>25A & 25B LEICESTER STREET, WEST RICHMOND |

From: CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033

In respect of this proposed development you are informed that:

| Nature of Decision | Consent Granted | No. of Conditions | Consent refused | Not Applicable |
|---|---|---|---|---|
| Provisional Development Plan consent | 02.04.96 | 3 | | |
| Land Division | | | | |
| Land Division (Strata) | | | | N/A |
| Provisional Building Rules consent | 02.04.96 | 5 | | |
| DEVELOPMENT APPROVAL | 02.04.96 | 8 | | |

Building Classification granted:
1A
10A

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.

Date of Decision
02.04.96

Date
02.04.96

☒ Signed R Cannatone
per Chief Executive Officer

[/] Sheets Attached

DEVELOPMENT APPLICATION 210/204/96

ADDRESS: 25A LEICESTER ST
WEST RICHMOND
5033

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PROVISIONAL DEVELOPMENT PLAN CONSENT CONDITIONS:

1 DEVELOPMENT IS TO TAKE PLACE IN ACCORDANCE WITH THE PLANS RELATING TO DEVELOPMENT APPLICATION NUMBER 210/204/96.

2 THE COLOURS AND FINISHES OF ALL EXTERNAL BUILDING MATERIALS SHALL BE AS NEAR AS PRACTICABLE TO MATCH THOSE OF THE PRINCIPAL DWELLING, INCLUDING BRICKWORK, ROOF TILES AND PAINTED SURFACES.

3 THE CARPORT APPROVED HEREIN IS NOT TO BE ENCLOSED AROUND ITS PERIMETER WITH ANY SOLID CLADDING OR DOORS.

Initials ..Rej.....

PROVISIONAL BUILDING RULES CONSENT CONDITIONS:

1 COUNCIL WILL REQUIRE ONE BUSINESS DAYS NOTICE OF THE COMMENCEMENT OF BUILDING WORK ON THE SITE AND ONE BUSINESS DAYS NOTICE OF COMPLETION OF THE BUILDING WORK.

2 WHERE A BUILDER IS ENGAGED TO CARRY OUT DOMESTIC BUILDING WORK WHICH EXCEEDS $5,000. A CERTIFICATE OF INDEMNITY INSURANCE IS REQUIRED.

- WHERE AN OWNER/BUILDER ENGAGES ONE OR MORE SUB-CONTRACTORS TO PERFORM DOMESTIC BUILDING WORK, A CERTIFICATE OF INDEMNITY INSURANCE IS REQUIRED FROM EACH SUB-CONTRACTOR WHERE THE CONTRACT EXCEEDS $5,000.
- THE CERTIFICATE/S MUST BE SUBMITTED TO COUNCIL PRIOR TO COMMENCEMENT OF THE RELEVANT BUILDING WORK.

3 ROOF TRUSS MEMBER SIZES, CONNECTION DETAILS AND CALCULATIONS SHALL BE SUBMITTED TO COUNCIL FOR ASSESSMENT PRIOR TO ROOF FRAMING INSPECTION BY COUNCIL.

4 ROOF STORMWATER SHALL BE DISCHARGED TO THE STREET WATERTABLE BY MEANS OF SUITABLE PIPES OR CULVERTS UNDER THE FOOTPATH CONFORMING TO COUNCIL'S DRAWING NO. 8685 - 100 OR 8685 - 101. FLUSH SURFACE MOUNTED BOX CHANNELS WILL NOT BE PERMITTED.

5 "THE SMOKE ALARM(S) SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE ATTACHED SCHEDULE OF ESSENTIAL SAFETY PROVISIONS".

Initials .....

Signed R Giannatonio P.P. CHIEF EXECUTIVE OFFICER

Date 02.04.96

# Data Extract for Section 7 search purposes

## Valuation ID 2124382759

**Data Extract Date:** 30/09/2026

### 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:** D117126 AL1

**Certificate Title:** CT6200/761

**Property Address:** 25B LEICESTER ST WEST RICHMOND SA 5033

Zones
General Neighbourhood (GN)

Subzones
No

### Zoning overlays

Overlays

**Aircraft Noise Exposure (ANEF 30)**

The Aircraft Noise Exposure Overlay seeks to ensure development sensitive to aircraft noise is designed to minimise noise intrusion and provide appropriate interior acoustic amenity.

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

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

**Affordable Housing**

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

**Building Near Airfields**

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

**Hazards (Flooding)**

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

**Hazards (Flooding - Evidence Required)**

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

**Prescribed Wells Area**

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

**Regulated and Significant Tree**

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

**Stormwater Management**

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

**Signif Retirement Facility Supported Accom Sites**

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

**Urban Tree Canopy**

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

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

No

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

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

## Is the land designated as a Local Heritage Place

No

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

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

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

NO

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

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

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

## Associated Development Authorisation Information

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

No

## Land Management Agreement (LMA)

No

# LOCAL GOVERNMENT RATES SEARCH

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: info@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au

City of West Torrens
Between the City and the Sea

29 September 2026

**TO:** THE FORM 1 COMPANY
LEVEL 8/420 King William Rd
ADELAIDE SA 5000

**DETAILS OF PROPERTY REFERRED TO:**

| | | |
|---|---|---|
| RATES ASSESSMENT NO | : | 49340 3 |
| VALUER GENERAL NO | : | 2124382759 |
| OWNER | : | Alexander Stamatopoulos and Tia Renae Stamatopoulos |
| PROPERTY ADDRESS | : | 25B Leicester Street, WEST RICHMOND SA 5033 |
| VOLUME/FOLIO | : | CT-6200/761 |
| LOT/PLAN NUMBER | : | D117126 Lot 1 |
| WARD | : | Hilton |

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

| | |
|---|---|
| Rates and fines in arrears | .00 |
| Interest on Arrears charged in current financial year | 0.00 |
| Rates for current 2026/2027 financial year | 1,559.45 |

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on **September 1, 2026; December 1, 2026; March 1, 2027 and June 1, 2027.**
Fines and interest will be added as provided by the Local Government Act 1999, as amended.

| | |
|---|---|
| Less rebates | 0.00 |
| Fines (current) | 7.75 |
| Legal fees (current) | 0.00 |
| Less current year's payments | -397.65 |
| Overpayment | 0.00 |
| Refunds | 0.00 |
| Balance - Rates Due and payable | 1,169.55 |
| Sundry Property Debts | 0.00 |
| **TOTAL BALANCE** | **1,169.55** |

**AUTHORISED OFFICER**
This statement is made on the 29 September, 2026

## Payment Methods

**BPAY**

**Biller Code: 88567**
**Reference: 493403**

**Credit Card**

**Payments** can be made online at **westtorrens.sa.gov.au/onlineservices** or phone 08 84166333 (during business hours).

# Deposited Plan 117126

| | | | | | |
|---|---|---|---|---|---|
| PURPOSE: | DIVISION | AREA NAME: | WEST RICHMOND | APPROVED: PETER LAWSON 08/11/2017 | D117126 |
| MAP REF: | 6628/41/Q, 6628/41/P | COUNCIL: | CITY OF WEST TORRENS | DEPOSITED: SANDY BEAGLEHOLE 30/11/2017 | SHEET 1 OF 2 |
| LAST PLAN: | | DEVELOPMENT NO: | 211/D053/17/001/50240 | | 59688_text_01_v03_Version_3 |

AGENT DETAILS: ZAINA STACEY PTY LTD
PO BOX 1000
TORRENS PARK SA 5062
PH: 83797979
FAX:

AGENT CODE: MMUP

REFERENCE: 17082

SURVEYORS CERTIFICATION: I BEN CHRISTOPHER SHEPHERD , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 14th day of September 2017
20th day of October 2017 Ben Shepherd Licensed Surveyor

SUBJECT TITLE DETAILS:

| PREFIX | VOLUME | FOLIO | OTHER | PARCEL | NUMBER | PLAN | NUMBER | HUNDRED / IA / DIVISION | TOWN | REFERENCE NUMBER |
|---|---|---|---|---|---|---|---|---|---|---|
| CT | 6038 | 278 | | ALLOTMENT(S) | 150 | D | 80706 | ADELAIDE | | |

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|

ANNOTATIONS: NO OCCUPATION ON THE SUBJECT LAND BOUNDARIES UNLESS SHOWN OTHERWISE

# D117126

SHEET 2 OF 2

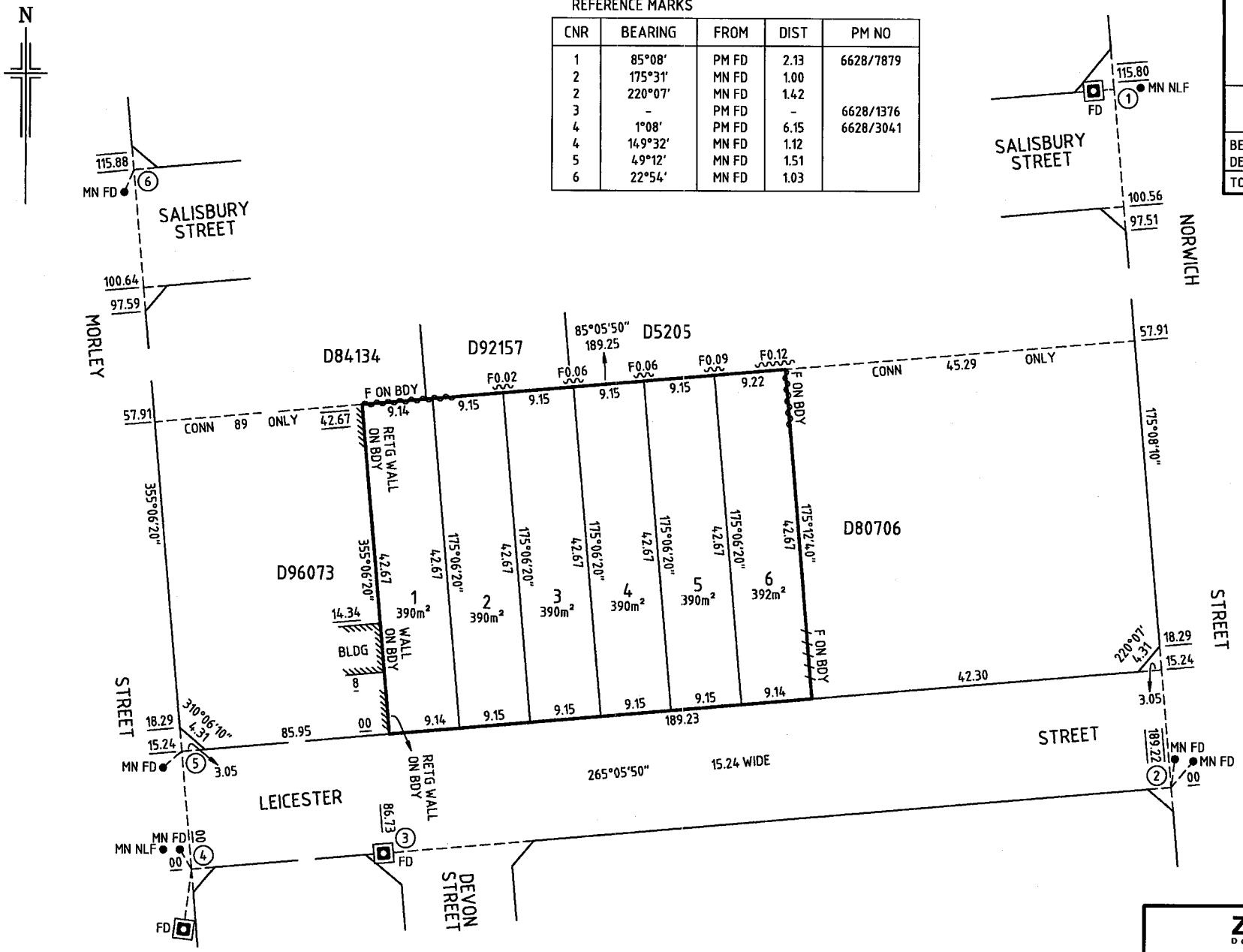
59688_pland_1_V01_Version_3

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PM 6628/3041 TO 6628/7879

TOTAL AREA:

REFERENCE MARKS

| CNR | BEARING | FROM | DIST | PM NO |
|---|---|---|---|---|
| 1 | 85°08' | PM FD | 2.13 | 6628/7879 |
| 2 | 175°31' | MN FD | 1.00 | |
| 2 | 220°07' | MN FD | 1.42 | |
| 3 | - | PM FD | - | 6628/1376 |
| 4 | 1°08' | PM FD | 6.15 | 6628/3041 |
| 4 | 149°32' | MN FD | 1.12 | |
| 5 | 49°12' | MN FD | 1.51 | |
| 6 | 22°54' | MN FD | 1.03 | |





ZAINA STACEY
Development Consultants
13 Avenue Road, Frewville
PO Box 1000, Torrens Park SA 5062
T. 08 8379 7979 E. planning@zainastacey.com


Reference: 17082 / BCS A013715LTO319(A)

# Environment Protection Authority Letter

EPA
South Australia

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

Receipt No : 0002822256
Admin No : 76610 (102358)

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

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

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

20 October, 2026

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

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

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

Title Reference CT Volume 6200 Folio 761
Address 25B Leicester Street, WEST RICHMOND SA 5033

**Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2025***

**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND**

***8. Environment Protection Act 1993***

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

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

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

**Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2025***

**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

***3-Licences and exemptions recorded by EPA in public register***

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

| | | |
|---|---|---|
| a) | details of a current licence issued under Part 6 of the *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 |

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

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

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

***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 |

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