

# 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:** CARMEL TERESA AMORICO  
Address: 80 WARD STREET NORTH ADELAIDE SA 5006
- 4. **Vendor's registered agent:** REFER GENERAL ANNEXURE   
Address: REFER GENERAL ANNEXURE
- 5. **Date of Contract** (if made before this statement is served): \_\_\_\_\_
- 6. **Description of Land** [Identify the land including any certificate of title reference]  
**14 BRIAR AVENUE MEDINDIE SA 5081 BEING ALLOTMENT 109 IN FILED PLAN 209661 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5725 FOLIO 520**

**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:  
**80 WARD STREET NORTH ADELAIDE SA 5006**  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
**Fax: 08 8267 4998 OR 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, **CARMEL TERESA AMORICO**

of **80 WARD STREET NORTH ADELAIDE SA 5006**

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: 06-08-2025

Signed: Signed by:  
*CARMEL AMORICO*  
C65E7AABABEE408...

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: 6/8/2025

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

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

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 Development Act 1993 (repealed)" and item 5.1; and*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 Repealed Act Conditions" and item 6.1; and*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

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

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

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

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

Column 1	Column 2	Column 3
<b>1. General</b>		
<p>1.1 Mortgage of land</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>CERTIFICATE OF TITLE</b></p> <p>Number of mortgage (if registered): <b>13719785</b></p> <p>Name of mortgagee: <b>WESTPAC BANKING CORPORATION</b></p>	<p><input checked="" type="checkbox"/></p> <p><b>YES</b></p> <p><b>YES</b></p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p><b>Note</b> – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>PROPERTY INTEREST REPORT</b></p> <p>Description of land subject to easement: <b>PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b> (If <b>YES</b>, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?  (If <b>YES</b>, give details):</p>	<p><input checked="" type="checkbox"/></p> <p><b>NO</b></p> <p><b>YES</b></p>
<p>1.3 Restrictive covenant</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?  (If <b>NO</b>, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p><b>YES / NO</b></p> <p><b>YES / NO</b></p>
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p>	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p>	<p><input type="checkbox"/></p> <p><b>YES / NO</b></p> <p><b>YES / NO</b></p>

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.)	If <b>YES</b> , identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
	Names of parties:	
	Period of lease, agreement for lease etc:	
	From	
	To	
	Amount of rent or licence fee:	
	\$        per        (period)	
	Is the lease, agreement for lease etc in writing?	
	If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify:	
	(a) the Act under which the lease or licence was granted:	
	(b) the outstanding amounts due (including any interest or penalty):	

### 5. Development Act 1993 (repealed)

5.1	section 42 – Condition (that continues to apply) of a development authorisation	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b>	<input checked="" type="checkbox"/> NO YES
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[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):

**THE CORPORATION OF THE TOWN OF WALKERVILLE SEARCH**

Condition(s) of authorisation:

**REFER DEVELOPMENT NO. 200/232/07**

5.1	section 42 – Condition (that continues to apply) of a development authorisation	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b>	<input checked="" type="checkbox"/> NO YES
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[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):

**THE CORPORATION OF THE TOWN OF WALKERVILLE SEARCH**

Condition(s) of authorisation:

**REFER DEVELOPMENT NO. 200/222/08**

### 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b>	<input checked="" type="checkbox"/> NO YES
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[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):

**THE CORPORATION OF THE TOWN OF WALKERVILLE SEARCH**

Nature of condition(s):

**REFER TO THE CORPORATION OF THE TOWN OF WALKERVILLE FOR DETAILS OF DA/136 5413 (YEAR 1985) - ALTERATIONS**

Column 1	Column 2	Column 3
<b>19. Land Tax Act 1936</b>		
19.1	<p>Notice, order or demand for payment of land tax</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>CERTIFICATE OF LAND TAX PAYABLE</b></p> <p>Date of notice, order or demand: <b>REFER REVENUESA</b></p> <p>Amount payable (as stated in the notice): <b>REFER CERTIFICATE OF LAND TAX PAYABLE</b></p>	<input checked="" type="checkbox"/> <b>YES</b> <b>YES</b>
<b>29. Planning, Development and Infrastructure Act 2016</b>		
29.1	<p>Part 5 – Planning and Design Code</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>THE CORPORATION OF THE TOWN OF WALKERVILLE SEARCH AND PROPERTY INTEREST REPORT</b></p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): <b>14 BRIAR AV MEDINDIE SA 5081 LT 109</b></p> <p><b>ZONES</b> <b>ESTABLISHED NEIGHBOURHOOD - EN</b></p> <p><b>OVERLAYS</b> <b>AIRCRAFT NOISE EXPOSURE - ANEF 20</b> <b>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.</b></p> <p><b>AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 45 METRES</b> <b>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.</b></p> <p><b>HISTORIC AREA - WALK2</b> <b>THE HISTORIC AREA OVERLAY AIMS TO REINFORCE HISTORIC THEMES AND CHARACTERISTICS THROUGH CONSERVATION, CONTEXTUALLY RESPONSIVE DEVELOPMENT, DESIGN AND ADAPTIVE REUSE THAT RESPONDS TO THE ATTRIBUTES EXPRESSED IN THE HISTORIC AREA STATEMENT.</b></p> <p><b>HAZARDS (FLOODING - EVIDENCE REQUIRED)</b> <b>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.</b></p> <p><b>PRESCRIBED WELLS AREA</b></p>	<input checked="" type="checkbox"/> <b>NO</b> <b>YES</b>

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

Column 1	Column 2	Column 3
	<p><b>THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.</b></p> <p><b>REGULATED AND SIGNIFICANT TREE</b>  <b>THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.</b></p> <p><b>STORMWATER MANAGEMENT</b>  <b>THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.</b></p> <p><b>URBAN TREE CANOPY</b>  <b>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.</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?  <b>NO</b></p> <p>Is the land designated as a local heritage place?  <b>NO</b></p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?  <b>NO</b></p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?  <b>YES</b></p> <p>Note –                      For further information about the Planning and Design Code visit <a href="http://www.code.plan.sa.gov.au">www.code.plan.sa.gov.au</a>.</p>	
<p><b>29.2</b> section 127 – Condition (that continues to apply) of a development authorisation</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><b><i>Is this item applicable?</i></b></p> <p><b><i>Will this be discharged or satisfied prior to or at settlement?</i></b></p> <p><b><i>Are there attachments?</i></b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p><b>YES / NO</b></p> <p><b>YES / NO</b></p>

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## GENERAL ANNEXURE

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4. Vendor's registered agent:

**FOX REAL ESTATE (SA) PTY LTD ACN 113 976 024 AND  
CANDY BENNETT & ASSOCIATES PTY LTD ACN 131 534 391  
AS AGENTS IN CONJUNCTION**

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Address:

**192 MELBOURNE STREET NORTH ADELAIDE SA 5006**

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# 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 9 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 5725 FOLIO 520  
PROPERTY INTEREST REPORT  
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES  
THE CORPORATION OF THE TOWN OF WALKERVILLE SEARCH**

**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).*

# Form R3

## Buyers information notice

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

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

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

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

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

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

### Safety

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- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- 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?

January 2014

## Enjoyment

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- 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

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

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

REAL PROPERTY ACT, 1986



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 5725 Folio 520

**Parent Title(s)** CT 1766/41  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 14/01/2000      **Edition** 4      **Edition Issued** 11/02/2022

### Estate Type

FEE SIMPLE

### Registered Proprietor

CARMEL TERESA AMORICO  
OF 80 WARD STREET NORTH ADELAIDE SA 5006

### Description of Land

ALLOTMENT 109 FILED PLAN 209661  
IN THE AREA NAMED MEDINDIE  
HUNDRED OF YATALA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
13719785	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

### Notations

**Dealings Affecting Title** NIL

**Priority Notices** NIL

**Notations on Plan** NIL

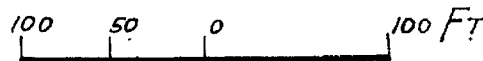
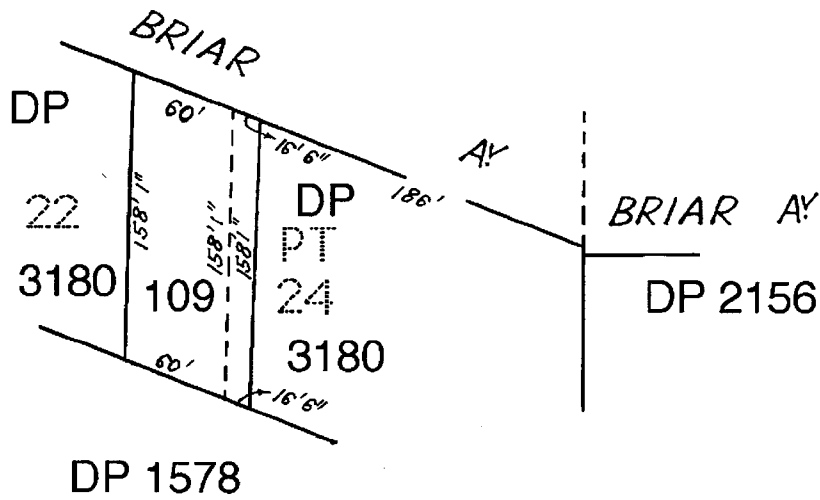
#### Registrar-General's Notes

APPROVED FX28401

**Administrative Interests** NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 1766/41

LAST PLAN REF: DP 3180



DISTANCES ARE IN FEET AND INCHES  
FOR METRIC CONVERSION  
1 FOOT = 0.3048 METRES  
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

- |     |  |   |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
|-----|--|---|

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 8. Environment Protection Act 1993

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
<b>9. <i>Fences Act 1975</i></b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. <i>Fire and Emergency Services Act 2005</i></b>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11. <i>Food Act 2001</i></b>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
<b>13. <i>Heritage Places Act 1993</i></b>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14. <i>Highways Act 1926</i></b>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
<b>15. <i>Housing Improvement Act 1940 (repealed)</i></b>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
<b>16. <i>Housing Improvement Act 2016</i></b>		

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

**17. Land Acquisition Act 1969**

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

**18. Landscape South Australia Act 2019**

- |       |   |   |
|-------|---|---|
| 18.1  | section 72 - Notice to pay levy in respect of costs of regional landscape board                             | The regional landscape board has no record of any notice affecting this title   |
| 18.2  | section 78 - Notice to pay levy in respect of right to take water or taking of water                        | DEW has no record of any notice affecting this title  |
| 18.3  | section 99 - Notice to prepare an action plan for compliance with general statutory duty                    | The regional landscape board has no record of any notice affecting this title   |
| 18.4  | section 107 - Notice to rectify effects of unauthorised activity  | The regional landscape board has no record of any notice affecting this title<br>also<br>DEW has no record of any notice affecting this title   |
| 18.5  | section 108 - Notice to maintain watercourse or lake in good condition                                      | The regional landscape board has no record of any notice affecting this title   |
| 18.6  | section 109 - Notice restricting the taking of water or directing action in relation to the taking of water | DEW has no record of any notice affecting this title  |
| 18.7  | section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object             | The regional landscape board has no record of any notice affecting this title   |
| 18.8  | section 112 - Permit (or condition of a permit) that remains in force                                       | The regional landscape board has no record of any permit (that remains in force) affecting this title<br>also<br>DEW has no record of any permit (that remains in force) affecting this title |
| 18.9  | section 120 - Notice to take remedial or other action in relation to a well                                 | DEW has no record of any notice affecting this title  |
| 18.10 | section 135 - Water resource works approval   | DEW has no record of a water resource works approval affecting this title   |
| 18.11 | section 142 - Site use approval   | DEW has no record of a site use approval affecting this title   |
| 18.12 | section 166 - Forest water licence  | DEW has no record of a forest water licence affecting this title  |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant                          | The regional landscape board has no record of any notice affecting this title   |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants        | The regional landscape board has no record of any notice affecting this title   |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve            | The regional landscape board has no record of any notice affecting this title   |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant                                     | The regional landscape board has no record of any notice affecting this title   |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the                        | The regional landscape board has no record of any notice affecting this title   |

Act

- |       |  |   |
|-------|--|---|
| 18.18 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court   | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements  | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction  | The regional landscape board has no record of any notice affecting this title |

## 19. **Land Tax Act 1936**

- |      |   |
|------|---|
| 19.1 | Notice, order or demand for payment of land tax |
|------|---|

**A Land Tax Certificate will be forwarded.**  
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates [www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)

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

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

## 21. **Local Government Act 1999**

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

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

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

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

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

## 24. **Mining Act 1971**

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

24.9 Proclamation with respect to a private mine Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

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

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

Refer to the Certificate of Title

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

Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title  
also

Refer to the Certificate of Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **30. *Plant Health Act 2009***

- 30.1 section 8 or 9 - Notice or order concerning pests Plant Health in PIRSA has no record of any notice or order affecting this title

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

- 31.1 Part 3 - Notice Public Health in DHW has no record of any notice or direction affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval* Public Health in DHW has no record of any condition affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)* Public Health in DHW has no record of any order affecting this title
- also
- Contact the Local Government Authority for other details that might apply

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

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

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

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

### 34. **Water Industry Act 2012**

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

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

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

### 36. **Other charges**

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

#### ***Land Tax Act 1936 and Regulations thereunder***

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

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

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

Information should be obtained from:

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

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

## Certificate of Title

**Title Reference** CT 5725/520  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 12530308  
**Address for Notices** 80 WARD ST NORTH ADELAIDE, SA 5006  
**Area** 1050m<sup>2</sup> (APPROXIMATE)

## Estate Type

Fee Simple

## Registered Proprietor

CARMEL TERESA AMORICO  
OF 80 WARD STREET NORTH ADELAIDE SA 5006

## Description of Land

ALLOTMENT 109 FILED PLAN 209661  
IN THE AREA NAMED MEDINDIE  
HUNDRED OF YATALA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 13719784  
**Dealing Date** 08/02/2022  
**Sale Price** \$3,225,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13719785	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2005280004	CURRENT	14 BRIAR AVENUE, MEDINDIE, SA 5081

## Notations

### Dealings Affecting Title

NIL

**Notations on Plan**

NIL

**Registrar-General's Notes**

APPROVED FX28401

**Administrative Interests**

NIL

**Valuation Record**

**Valuation Number** 2005280004  
**Type** Site & Capital Value  
**Date of Valuation** 01/01/2025  
**Status** CURRENT  
**Operative From** 01/07/1966  
**Property Location** 14 BRIAR AVENUE, MEDINDIE, SA 5081  
**Local Government** WALKERVILLE  
**Owner Names** CARMEL TERESA AMORICO  
**Owner Number** 12530308  
**Address for Notices** 80 WARD ST NORTH ADELAIDE, SA 5006  
**Zone / Subzone** EN - Established Neighbourhood  
**Water Available** Yes  
**Sewer Available** Yes  
**Land Use** 1100 - House  
**Description** 7HCP V G  
**Local Government Description** Residential

**Parcels**

Plan/Parcel	Title Reference(s)
F209661 ALLOTMENT 109	CT 5725/520

**Values**

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$3,050,000	\$3,150,000			
Previous	\$2,650,000	\$2,650,000			

**Building Details**

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<b>Valuation Number</b>	2005280004
<b>Building Style</b>	Tudor
<b>Year Built</b>	1937
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Rendered
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	248 sqm
<b>Number of Main Rooms</b>	7

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

## Certificate of Title

**Title Reference:** CT 5725/520  
**Status:** CURRENT  
**Edition:** 4

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

APPROVED FX28401

Account Number <b>20 05280 00 4</b>	L.T.O Reference CT5725520	Date of issue 25/7/2025	Agent No. 7734	Receipt No. 2696381
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THE FORM 1 COMPANY  
LEVEL 8 / 420 KING WILLIAM ST  
ADELAIDE SA 5000  
form1@form1.net.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** C T AMORICO  
**Location:** 14 BRIAR AVE MEDINDIE LT 109  
**Description:** H C/P B/G                      **Capital Value:** \$3 150 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/9/2025

	Arrears as at: 30/6/2025	:	\$ 207.04CR
Water main available: 1/6/1966	Water rates	:	82.30
Sewer main available: 1/7/1966	Sewer rates	:	464.63
	Water use	:	90.73
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	0.00
	<b>Balance outstanding</b>	:	<b>430.62</b>

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

**Next quarterly charges:**    Water supply: 82.30                      Sewer: 464.63                      Bill: 8/10/2025

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

The last Water Use Year ended on 02/04/2025.

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



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

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

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



## South Australian Water Corporation

**Name:**

C T AMORICO

**Water & Sewer Account**Acct. No.: **20 05280 00 4****Amount:** \_\_\_\_\_**Address:**

14 BRIAR AVE MEDINDIE LT 109

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### Payment Options

**EFT****EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2005280004

**Bill code: 8888**  
**Ref: 2005280004**

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)**Paying online**Pay online at [www.sawater.com.au/paynow](http://www.sawater.com.au/paynow) for a range of options. Have your account number and credit card details to hand.**Paying by phone**

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

SA Water account number: 2005280004

**Government of  
South Australia****South Australian Water Corporation**  
250 Victoria Square/Tarntanyangga  
Adelaide SA 5000  
GPO Box 1751 Adelaide SA 50011300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)



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: 2696381

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

**DATE OF ISSUE**

25/07/2025

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

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
12530308	C T AMORICO			
<b>PROPERTY DESCRIPTION</b>				
14 BRIAR AVE / MEDINDIE SA 5081 / LT 109				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
2005280004	CT 5725/520	\$3,150,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	1,065.95	
	<b>- REMISSION</b>	\$	641.35	
	<b>- CONCESSION</b>	\$	0.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	0.00	
	<b>= AMOUNT PAYABLE</b>	\$	474.60	
<b>FINANCIAL YEAR</b>				
2025-2026				

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

**EXPIRY DATE** 23/10/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

**OWNERSHIP NUMBER**  
12530308

**OWNERSHIP NAME**  
C T AMORICO

**ASSESSMENT NUMBER**  
2005280004

**AMOUNT PAYABLE**  
\$474.60

**AGENT NUMBER**  
100019452

**AGENT NAME**  
THE FORM 1 COMPANY

**EXPIRY DATE**  
23/10/2025

+70055474140022> +001571+ <0551050117> <0000047460> +444+

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Bill</b>er Code: 456285 <b>Ref:</b> 7005547414</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice to:</b></p> <p><b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**OFFICIAL: Sensitive**



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: 2696381

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

**DATE OF ISSUE**

25/07/2025

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

<b>OWNERSHIP NAME</b>		<b>FINANCIAL YEAR</b>	
C T AMORICO		2025-2026	
<b>PROPERTY DESCRIPTION</b>			
14 BRIAR AVE / MEDINDIE SA 5081 / LT 109			
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
2005280004	CT 5725/520	\$3,050,000.00	0.1124 HA
<b>DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:</b>			
<b>CURRENT TAX</b>	\$ 30,685.00	<b>SINGLE HOLDING</b>	\$ 30,685.00
<b>- DEDUCTIONS</b>	\$ 0.00		
<b>+ ARREARS</b>	\$ 6,589.00		
<b>- PAYMENTS</b>	\$ 0.00		
<b>= AMOUNT PAYABLE</b>	\$ 37,274.00		

**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** 23/10/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**OWNERSHIP NUMBER**

12530308

**OWNERSHIP NAME**

C T AMORICO

**AGENT NUMBER**

100019452

**ASSESSMENT NUMBER**

2005280004

**AGENT NAME**

THE FORM 1 COMPANY

**AMOUNT PAYABLE**

\$37,274.00

**PAYABLE ON OR BEFORE**

23/10/2025

+70055473230012> +000927+ <0551050117> <0003727400> +444+

**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](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7005547323</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**OFFICIAL: Sensitive**



**PRESCRIBED INFORMATION**

**A170 - 14 BRIAR AVENUE**

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<b>Part 1—Items that must be included in statement</b>	
<i>{If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}</i>	
<b>Development Act 1993</b>	
Part 3—Development Plan	<p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):</p> <p><b>Zone (Policy Area):</b></p> <p><b>Residential Character Zone (Medindie Policy Area 14)</b></p> <p>Is the land situated in a designated State Heritage Area? <b>NO</b></p> <p>Is the land designated as a place of local heritage value? <b>NO</b></p> <p>Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? <b>NO</b></p> <p>If YES, state the name of the council: <b>Not Applicable</b></p> <p>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? <b>NO</b></p>
section 42—Condition (that continues to apply) of a development authorisation	<p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p> <p><b>ATTACHED</b></p>

**PRESCRIBED INFORMATION**

<b>Planning, Development and Infrastructure Act 2016</b>	
Part 5 – Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): <b>Established Neighbourhood (EN)</b></p> <p>Is the land situated in a designated State Heritage place? <b>NO</b></p> <p>Is the land designated as a place of local heritage value? <b>NO</b></p> <p>Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? <b>NO</b></p> <p>Please contact Council for further information on the regulated and significant tree overlay</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? <b>Please refer to</b> <a href="https://plan.sa.gov.au/have_your_say/code_amendments">https://plan.sa.gov.au/have_your_say/code_amendments</a></p>
<b>Repealed Act conditions</b>	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	<p>Nature of condition(s):</p> <p><b>YES</b></p> <p><b>DA/136 5413 (year 1985) – Alterations</b></p> <p><b>File not held on site, please contact Council to recall.</b></p>
<b>Part 2—Items to be included if land affected</b>	
<p><i>[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]</i></p>	



**PRESCRIBED INFORMATION**

<b>Development Act 1993</b>	
<p>section 50(1)—Requirement to vest land in a council or the Crown to be held as open space</p>	<p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p> <p><b>NO</b></p>
<p>section 50(2)—Agreement to vest land in a council or the Crown to be held as open space</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p> <p><b>NO</b></p>
<p>section 55—Order to remove or perform work</p>	<p>Date of order:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> <p><b>NO</b></p>
<p>section 56—Notice to complete development</p>	<p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> <p><b>NO</b></p>
<p>section 57—Land management agreement</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p><b>NO</b></p>



**PRESCRIBED INFORMATION**

<p>section 69—Emergency order</p>	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p> <p><b>NO</b></p>
<p>section 71—Fire safety notice</p>	<p>Date of notice:</p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> <p><b>NO</b></p>
<p>section 84—Enforcement notice</p>	<p>Date notice given:</p> <p>Name of the relevant authority giving notice:</p> <p>Nature of directions contained in notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> <p><b>NO</b></p>
<p>section 85(6), 85(10) or 106— Enforcement order</p>	<p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Names of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> <p><b>NO</b></p>


**PRESCRIBED INFORMATION**

<p>Part 11 Division 2—Proceedings</p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any):</p> <p>Terms of determination or order (if any):</p> <p><b>NO</b></p>
<p>Confirmed – Planning/Development Section </p>	
<p><b><i>Fire and Emergency Services Act 2005</i></b></p>	
<p>section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land</p>	<p>Date of notice:</p> <p>Person or body who issued notice:</p> <p>Requirements of notice (as stated therein):</p> <p>Amount payable (if any):</p> <p><b>NO</b></p>
<p>Confirmed – Enforcement/compliance section: </p>	
<p><b><i>Food Act 2001</i></b></p>	
<p>section 44—Improvement notice</p>	<p>Date of notice:</p> <p>Name of authorised officer who served notice:</p> <p>Name of authority that appointed officer:</p> <p>Requirements of notice:</p> <p><b>NO</b></p>
<p>section 46—Prohibition order</p>	<p>Date of order:</p> <p>Name of authority or person who served order:</p> <p>Requirements of order:</p> <p><b>NO</b></p>

**PRESCRIBED INFORMATION**

Confirmed – Environmental health section: 	
<b>Housing Improvement Act 1940</b>	
section 23—declaration that house is undesirable or unfit for human habitation	Date of declaration: Those particulars required to be provided by a council under section 23:  <b>NO</b>
Confirmed – Building/development section: 	
<b>Local Government Act 1934</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):  <b>NO</b>


**PRESCRIBED INFORMATION**

<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any): <b>NO</b>
Confirmed –General section: 	
<b>Planning, Development and Infrastructure Act 2016</b>	
section 141 – Order to remove or perform work	Date of order: <b>NA</b> Terms of order: Building work (if any) required to be carried out: Amount payable (if any):
section 142 – Notice to complete development	Date of notice: <b>NA</b> Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 155 – Emergency order	Date of order: <b>NA</b> Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):

**PRESCRIBED INFORMATION**



<p>section 157 – Fire safety notice</p>	<p>Date of notice: <b>NA</b></p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>section 198(1) – Requirement to vest land in a council or the Crown to be held as open space</p>	<p>Date requirement given: <b>NA</b></p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>
<p>section 198(2) – Agreement to vest land in a council or the Crown to be held as open space</p>	<p>Date of agreement: <b>NA</b></p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>
<p>Part 16 Division 1 – Proceedings</p>	<p>Date of commencement of proceedings: <b>NA</b></p> <p>Date of determination or order (if any): <b>NA</b></p> <p>Terms of determination or order (if any):</p>
<p>section 213 – Enforcement notice</p>	<p>Date notice given: <b>NA</b></p> <p>Name of designated authority giving notice:</p> <p>Nature of directions contained in notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p><b><i>Public and Environmental Health Act 1987 (repealed)</i></b></p>	
<p>Part 3—Notice</p>	<p>Date of notice:</p> <p>Name of council or other authority giving notice:</p> <p>Requirements of notice:</p> <p><b>NO</b></p>

**PRESCRIBED INFORMATION**

<p><i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2—Condition (that continues to apply) of an approval</i></p>	<p>Date of approval:</p> <p>Name of relevant authority that granted the approval:</p> <p>Condition(s) of approval:</p> <p><b>NO</b></p>
<p><i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19— Maintenance order (that has not been complied with)</i></p>	<p>Date of order:</p> <p>Name of authority giving order:</p> <p>Requirements of order:</p> <p><b>NO</b></p>
<p>Confirmed – Environmental health section: </p>	

<p><b>South Australian Public Health Act 2011</b></p>	
<p>section 66—Direction or requirement to avert spread of disease</p>	<p>Date of direction or requirement:</p> <p>Name of Authority giving or making requirement:</p> <p>Nature of direction or requirement:</p> <p><b>NO</b></p>
<p>section 92-Notice</p>	<p>Date of notice:</p> <p>Name of Council or other relevant authority giving notice:</p> <p>Requirements of notice</p> <p><b>NO</b></p>
<p><i>South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval</i></p>	<p>Date of approval:</p> <p>Name of person or body that granted the approval:</p> <p>Condition (s) of approval:</p> <p><b>NO</b></p>

PRESCRIBED INFORMATION

Confirmed – Health section: 	
<b>Water Industry Act 2012</b>	
notice or order under the Act requiring payment of charges or other amounts or making other requirement	Date of notice or order:
	Name of person or body who served notice or order:
	Amount payable (if any) as specified in the notice or order:
	Nature of other requirement made (if any) as specified in the notice or order:
<b>NO</b>	
Confirmed –Water section: 	

PREScribed INFORMATION

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

Building Indemnity Insurance is required....NO (refer above note):

- 1 Name(s) of person(s) insured:.....
2 Name of insurer:.....
3 Limitations on the liability of the insurer:.....
4 Name of builder:.....
5 Builder's licence number:.....
6 Date of issue of insurance:.....
7 Description of insured building work:.....
.....
.....

Exemption from holding insurance:

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

NO

If YES, give details:

- (a) Date of the exemption:
(b) Name of builder granted the exemption:
(c) Licence number of builder granted the exemption:
(d) Details of building work to which the exemption applies:

**PRESCRIBED INFORMATION**

.....

.....

(e) Details of conditions (if any) to which the exemption is subject:

.....

.....



Certified Development Section..... Date...5 August 2025..

PRESCRIBED INFORMATION

***Particulars relating to Environment Protection***

**Further information held by councils**

Does the council hold details of any development approvals relating to—

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*)?

NO

**Note—**

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

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

It should be noted that—

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

# Data Extract for Section 7 search purposes

Valuation ID 2005280004

**Data Extract Date:** 30/07/2025

## Important Information

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

**Parcel ID:** F209661 AL109

**Certificate Title:** CT5725/520

**Property Address:** 14 BRIAR AV MEDINDIE SA 5081

Zones

Established Neighbourhood (EN)

Subzones

No

## Zoning overlays

Overlays

### **Aircraft Noise Exposure (ANEF 20)**

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 45 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.

### **Historic Area (Walk2)**

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement.

### **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.

#### **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 – Please contact Council for further information on the regulated and significant tree overlay.

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**



# The Corporation of the Town of Walkerville

ABN 49 190 949 882

66 Walkerville Terrace, Gilberton, S.A. 5081  
P.O. Box 55, Walkerville, S.A. 5081

Your Ref:

Telephone: (08) 8344 7711

Please Quote Ref: 200/232/07

Facsimile: (08) 8269 7820

Enquiries To: Marcus Rolfe

Email: walkervil@walkerville.sa.gov.au

<http://www.walkerville.sa.gov.au>

12 June 2008

TIM EVANS ARCHITECTURE  
58 JERNINGHAM STREET  
NORTH ADELAIDE SA 5006

Dear Tim Evans Architecture

<b>Location of Proposed Development:</b>	14 BRIAR AVENUE MEDINDIE SA 5081
<b>Development Application Number:</b>	200/232/07
<b>Nature of Proposed Development:</b>	Alterations of existing fence & new gates

Please find enclosed a Decision Notification form for the above development. You are advised that the Council has taken into account the relevant matters associated with this development, pursuant to the Development Act 1993.

Important information is attached to your decision notification and should be read carefully.

For clarification or more advice please do not hesitate to contact Council's Planning or Building staff on 8344 7711.

Yours faithfully,

  
**MARCUS ROLFE**  
Acting Manager Planning & Development  
V:\SYNSOFT\DEVELOPMENT MODULE\RITA\_DACONSEN.DOT



The Corporation of the Town of Walkerville

66 Walkerville Terrace, Gilberton SA 5081

Tel: 08 8344 7711 Fax: 08 8269 7820 Email: walkervl@walkerville.sa.gov.au

Dated: 21.09.2007

Development No:

Registered on: 21.09.2007

200/232/07

<b>To:</b>	TIM EVANS ARCHITECTURE 58 JERNINGHAM STREET NORTH ADELAIDE SA 5006	<b>Copy to:</b>	AMALIE JUANITA PHILLIPS 14 BRIAR AVENUE MEDINDIE SA 5081
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<b>Location of Proposed Development:</b>	14 BRIAR AVENUE MEDINDIE SA 5081	<b>Certificate of Title:</b>	5725/520
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<b>Nature of Proposed Development:</b>	Alterations of existing fence & new gates	<b>Building Classification:</b>	10B
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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	✓	1		
Land Division				✓
Land Division (Strata)				✓
Building Rules Consent	✓	2		
Public Space				✓
Other				✓
<b>DEVELOPMENT APPROVAL</b>	✓	3		

Details of any conditions imposed on this consent or the reasons for refusal are set out on the attached sheets.

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.

<b>Date of Decision:</b> 12.06.2008	<input type="checkbox"/> Council Chief Executive Officer or delegate
<b>Signed:</b>	<input type="checkbox"/> Development Assessment Panel
<b>Date:</b> 12 June 2008	<input type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached

MR

## IMPORTANT INFORMATION

### IF YOU DISAGREE WITH COUNCIL'S DECISION

If you as the applicant disagree with any of the conditions of consent attached to the approval or Council's decision to refuse the application, you may have a right of appeal.

An appeal must be lodged with the Environment Resources and Development Court **within 2 months** after receiving notice of this decision, unless you are granted an extension of time by the Court.

Please contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide or phone the Court on 8204 0300 if you wish to pursue an appeal.

### IF YOU AGREE WITH COUNCIL'S DECISION

If **consent** has been issued and you, as the applicant, agree with the conditions attached please note the following:

The approved development must be **substantially commenced within 12 months** of the date of this Notification unless this period has been extended by the Council or the Development Assessment Commission.

The approved development must be **fully completed within 3 years** of the date of this Notification unless a longer time has been allowed by the Council or the Development Assessment Commission.

If you are unable to satisfy these requirements, you will require a fresh consent before commencing or continuing the development.

For clarification on any of the above matters, please do not hesitate to contact Council's Planning and Building Department on 8344 7711.

**PLANNING CONDITIONS**  
**200/232/07**

**14 BRIAR AVENUE MEDINDIE SA 5081**

1. Development is to take place in accordance with all works detailed in the approved plans submitted and forming Development Application 200/232/07.

Reason: To ensure the development proceeds in accordance with this approval.

**BUILDING CONDITIONS**  
**200/232/07**

**14 BRIAR AVENUE MEDINDIE SA 5081**

1. The building owner must take such measures as to ensure that no portion of the wall protrudes over the boundary alignment and that such precautions are taken to protect the public at all times.
2. The footing beams shall be provided with FP1 piers as shown in plan and at the lhs corner as amended on 12-6-08. - note masonry piers at articulation joints with old stonewall shall be provided with 10mm dowel bars every 200mm rise in height..

## Notes

1. Approval from the council is required if there are any amendments to the approved development resulting from the site conditions or requirements from other authorities or other Acts or Regulations having jurisdiction over the subject site existing buildings or the approved developments.  
Reason: To ensure that completed structures are in accordance with approvals issued.
2. The approval does not imply compliance with the Electricity Act and Regulations. Applicants should contact the Office of the Technical Regulator for further advice on 08 8226 5500. Failure to comply can be both dangerous and costly.
3. The beneficiary of this consent is advised that any mechanical device shall be designed located and operated at all times to comply with the Environment Protection Act (machine noise) Policy 1994.
4. This approval does not imply compliance with the Commonwealth Disability Discrimination Act 1992 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with the aforementioned legislation.
5. Any damage to abutting or nearby footpaths footpath paving nature strips kerbing guttering and road paving resulting from the undertaking of the approved development shall be repaired or reinstated to the reasonable satisfaction of the relevant planning authority by or at the applicant's expense.



## The Corporation of the Town of Walkerville

ABN 49 190 949 882

66 Walkerville Terrace, Gilberton, S.A. 5081  
P.O. Box 55, Walkerville, S.A. 5081

Your Ref:

Telephone: (08) 8344 7711

Please Quote Ref: 200/222/08

Facsimile: (08) 8269 7820

Enquiries To: Trevor Goldner

Email: [walkervl@walkerville.sa.gov.au](mailto:walkervl@walkerville.sa.gov.au)

<http://www.walkerville.sa.gov.au>

17 March 2009

TIM EVANS ARCHITECTURE  
58 JERNINGHAM STREET  
NORTH ADELAIDE SA 5006

Dear Tim Evans Architecture

Location of Proposed Development:	14 BRIAR AVENUE MEDINDIE
Development Application Number:	200/222/08
Nature of Proposed Development:	ALTERATIONS AND ADDITIONS TO EXISTING DETACHED DWELLING

Please find enclosed a Decision Notification form for the above development. You are advised that the Council has taken into account the relevant matters associated with this development, pursuant to the Development Act 1993.

Important information is attached to your decision notification and should be read carefully.

For clarification or more advice please do not hesitate to contact Council's Planning or Building staff on 8344 7711.

Yours faithfully,

**BILL STEFANOPOULOS**  
Team Leader Planning & Compliance  
V:\SYNSOFT\DEVELOPMENT MODULE\RITA\_DACONSEN.DOT



**The Corporation of the Town of Walkerville**

66 Walkerville Terrace, Gilberton SA 5081

Tel: 08 8344 7711 Fax: 08 8269 7820 Email: walkervl@walkerville.sa.gov.au

Dated: 19.09.2008  
Registered on: 22.09.2008

**Development No:**  
**200/222/08**

<b>To:</b>	TIM EVANS ARCHITECTURE 58 JERNINGHAM STREET NORTH ADELAIDE SA 5006	<b>Copy to:</b>	AMALIE JUANITA PHILLIPS 14 BRIAR AVENUE MEDINDIE SA 5081
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<b>Location of Proposed Development:</b>	14 BRIAR AVENUE MEDINDIE	<b>Certificate of Title:</b>	5725/520
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<b>Nature of Proposed Development:</b>	ALTERATIONS AND ADDITIONS TO EXISTING DETACHED DWELLING	<b>Building Classification:</b>	1A
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*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	✓	10		
Land Division				✓
Land Division (Strata)				✓
Building Rules Consent	✓	3		
Public Space				✓
Other				✓
<b>DEVELOPMENT APPROVAL</b>	✓	13		

Details of any conditions imposed on this consent or the reasons for refusal are set out on the attached sheets.

<b>Date of Decision:</b> 12.03.2009	<input checked="" type="checkbox"/> Council Chief Executive Officer or delegate
<b>Signed:</b>	<input type="checkbox"/> Development Assessment Panel
<b>Date:</b> 17 March 2009	<input checked="" type="checkbox"/> Private Certifier
	<input checked="" type="checkbox"/> Sheets Attached

## IMPORTANT INFORMATION

### IF YOU DISAGREE WITH COUNCIL'S DECISION

If you as the applicant disagree with any of the conditions of consent attached to the approval or Council's decision to refuse the application, you may have a right of appeal.

An appeal must be lodged with the Environment Resources and Development Court **within 2 months** after receiving notice of this decision, unless you are granted an extension of time by the Court.

Please contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide or phone the Court on 8204 0300 if you wish to pursue an appeal.

### IF YOU AGREE WITH COUNCIL'S DECISION

If **consent** has been issued and you, as the applicant, agree with the conditions attached please note the following:

The approved development must be **substantially commenced within 12 months** of the date of this Notification unless this period has been extended by the Council or the Development Assessment Commission.

The approved development must be **fully completed within 3 years** of the date of this Notification unless a longer time has been allowed by the Council or the Development Assessment Commission.

If you are unable to satisfy these requirements, you will require a fresh consent before commencing or continuing the development.

For clarification on any of the above matters, please do not hesitate to contact Council's Planning and Building Department on 8344 7711.

## PLANNING CONDITIONS 200/222/08

### 14 BRIAR AVENUE MEDINDIE

1. That the proposal shall be developed in accordance with the details and approved plans stamped by Council except where varied by the conditions herein and shall be completed prior to occupation of the proposed development.

Reason: To ensure the development proceeds in an orderly manner.

2. Stormwater be directed away from neighbouring properties
  - All stormwater runoff shall be directed away from neighbouring properties.

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

3. All stormwater from buildings and paved areas shall be disposed of in such a manner that it does not result in the entry of water into a building or affect the stability of a building.

Reason: To ensure the development proceeds in an orderly manner

#### **Establishment of Tree Protection Zone (TPZ)**

4. A Tree Protection Zone (TPZ) shall be provided for the Acer negundo (Box Elder) and that no works of any kind shall occur within this zone unless specified and agreed to by Council's Arborist. This protection zone should be maintained until the proposed development has been completed in its entirety. The protection zone is to encompass the critical root zone of the tree as identified in the Tree assessment report prepared by Tree Advisory Services dated 29 October 2008.

Reason: To ensure the tree survives long after the development is completed.

#### **5. Tree Protection Zone**

The Tree Protection Zone shall be fenced around all significant trees before any works commence on site. The fence shall be constructed from 1.8 metre high steel mesh panels which will be 2.5 metres in width. The panels shall be inserted in temporary concrete base blocks and the posts at the top shall be clamped.

Reason: To ensure the trees survive long after the development is completed.

#### **6. Tree Protection Zone Fence Design**

Clearly legible signs shall be incorporated on all sides of the Tree Protection Zone fence displaying the words Tree Protection Zone No Unauthorised Entry

Reason: To ensure the critical root zone is protected prior to the commencement of works.

#### **7. No Trenching in the Tree Protection Zone**

No trenching for the installation of underground services is permissible within the Tree Protection Zone at any time. Gas electricity water and telephone services shall be installed outside of the Tree Protection Zone. Any works of this nature required within the Tree Protection Zone must have the prior approval of Council and must be undertaken using no destructive techniques such as air-spading and hand trenching without severing roots.

Reason: To ensure no activity occurs within the critical root zone.

**8. No access to Tree Protection Zone**

No persons vehicles or machinery shall enter the Tree Protection Zone without consent of the Council.

Reason: To ensure any necessary breach of the Tree Protection Zone is supervised by Council.

**9.. No Storage in Tree Protection Zone**

No fuel, oil dumps or chemicals shall be allowed in or stored within the Tree Protection Zone and servicing and refueling of equipment and vehicles should be carried out away from the root zones.

Reason: To ensure the tree/s is/are not exposed to harmful substances

**Protection of Significant Tree**

10. That the Recommendations and Protective measures as detailed in the report by Tree Advisory Services dated 29 October 2008 shall be adopted and adhered to in the entirety at all times during construction on site.

Reason: To ensure the tree survives long after the development is completed

## Notes

1. Approval from the council is required if there are any amendments to the approved development resulting from the site conditions or requirements from other authorities or other Acts or Regulations having jurisdiction over the subject site existing buildings or the approved developments.  
Reason: To ensure that completed structures are in accordance with approvals issued.
2. The approval does not imply compliance with the Electricity Act and Regulations. Applicants should contact the Office of the Technical Regulator for further advice on 08 8226 5500. Failure to comply can be both dangerous and costly.
3. The beneficiary of this consent is advised that any mechanical device shall be designed located and operated at all times to comply with the Environment Protection Act (machine noise) Policy 1994.
4. This approval does not imply compliance with the Commonwealth Disability Discrimination Act 1992 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with the aforementioned legislation.
5. Any damage to abutting or nearby footpaths footpath paving nature strips kerbing guttering and road paving resulting from the undertaking of the approved development shall be repaired or reinstated to the reasonable satisfaction of the relevant planning authority by or at the applicant's expense.
6. The creation and removal of street crossovers and reinstatement of kerb/water table resulting from the approved development shall be undertaken by the applicant and at the applicant's expense in accordance with the Council's specifications. An application form is attached for this purpose and must be returned to Council prior to commencement of any work on-site.

be # 111918

Professional Building Services Australia Pty Ltd  
607 MARION RD, SOUTH PLYMPTON SA 5038  
Ph. 8374 2211 Fax. 8374 3322 email - pbs@pbsaust.com.au ACN 063 490 830

**COUNCIL COPY**

**DECISION NOTIFICATION FORM**

DEVELOPMENT NO.: 200/222/08

PBS REFERENCE NO.: 16115

DEVELOPMENT APPLICATION Received: 20 February 2009

10 MAR 2009

To: Tim Evans Architecture  
58 Jerningham Street  
NORTH ADELAIDE SA 5006

D120091549

**LOCATION OF PROPOSED DEVELOPMENT**

14 Briar Avenue MEDINDIE

**NATURE OF PROPOSED DEVELOPMENT**

Dwelling Additions, Alterations, Demolition and Verandahs to an Existing Dwelling

**IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:**

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>	6.11.2008	TEN		
<u>Building Rules Consent</u>	6.03.2009	THREE		
<u>Development Approval</u>	<b>TO BE ISSUED BY COUNCIL</b>			

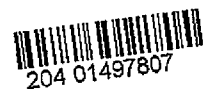
Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

This building has been assigned a classification 1a & 10a for the purposes of Section 66 of the Development Act.

Dated: 6 March 2009  
Signed: Grant Riches

Building Surveyor / Private Certifier

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



### **BUILDING RULES CONSENT CONDITIONS**

- 1 To meet the requirements of the Building Code of Australia with respect to Water Efficiency provide a minimum 1000 litre rainwater tank that is plumbed to at least, a water closet OR a water heater OR all laundry cold water outlets.
- 2 The placement of the Control Joints shall be carried out in accordance with Articulation Joint Plan, Drawing Number AJ1, February 2009.
- 3 Nominal Fixings and Specific Tie-down fixings shall be undertaken in accordance with AS1684.2-2006

### **BUILDING RULES CONSENT NOTES**

- 1 Notification by the owner must be given to the Council at the following stages:
  - one business day's notice of the intended commencement of building work on the site, and
  - one business days notice of the completion of the building work.Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.
- 2 Notice of intended commencement of building work must also include the name, address and telephone number of the persons to sign Parts A and B of the Statement of Compliance.
- 3 Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business day's of the commencement of the building work.
- 4 Pursuant to Regulation 83 AB (Class 1a buildings) of the Development Regulations 1993 the licensed builder or if there is no licensed builder a private certifier or registered building work supervisor must provide Professional Building Services Australia with a written statement declaring that the building work has been carried out in accordance with the building Consent documents. This statement must be provided within 10 days after occupation of the dwelling.
- 5 Protection of the building against attack by subterranean termites must comply with the provisions of Part 3.1.3 of the Building Code of Australia, Volume 2 or Part B1 of the Building Code of Australia, Volume 2. Additional precautions may be necessary in certain circumstances, such as building close to an allotment boundary, where the perimeter protection can be bridged.
- 6 As of 1 July 2008 if there is an augmentation in the water heater capacity then the water heater shall be either gas, solar or electric heat pump. Conventional electric water heaters are not permitted after 1 July 2008.

11 MAR 2009

## DECLARATION

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

1. The Building Rules Consent is consistent with the Development Plan Consent (if applicable) and any conditions or notes that may apply.

Grant Riches



Building Surveyor/Private Certifier

2. Pursuant to Regulation 79 of the Regulations under the Development Act the levy under the Construction Industry Training Fund has been: *See attached payment advice*

**Dated: 10 March 2009**

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