

Eckermann Property Forms (SA) Pty Ltd T/A Eckermann Property Forms
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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:

Bruce Anthony Meyers and Julie Meyers

Address:

832 Range Road, The Range SA 5172

4 Vendor's registered agent:

Fox Real Estate (SA) Pty. Ltd. trading as Fox Real Estate

Address:

PO Box 456, North Adelaide SA 5006

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

6 Description of the land:

[Identify the land including any certificate of title reference]

Being the land situated at 19A Kintyre Road, Woodforde SA 5072 and being whole of the land in Certificate of Title Volume 6258 Folio 233 and being whole of Allotment 254 on Deposited Plan 127625 in the Area named Woodforde in the Hundred of Adelaide

PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE**To the purchaser:****Right to cool-off (section 5)****1 – Right to cool-off and restrictions on that right**

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

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

2 – Time for service

The cooling-off notice must be served–

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

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

3 – Form of cooling-off notice

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

4 – Methods of service

The cooling-off notice must be–

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

832 Range Road, The Range SA 5172

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

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

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:

PO Box 456, 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.

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS

(section 7(1))

To the purchaser:

*I / ~~We~~,

Julie Meyers

of

832 Range Road, The Range SA 5172

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

Signed: Signed on Greatforms by:

P251462A5KUH8G8MM19H7XYZ8
 Julie Meyers

10-Dec-2025

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

(section 9)



To the purchaser:

I,

Eckermann Property Forms (SA) 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

Signed: Signed on Greatforms by:

PBB12688M665JY8S3E4YEC97P
 Kayte Adcock

08-Dec-2025

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

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

SCHEDULE – DIVISION 1**PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND****(section 7(1)(b))****Note –**

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

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

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

TABLE OF PARTICULARS

Column 1	Column 2	Column 3
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	Is this item applicable?	<input checked="" type="checkbox"/>
	Will this be discharged or satisfied prior to or at settlement?	YES
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]	Are there attachments?	YES
	If YES , identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Annexure A Number of mortgage (if registered): 13938063 Name of mortgagee: Commonwealth Bank of Australia	
1.2 Easement (whether over the land or annexed to the land)	Is this item applicable?	<input checked="" type="checkbox"/>
	Will this be discharged or satisfied prior to or at settlement?	NO
Note - "Easement" includes rights of way and party wall rights.	Are there attachments?	YES
[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): Annexure D – Page 12 of 13 Description of land subject to easement: The whole of the land in Certificate of Title Volume 6258 Folio 233 Nature of easement: Electricity and Telecommunications Infrastructure – Building Restrictions and Statutory Easements Are you aware of any encroachment on the easement? NO (If YES , give details): If there is an encroachment, has approval for the encroachment been given? (If YES , give details):	
1.3 Restrictive covenant	Is this item applicable?	<input checked="" type="checkbox"/>
	Will this be discharged or satisfied prior to or at settlement?	NO
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]	Are there attachments?	YES
	If YES , identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Annexure A Annexure J - Pages 1-10 of 10 Nature of restrictive covenant: Encumbrance Number 13643132 (note - lift and replace) Name of person in whose favour restrictive covenant operates: Woodforde JV Stage 3A Pty. Ltd, Does the restrictive covenant affect the whole of the land being acquired? YES (If NO , give details): Does the restrictive covenant affect land other than that being acquired? YES	

Column 1	Column 2	Column 3
1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, 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):	<input type="checkbox"/> YES/NO YES/NO
5. Development Act 1993 (repealed)		
5.1 section 42 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Annexure C – Pages 5 and 28-63 of 67 Condition(s) of authorisation: Refer Development Numbers 473/D049/15 V2, 473/D049/15 R4, 473/D049/15 R1, 473/D049/15, 473/G007/10 - as part of the Adelaide Hills Council search attached	<input checked="" type="checkbox"/> NO YES
6. Repealed Act conditions		
6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1967 (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Nature of condition(s):	<input type="checkbox"/> YES/NO YES/NO
7. Emergency Services Funding Act 1998		
7.1 section 16 - Notice to pay levy	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Annexure E Date of notice: 01/12/2025 Amount of levy payable: \$250.20	<input checked="" type="checkbox"/> YES YES

Column 1	Column 2	Column 3
18. Landscape South Australia Act 2019		
18.1 section 72 - Notice to pay levy in respect of costs of regional landscape board	<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> Annexure C – Page 1 of 67</p> <p>Date of notice: 05/08/2025</p> <p>Amount of levy payable: \$146.78</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Annexure C – Pages 13, 22 and 23 of 67 Annexure D – Page 8 of 13</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): Housing Diversity Neighbourhood (HDN) Affordable Housing Hazards (Bushfire - Urban Interface) (Urban Interface) Hazards (Flooding - Evidence Required) Prescribed Wells Area Regulated and Significant Tree Stormwater Management Traffic Generating Development Urban Tree Canopy</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES</p> <p>Note- For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</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>		
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Annexure C – Pages 13 and 24-27 of 67</p> <p>Date of authorisation: 19/12/2022</p> <p>Name of relevant authority that granted authorisation: Adelaide Hills Council</p> <p>Condition(s) of authorisation: Refer Application ID 22004338 - as part of the Adelaide Hills Council search attached</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</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>		

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars of building indemnity insurance



Note—

Building indemnity insurance is not required for—

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

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

- 1 Name(s) of person(s) insured:
Bruce Anthony Meyers and Julie Meyers
- 2 Name of insurer:
QBE Insurance (Australia) Limited
- 3 Limitations on the liability of the insurer:
Refer to Policy
- 4 Name of builder:
Claridge Construction Pty. Ltd.
- 5 Builder’s licence number:
BLD173820
- 6 Date of issue of insurance:
06/12/2022
- 7 Description of insured building work:
Detached Two Storey Dwelling, Fence & Retaining Walls

Exemption from holding insurance:

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

NO

If **YES**, give details:

- (a) Date of the exemption:

- (b) Name of builder granted the exemption:

- (c) Licence number of builder granted the exemption:

- (d) Details of building work to which the exemption applies:

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

Particulars 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:

- 1 Name(s) of person(s) insured:
Bruce Anthony Meyers and Julie Meyers
- 2 Name of insurer:
QBE Insurance (Australia) Limited
- 3 Limitations on the liability of the insurer:
Refer to Policy
- 4 Name of builder:
Claridge Construction
- 5 Builder's licence number:
BLD173820
- 6 Date of issue of insurance:
28/10/2022
- 7 Description of insured building work:
Swimming pool and associated safety barriers

Exemption from holding insurance:

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

NO

If **YES**, give details:

- (a) Date of the exemption:

- (b) Name of builder granted the exemption:

- (c) Licence number of builder granted the exemption:

- (d) Details of building work to which the exemption applies:

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

Particulars relating to environment protection**1—Interpretation**

- (1) In this and the following items (items 1 to 7 inclusive)—
domestic activity has the same meaning as in the *Environment Protection Act 1993*;
environmental assessment, in relation to land, means an assessment of the existence or nature or extent of—
 (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
 (b) any other contamination of the land by chemical substances,
 and includes such an assessment in relation to water on or below the surface of the land;
EPA means the Environment Protection Authority established under the *Environment Protection Act 1993*;
pre-1 July 2009 site audit, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining—
 (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
 (b) the suitability of the land for a particular use; and
 (c) what remediation is or remains necessary for a particular use,
 but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;
pre-1 July 2009 site audit report means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;
prescribed commercial or industrial activity—see item 1(2);
prescribed fee means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;
public register means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;
site contamination audit has the same meaning as in the *Environment Protection Act 1993*;
site contamination audit report has the same meaning as in the *Environment Protection Act 1993*.
- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2023*) is a prescribed commercial or industrial activity:

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

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

(1) Is the vendor aware of any of the following activities ever having taken place at the land:

- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
- (b) importation of soil or other fill from a site at which—
 - (i) an activity of a kind listed in paragraph (a) has taken place; or
 - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

NO

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

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

NO

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

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

NO

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

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

NO

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

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

NO

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

Note—

These questions relate to details about the land that may be known by the vendor. A **"YES"** answer to the questions at items 2(1) or 2(2) may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

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

3—Licences and exemptions recorded by EPA in public register

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

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

Note—

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

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

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

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

The EPA will not provide details about exemptions relating to—

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

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

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

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

Note—

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

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

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

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

Note—

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

6—Further information held by councils

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

- (a) commercial or industrial activity at the land; or
(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?

YES

Note—

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

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

It should be noted that—

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

7—Further information for purchasers**Note—**

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

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

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

If—

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

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

Annexure A

CERTIFICATE OF TITLE

CT Volume 6258 Folio 233



Product	Register Search (CT 6258/233)
Date/Time	04/08/2025 01:46PM
Customer Reference	
Order ID	20250804006798

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 6258 Folio 233

Parent Title(s)	CT 6254/737		
Creating Dealing(s)	RTC 13591315		
Title Issued	17/08/2021	Edition 3	Edition Issued 01/11/2021
Diagram Reference			

Estate Type

FEE SIMPLE

Registered Proprietor

BRUCE ANTHONY MEYERS
 JULIE MEYERS
 OF LOT 254 HIGHLANDS COURT WOODFORDE SA 5072
 AS JOINT TENANTS

Description of Land

ALLOTMENT 254 DEPOSITED PLAN 127625
 IN THE AREA NAMED WOODFORDE
 HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13643132	ENCUMBRANCE TO WOODFORDE JV STAGE 3A PTY. LTD. (ACN: 631 620 249)
13938063	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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

Annexure B

FORM R3

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

Annexure C

LOCAL AUTHORITY SEARCH

CT Volume 6258 Folio 233



63 Mount Barker Road
Stirling SA 5152

Telephone (08) 8408 0400
Email: mail@ahc.sa.gov.au

To **Eckermann Property Forms**
1 Sudholz Rd
Gilles Plains SA 5086

Certificate No: 30294
Certificate Date: 05/08/2025

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

Land:

Assessment No:	21511
Valuer-General's No:	0309301143
Owner/s:	J & B A Meyers
Property Details:	19A Kintyre Road Woodforde 5072
Legal Description:	Lot 254 DP:127625 CT:6258/233

Rates and other monies due as known by Adelaide Hills Council as at 05/08/2025

Due Dates for Payment:	1st Qtr due	01/09/2025	2nd Qtr due	01/12/2025
	3rd Qtr due	01/03/2026	4th Qtr due	01/06/2026

Arrears/Credits as at 01/07/2025		\$0.00
Rates for the 2025/2026 rating year (Declared 1/07/2025)		\$4,037.28
Rates - Residential	\$3,010.50	
Fixed Charge	\$880.00	
State Govt. Hills & Fleurieu Landscape Levy	\$146.78	
Rates Postponed (arrears and current)		\$0.00
Postponed Interest		\$0.00
PLUS Other property Related Debts		
PLUS Fines and/or Interest to date		\$0.00
PLUS other adjustments, including Legal Fees		\$0.00
LESS Rebate (if applicable)		\$0.00
LESS Payments/Rounding		\$0.00
TOTAL OWING AS AT 05/08/2025		\$4,037.28

Local Government Search

Date:05/08/2025

Assessment No: 21511

Certificate No: 30294

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/25 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 8.5% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 12th of each month following until the total balance owing is paid.

Fines on Payments by Instalments: Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 8.5% p.a. added on the 12th of each month following, until the total amount overdue is paid.

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

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.



Biller Code: 45369

BPay Reference Number 215111

Certified - Adelaide Hills Council

Date - 05-August-2025



**63 Mount Barker Road
Stirling SA 5152**

**Telephone (08) 8408 0400
Email: mail@ahc.sa.gov.au**

**To: Eckermann Property Forms
1 Sudholz Rd
Gilles Plains SA 5086**

**Certificate No: 23376
Certificate Date: 05/08/2025**

REQUEST FOR INFORMATION

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

Land:

Assessment No:	21511
Valuer-General's No:	0309301143
Owner/s:	J & B A Meyers
Property Details:	19A Kintyre Road Woodforde 5072
Legal Description:	Lot 254 DP:127625 CT:6258/233

PRESCRIBED INFORMATION***Important Information to Note*****General Advice**

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at <https://code.plan.sa.gov.au>. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at www.ahc.sa.gov.au.

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

Developments prior to 1998

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

Building Indemnity Insurance

This is insurance taken out by a building work contractor when performing domestic building work costing \$12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:

<https://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-after-bushfire-or-other-catastrophic-event>

Further information can be found from the housing, property and land section of the State Government website directory www.sa.gov.au or from the Office of Consumer and Business Affairs website www.ocba.sa.gov.au.

Greg Georgopoulos
Chief Executive Officer

Local Government Search

Date:05/08/2025

Assessment No: 21511

Certificate No: 23376

PRESCRIBED INFORMATION**Development Act 1993 (Repealed)****Section 42** - Condition (that continues to apply) of a development authorisation.**Yes**

If yes see attached approvals

Part 2 - Items to be Included if land affected**Development Act 1993 (repealed)**

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

N/A

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

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

N/A

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work

N/A

Date of order:

Terms of order:

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

Amount payable (if any):

Section 56 - Notice to complete development

N/A

Date of notice:

Requirements of notice:

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

Amount payable (if any):

Local Government Search

Date:05/08/2025

Assessment No: 21511

Certificate No: 23376

PRESCRIBED INFORMATION

Section 57 - Land management agreement

No

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached
.....

Section 69 - Emergency order

N/A

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):
.....

Section 71 - Fire safety notice

N/A

Date of notice:

Names of authority giving notice

Requirements of notice:

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

Amount payable (if any):
.....

Section 84 - Enforcement notice

N/A

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):
.....

Local Government Search

Date:05/08/2025

Assessment No: 21511

Certificate No: 23376

PRESCRIBED INFORMATION

Section 85(6), 85(10) or 106 - Enforcement order

N/A

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Part 11 Division 2 - Proceedings

N/A

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

Confirmed-Planning/Development Section Anneke Potter

Housing Improvement Act 1940

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

N/A

Date of declaration:

Those particulars required to be provided by a council under Section 23:

Confirmed-Building/Development Section Anneke Potter

Local Government Search

Date:05/08/2025

Assessment No: 21511

Certificate No: 23376

PRESCRIBED INFORMATION**Food Act 2001**

Section 44 - Improvement Notice

N/A

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46 - Prohibition order

N/A

Date of order:

Name of authority or person who served order:

Requirements of order:

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice

N/A

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

N/A

Date of approval:

Name of relevant authority that granted approval:

Conditions of approval:

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

N/A

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed-Environmental Health Section Mignon DuRieu

Local Government Search

Date:05/08/2025

Assessment No: 21511

Certificate No: 23376

PRESCRIBED INFORMATION

South Australian Public Health Act 2011

Section 92 Notice

N/A

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice:

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

N/A

Date of approval:

Name of person or body that granted the approval:

Condition(s) of approval:

<p>Confirmed-Health Section <u>Mignon DuRieu</u></p>

Local Government Search

Date:05/08/2025

Assessment No: 21511

Certificate No: 23376

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act

N/A

Date of Notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act

N/A

Date of Notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed-General Section Mignon DuRieu

Local Government Search

Date:05/08/2025

Assessment No: 21511

Certificate No: 23376

PRESCRIBED INFORMATION

Fire and Emergency Services Act 2005

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

N/A

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

Confirmed-Enforcement/Compliance Section Mignon DuRieu

Local Government Search

Date:05/08/2025

Assessment No: 21511

Certificate No: 23376

PRESCRIBED INFORMATION

Particulars relating to Environment Protection

Further information held by Councils

Does the Council hold details of any development relating to -

(a) commercial or Industrial activity at the land; or

Yes

(b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993 or the Planning, Development and Infrastructure Act 2016)

Please see attached EPA Site Contamination Audit Statement

.....

Development Consents Attached

Yes

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

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

It should be noted that-

(a) The approval of development by 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.

.....

PRESCRIBED INFORMATION

APPENDIX 1

Planning, Development and Infrastructure (PDI Act) 2016		
<p>Repealed Act Conditions</p> <p>Conditions (that continue to apply of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), <i>The 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 conditions:	No
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA
Part 5 – Planning and Design Code	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	Unknown
Part 5 – Planning and Design Code	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.	Link to Planning and Design Code: Code Amendments PlanSA
Part 5 – Planning and Design Code	Is there a State Heritage place on the land or is the land situated in a State Heritage Area?	No
Part 5 – Planning and Design Code	Is the land designated as a Local Heritage place?	No
Section 127 – 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>Yes, see attached Plan SA Data Extract</p> <ul style="list-style-type: none"> • 22004338

PRESCRIBED INFORMATION

APPENDIX 1

Section 141 – Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 142 – Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 155 – Emergency order	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):	Nil
Section 157 – Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 192 or 193 – Land management agreement	Date of agreement: Names of parties: Terms of agreement:	Nil
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):	Nil

PRESCRIBED INFORMATION

APPENDIX 1

Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):	Nil
Part 16 Division 1 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):	Nil
Section 213 – Enforcement notice	Date notice given: Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:	Nil
<i>Development Act 1993 (repealed)</i>		
Section 57 – Land Management Agreement	Date of agreement: Names of parties: Terms of agreement:	Nil
<i>Housing Improvement Act 1940</i>		

PRESCRIBED INFORMATION

APPENDIX 1

Part 7 (rent control for substandard houses)	Notice or Declaration: Date of Notice or Declaration: Those particulars required to be proved by the housing authority under section 60	Nil
Other Charges		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):	Nil

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.... (refer above note): **Yes**

Name(s) of person(s) insured:

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

PRESCRIBED INFORMATION

APPENDIX 1

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:

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

Certified Development Section..... **Date: 13/08/2025**

Confirmed Accurate: Anneke Potter

PRESCRIBED INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section: Alexis Black Date: 05/08/25

PRESCRIBED INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Regulatory Services Section:	Mignon DuRieu	Date: 05/08/25
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PRESCRIBED INFORMATION

<i>Land Acquisition Act 1969</i>		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Civil Section.....Lisa Smith.....Date...5/8/2025

PRESCRIBED INFORMATION

<i>Land Acquisition Act 1969</i>		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Property Section.....Lisa SmithDate...5/8/2025

Data Extract for Section 7 search purposes

Valuation ID 0309301143

Data Extract Date: 13/08/2025

Important Information

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

Parcel ID: D127625 AL254

Certificate Title: CT6258/233

Property Address: 19A KINTYRE RD WOODFORDE SA 5072

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

Affordable Housing

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

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

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.

Traffic Generating Development

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

Urban 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, refer note below:

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

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

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

Associated Development Authorisation Information

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

Application ID: 22004338

Development Description: Two storey split level detached dwelling, combined fence and retaining walls (maximum height 3.2m), swimming pool and associated safety barriers

Site Address: 19A HIGHLANDS CT WOODFORDE SA 5072

Development Authorisation: Planning Consent

Date of authorisation: 21 July 2022

Name of relevant authority that granted authorisation: Assessment Manager at Adelaide Hills Council

Condition 1

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

Condition 2

All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

Condition 3

The south/east and north/west facing upper-level window of the dwelling shall be glazed with fixed obscure glass to a minimum height of 1.5 metres above finished floor level. The glazing in these windows shall be maintained in good condition at all times.

Condition 4

The balcony of the dwelling shall be fitted with fixed screening as shown on south/east and north/west elevation drawing to a minimum height of 1.5 metres above the balcony finished floor level. The screening shall be maintained in good condition at all times.

Condition 5

All external materials and finishes shall be of subdued colours which blend with the natural features of the landscape and are of a low-light reflective nature NOTE: browns, greys, greens and beige are suitable and galvanised iron and zinalume are not suitable

Condition 6

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 7

All stormwater management shall be undertaken in accordance with the plan and calculations prepared by GAMA Consulting and approved by Adelaide Hills Council subject to the following requirements and

amendments: a) A single discharge point to the street is permitted. b) All roof stormwater is to be directed to an underground detention tank with a minimum capacity of 10,000Lc) A controlled discharge of 0.42 L/sec is achieved via a 14mm orifice. All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street (via a pump if necessary) or a Council drainage easement to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard paved water runoff shall be managed to prevent trespass onto adjoining properties.

Development Authorisation: Building Consent - Stage 1

Date of authorisation: 13 September 2022

Name of relevant authority that granted authorisation: Neil Kirkham

Condition 1

The insert fireplace or free standing heating appliance and flue must be installed in accordance with AS/NZS 2918 and must comply with parts 3.7.3.4 and 3.7.3.5 of Volume 2 of the Building Code of Australia. Reason: To ensure the safe installation of the fireplace and flue and also ensure safe operation and minimize the potential risk of fire.

Condition 2

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

Condition 3

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

Condition 4

The use of Non-Conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

Associated Building Indemnity Insurance

Building Work: Detached Two Storey Dwelling, Fence & Retaining Walls

Building Work ID: 53770

Name(s) of person(s) insured: Bruce and Julie Meyers

Name of Insurer: QBE Insurance (Australia) Ltd

Insurance date of issue: 06/12/2022

Name of builder: Claridge Construction Pty Ltd

Builder's licence number: BLD173820

Building Work: Two storey split level detached dwelling, combined fence & ret walls

Building Work ID: 56501

Still required

Development Authorisation: Staged Development Approval: Planning Consent and Building Consent - Stage 1

Date of authorisation: 19 September 2022

Name of relevant authority that granted authorisation: Adelaide Hills Council

Development Authorisation: Building Consent - Stage 2

Date of authorisation: 7 December 2022

Name of relevant authority that granted authorisation: Neil Kirkham

Condition 1

The proposed pool shall not be filled with water until it has been fully enclosed with a barrier which complies with Part 3.9.3 of Vol 2 of the Building Code of Australia. Reason: To ensure that adequate fencing is installed to prevent unsupervised access.

Condition 2

No climbable structure such as and not limited to a planter box, shrub, tree, pot plant or barbeque (etc) shall be placed next to the boundary fence (pool side) that will compromise the required 1800mm internal fence height measured to a finished ground level (FGL refer below) and the 900mm non climbable zone (NCZ 5) as detailed in AS1926.1. This non climbable zone is measured from the top of the fence on the inside of the pool area.(FGL is defined as ground Level or other permanent stable surface) Reason: To reduce the likelihood of unsupervised access to the pool area via the boundary fence (climbing over and down into the pool area.)

Condition 3

If the building work is to be carried out by a licensed builder, the owner of the land on which domestic work is to be performed must ensure that the Indemnity Insurance certificate in relation to that work is lodged with Council. This shall occur prior to the commencement of building work or during the giving of notice to Council of commencement of building work, whichever is the sooner.

Condition 4

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

Condition 5

The use of Non-Conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

Associated Building Indemnity Insurance

Building Work: Swimming pool and associated safety barriers

Building Work ID: 64882

Name(s) of person(s) insured: BA and J Meyers

Name of Insurer: QBE

Insurance date of issue: 28/10/2022

Name of builder: Claridge Construction

Builder's licence number: BLD173820

Development Authorisation: Development Approval: Planning Consent and Building Consent - Stage 2

Date of authorisation: 19 December 2022

Name of relevant authority that granted authorisation: Adelaide Hills Council

Land Management Agreement (LMA)

No

DECISION NOTIFICATION FORMSection 126(1) of the *Planning, Development and Infrastructure Act 2016***TO THE APPLICANT:**

Name: Woodforde JV Pty Ltd C/- Alexander Symonds Pty Ltd
Postal address: PO Box 1000, KENT TOWN, SA, 5071.
Email: planning@alexander.com.au

IN REGARD TO:

Development application no.: 473/D049/15 V2	Lodged on: 17 March 2020
Nature of proposed development: Staged land division of 2 allotments into 296 allotments with associated roads, public reserves, infrastructure and site works; and the removal of 27 regulated trees (8 significant). EXTENT OF MINOR VARIATION: Amendments to Stage 3C – reconfiguring allotments along Forsyth Close to provide 10 allotments on the western side of the road and 7 on the eastern side, plus the condensed 'super-lot' 817	

LOCATION OF PROPOSED DEVELOPMENT:

Street Address: Lot 5031 Norton Summit Road, Woodforde.						
Lot No	Plan No	Sec No	Street/Road	Suburb	Hundred	Title Ref
Part Piece 5031	D114195	x	Norton Summit Road	Woodforde	Adelaide	CT6195/138

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning consent	GRANTED	02/11/2018	19	-	State Planning Commission
Land division consent	GRANTED	02/11/2018	43	-	State Planning Commission
Development approval	GRANTED	02/11/2018	62	-	State Planning Commission

FROM THE RELEVANT AUTHORITY: State Planning Commission
Date: 9 February 2022

INFORMATION TO BE INCLUDED ON DECISION TO GRANT A MINOR VARIATION PURSUANT TO REGULATION 65**MINOR VARIATION TO PREVIOUS AUTHORISATION:**

Consent affected	Description of minor variation	Date minor variation endorsed*	Entity responsible for decision
473/D049/15 V2 R1	Amendment to Stage 3A by replacing the apartment site, Allotment 228, with 4 new allotments, and the replacement of 7 allotments (229-236) with an apartment site, and increasing the boundaries of Allotment 247, and the replacement of Allotment 818 with a public reserve resulting in a decrease in the total number of allotments created to 292.	29/03/2019	State Planning Commission
473/D049/15 V2 R2	Amendment to Stage 3A by dividing Allotments 231 & 232 along Kintyre Road into 3 allotments. Thereby increasing the total number of allotments from 292 to 293	17/06/2019	State Planning Commission
473/D049/15 V2 R3	Amendment to Stage 3A by converting Allotment 819 into public reserve to provide a link to existing open space, resulting in a decrease in the total number of allotments created to 291, and the relocation of the vehicle turnaround point on MacIntosh Crescent to its original location adjacent Allotment 237.	28/02/2020	State Planning Commission
473/D049/15 V2 R4	Amendment to Stage 3B by reconfiguring allotments to facilitate a 'dual frontage' access off Kintyre Road and the new road within Stage 3B subdivision.	09/06/2020	State Planning Commission
473/D049/15 V2 R5	Amendment to Stage 3C by reconfiguring allotments along Forsyth Close to provide 10 allotments on the western side of the road and 7 on the eastern side, plus the condensed 'super-lot' 817.	09/02/2022	State Planning Commission

PREAMBLE:

- On 25 February 2016, the former Development Assessment Commission granted Development Approval to DA 473/D049/15 with 57 conditions (**original development authorisation**).
- On 16 June 2016, an updated decision was issued (**Revision 1**) for minor variations made to the conditions of approval and the plan of division, resulting in an increase in the number of allotments created from 288 to 291.
- On 15 February 2017, an updated decision was issued (**Revision 2**) for minor variations to Stage 2 of the plan of division, resulting in an increase in the number of allotments created from 291 to 297.
- On 12 May 2017, an updated decision was issued (**Revision 3**) for minor variations to Stage 2 of the plan of division, resulting in a decrease in the number of allotments created from 297 to 293 (with the amalgamation of previously approved contiguous allotments).
- On 8 September 2017, an updated decision was issued (**Revision 4**) for minor variations to the Stage 2 of the plan of division, resulting in a decrease in the number of allotments created from 293 to 288 (with the amalgamation of previously approved contiguous allotments) and minor alterations to some allotment boundaries.
- On 8 March 2018, an amended plan was approved (**Variation 1**) which proposed realignment of new road (Macintyre Brae), extension of new roads (Lewis Walk, Forsyth Close) and reserve, and amendment to allotment design including deletion of Lots 191-198, 313-336 (21 allotments), creation of Lots 801-816 (16 allotments) and creation of 'super-lot' 817.
- On 22 June 2018, an updated decision was issued (**Variation 1, Revision 1**) for minor amendments to the width of Forsyth Close to address the engineering requirements of Adelaide Hills Council, and to change the allotment widths on the western side of Lewis Walk.

CONDITIONS OF PLANNING CONSENT:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the documents and plans approved on 2 November 2018 and associated conditions and notes, as amended by the plans submitted in Development Application 473/D049/15 V2.

(Regulation 65 Minor Amendment) listed below:

Alexander Symonds Pty Ltd, Reference: 20A2705
Plan of Division, Drawing Number 20A2705PROP(AP), Revision AP, Dated 24/01/2022.

ADVISORY NOTES:

1. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to Development Application 473/D049/15) remain valid.

**INFORMATION TO BE INCLUDED ON DECISION TO GRANT DEVELOPMENT APPROVAL
PURSUANT TO SECTION 99(4) OF THE ACT**

CONTACT DETAILS OF CONSENT AUTHORITIES:

Name: State Planning Commission	Type of consent: Development Approval
Postal Address: GPO Box 1815, ADELAIDE SA 5001	
Telephone: +611800752664	Email: spcapplications@sa.gov.au

STATE COMMISSION ASSESSMENT PANEL
REGULATION 47A – UPDATED DECISION

Application Number: 473/D049/15 R4

Documents Dated: 21 August 2017 Documents Received: 22 August 2017 File Reference: 2015/19368/01	Council Reference: 15/D49/473 Contact Officer: Nitsan Taylor Telephone: 7109 7064
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TO: Woodforde JV Pty Ltd
ADDRESS: C/- Alexander Symonds Pty Ltd
 PO Box 1000
 KENT TOWN SA 5071
EMAIL: planning@alexander.com.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Street	Suburb	Hundred	Title Reference
101 in DP 84323	Glen Stuart Road	Woodforde	Adelaide	6064/319
304 in DP 43868	Norton Summit Road	Woodforde	Adelaide	5301/258

NATURE OF PROPOSED DEVELOPMENT: Staged land division of 2 allotments into 288 allotments with associated roads, public reserves, infrastructure and site works; and the removal of 27 regulated trees (8 significant) – *EXTENT OF VARIATION R4: minor amendments to plan of division (Stage 2)*

In respect of the proposed development you are informed that:

NATURE OF DECISION	DECISION STATUS	DATE OF DECISION	CONDITIONS
Development Plan Consent	GRANTED	25 February 2016	SIXTEEN (16)
Land Division	GRANTED	25 February 2016	FORTY-ONE (41)
DEVELOPMENT APPROVAL	GRANTED	25 February 2016	FIFTY-SEVEN (57)
Reg 47A Amendment	GRANTED	8 September 2017	

This decision only updates the approved plans (previously granted consent under Condition 1 under DA 473/D049/15). If the updated documentation requires a further building rules assessment, these matters must be considered by either a private certifier or the local Council to ensure the safety and stability of construction in accordance with the Building Code of Australia.



Simon Neldner
TEAM LEADER – DEVELOPMENT ASSESSMENT
as delegate of the
STATE COMMISSION ASSESSMENT PANEL
Date of Reissue: 8 September 2017
Pages: 2

DEVELOPMENT APPLICATION – 473/D049/15 R4

Preamble

- a) On 25 February 2016, the Development Assessment Commission granted Development Approval to DA 473/D049/15 with 57 conditions.
- b) On 16 June 2016, an updated decision was issued (Revision 1) for minor variations made to the conditions of approval and the plan of division, resulting in an increase in the number of allotments created from 288 to 291.
- c) On 15 February 2017, an updated decision was issued (Revision 2) for minor variations to Stage 2 of the plan of division, resulting in an increase in the number of allotments created from 291 to 297.
- d) On 24 March 2017, an amended plan of division was submitted (Revision 3) for minor variations to Stage 2 of the plan of division, resulting in a decrease in the number of allotments created from 297 to 293 (with the amalgamation of previously approved contiguous allotments).
- e) On 22 August 2017, an amended plan of division was submitted (Revision V) for minor variations to the Stage 2 of the plan of division, resulting in a decrease in the number of allotments created from 293 to 288 (with the amalgamation of previously approved contiguous allotments) and minor alterations to some allotment boundaries.

Planning Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans approved on 25 February 2016 and varied on 16 June 2016, 15 February 2017 and 24 March 2017, and associated conditions and notes, and as amended by the plans submitted in Development Application No 473/D049/15 R4 (Reg 47A Minor Amendment) below:

Alexander Symonds

Plan of Division, Dwg No. A053514PROP(V), Rev V, 21/08/17

Advisory Note:

- a. Previously supplied documentation, correspondence and reports (unless expressly superseded by this consent or previous approvals granted in respect to DA 473/D049/15, DA 473/D049/15 R1, DA 473/D049/15 R2 and DA 473/D049/15 R3) remain valid.

DEVELOPMENT ASSESSMENT COMMISSION
REGULATION 47A – UPDATED DECISION

Application Number: 473/D049/15 R1

Documents Dated: 12 May 2016 Documents Received: 12 May 2016 File Reference: 2015/19368/01	Council Reference: 15/D49/473 Contact Officer: Nitsan Taylor Telephone: 7109 7064
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TO: Woodforde JV Pty Ltd
 ADDRESS: C/- Alexander Symonds Pty Ltd
 PO Box 1000
 KENT TOWN SA 5071
 EMAIL: planning@alexander.com.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Street	Suburb	Hundred	Title Reference
101 in DP 84323	Glen Stuart Road	Woodforde	Adelaide	6064/319
304 in DP 43868	Norton Summit Road	Woodforde	Adelaide	5301/258

NATURE OF PROPOSED DEVELOPMENT: Staged land division of 2 allotments into 288 allotments with associated roads, public reserves, infrastructure and site works; and the removal of 27 regulated trees (8 significant) – *EXTENT OF VARIATION: minor amendments to conditions, extended timeframe for completion, minor amendments to plan of division*

In respect of the proposed development you are informed that:

NATURE OF DECISION	DECISION STATUS	DATE OF DECISION	CONDITIONS
Development Plan Consent	GRANTED	25 February 2016	SIXTEEN (16)
Land Division	GRANTED	25 February 2016	FORTY-ONE (41)
DEVELOPMENT APPROVAL	GRANTED	25 February 2016	FIFTY-SEVEN (57)

This decision only updates the approved plans (previously granted consent under Condition 1 under DA 473/D049/15). If the updated documentation requires a further building rules assessment, these matters must be considered by either a private certifier or the local Council to ensure the safety and stability of construction in accordance with the Building Code of Australia.



ANITA ALLEN
 MANAGER STRATEGIC ASSESSMENT AND INVESTMENT
as delegate of the
 DEVELOPMENT ASSESSMENT COMMISSION
 Date of Original Decision: 25 February 2016
 Date of Reissue: 16 June 2016
 Pages: 7

DEVELOPMENT APPLICATION – 473/D049/15 R1

PLANNING CONDITIONS

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 473/D049/15.

Alexander Symonds

Plan of Division, Ref. No. A053514.0000, Dwg. No. A053514PROP(M), Rev M, dated 8/6/2016
Tree Survey, Dwg. No. A053514TREES Rev C, dated 27/1/2016

Intro

Planning Statement, Project No. 1433, dated October 2015
Response to Representations, dated 6 January 2016
Response to Council Conditions, dated 28 January 2016

Greenhill Engineers Pty Ltd

Stormwater Management Report, Project No. 13-908, Ref. No. 12238; Rev C, 19 October 2015
Response to EPA Information Request, Ref. No. 12997, dated 7 January 2016
Response to Campbelltown Council stormwater issues via email to Peter Wellington, Devine Communities, dated 12 February 2016

GTA Consultants

Transport Impact Assessment, Ref. 15A1049000, dated 20/10/15
Response to Representations, Ref. No. 15A1049000, dated 4 January 2016

Tract

Urban Design Place Report, Project 0314-0655-Magill Youth Training Facility – Woodforde, Doc. No. R002_Urban Design Place Report, Rev 04, 16 October 2015

Arborman Tree Solutions

Arboricultural Impact Assessment, Tree Report ATS3197-GleStuRdVsp, dated 11 August 2015
Preliminary Tree Assessment, Tree Report ATS3181- GleStuRdVsp, dated 27 July 2015

2. A detailed plan shall be provided, in consultation with Council, that shows offsite road/footpath/kerb infrastructure and treatments on Glen Stuart Road and Kintyre Road, to the reasonable satisfaction of the Development Assessment Commission.
3. The northern access road to Glen Stuart Road shall be designed to accommodate both left in / left out and right in / right out traffic movements.
4. The road design and construction shall comply as a minimum to the requirements prescribed in the relevant Australian Standard and Council's 'Engineering Guide Lines - Standard Residential Road Designs' excluding laneways which are 8m or smaller in width.
5. The Applicant shall submit a detailed design of the laneways to the satisfaction of the Development Assessment Commission prior to the commencement of site works. The detailed design should demonstrate that the laneways can accommodate the vehicular carriageway, vehicle movements into and exiting carports (swept paths), bin location, street trees, pad mount electricity transformers, fire hydrants and lighting.
6. Detailed design of the roadway adjoining the public reserve areas shall include:
 - Visitor parking bay/s along the northern road of the Stage 3A reserve area.
 - Visitor parking bays adjacent the townhouse allotments that abut proposed reserve areas.
7. Detailed design shall connect the northern internal road in Stage 3A to the internal road in Stage 3B via an all-weather access track in order to provide emergency vehicle access between the stages.
8. Detailed design of the road layout shall demonstrate that swept paths are satisfactory to accommodate movement of garbage trucks without creating safety issues such as overhang of pedestrian footpaths.

9. A concept plan shall be provided for pedestrian paths for the whole development that demonstrates connectivity to existing assets along Kintyre Road and Glen Stuart Road, to the reasonable satisfaction of the Development Assessment Commission.
10. A final design plan of areas to be developed as open space shall be submitted to the reasonable satisfaction of the Development Assessment Commission prior to the commencement of site works for the relevant stage.
11. Street trees and associated street level landscaping shall be undertaken in accordance with the Urban Design Place Report by Tract dated 16 October 2015.
12. The detailed design of the stormwater management must:
 - a. meet the following quality targets:
 - suspended solids – 80% retention of the typical urban annual load with no treatment
 - total phosphorus – 60% retention of the typical urban annual load with no treatment
 - total nitrogen – 45% retention of the typical urban annual load with no treatment
 - b. ensure runoff is maintained in accordance with the requirements set out within the Stormwater Management Report
 - c. ensure groundwater resources are not impacted, and
 - d. mitigate flood risk.
13. All stormwater design and construction shall be in accordance with the relevant Australian Standard and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
14. Allotments that do not have access to discharge stormwater direct to the street-table through gravity, shall be provided with relevant easements for the placement of stormwater infrastructure to enable discharge to the street table or underground pipe network under gravity.
15. A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared prior to construction and implemented in accordance with the Stormwater Pollution Prevention: Code of Practice for the Building and Construction Industry http://www.epa.sa.gov.au/files/47790_bccop1.pdf to the reasonable satisfaction of the Adelaide Hills Council to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site.
16. Prior to the commencement of construction, a Construction Environment Management Plan (CEMP) must be prepared and submitted to the reasonable satisfaction of the Adelaide Hills Council. The CEMP must address the mitigation or minimisation of impacts (especially noise and dust) during the construction phase and must be implemented during site works.

LAND DIVISION REQUIREMENTS

17. The financial requirements of the SA Water Corporation shall be met for the provision of water supply. SA Water 90148/15.
18. The augmentation requirements of the SA Water Corporation shall be met.
19. The necessary easements shall be granted to the SA Water Corporation free of charge.
20. A final plan per development stage complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
21. The applicant/developer shall submit to the Development Assessment Commission an Interim Audit Advice (prepared by an EPA-accredited site contamination auditor) and associated

Remediation Management Plan for each stage of the plan of division prior to Section 51 clearance being issued for each applicable stage.

22. A hard copy and electronic copy of the final design plans (formatted to Auto CAD-DWG/DXF files) shall be provided to Adelaide Hills Council prior to construction commencing.

COUNCIL'S TECHNICAL REQUIREMENTS

VESTING OF RESERVES

23. The applicant/developer shall enter into a deed of agreement with Council regarding works to be undertaken to the proposed 5.451ha reserve area shown on the plan of division, which outlines all proposed works, upgrades, cost responsibilities and timing of works. Other associated matters including tenure of the site during such works, insurance, public liability and other relevant matters should also be addressed through this agreement (or additional agreements as the case may be).

ROADS

24. Roads, water tables and kerbing shall be constructed in accordance with Regulations 51 through to 55 of the Development Regulations 1993 and the Real Property (Land Division) Regulations 1995.
25. Proposed driveway crossovers along Glen Stuart Road should be paired in accordance with the approved plan of division and configured to maximise the availability of on-street parking.
26. Access to driveways shall be determined using the Australian Standard AS 2890.1- Parking Facilities, B85 template swept path with 0.3m minimum clearances each side. Access to driveways shall not be restricted in the event that vehicles are parked on-street immediately adjacent proposed driveway crossovers.
27. Car parking to minor collector and local streets must comply with AS 2890.5 Parking Facilities.
28. All line-marking should be designed and constructed in accordance with the relevant Australian Standards and the DPTI Pavement Marking Manual 2015.
29. Road pavements should be designed with a 30 year design life. Pavement designs should be in accordance with Pavement Design for Light Traffic, a Supplement to Austroads Pavement Design Guide.
30. All roads to be constructed with the Department for Planning Transport and Infrastructure (DPTI) approved quarry or recycled pavement material specification. Recycled grade material is only for use in sub-base pavement layers, and quarry grade for use in base-course layers.
31. All roads are required to be surfaced with asphalt to a minimum thickness of 30mm. All parking bays to be surfaced with a minimum of 30mm of asphalt.
32. Roads shall be primed or primer sealed prior to application of asphalt.
33. Prior to practical completion, a copy of compaction test results in accordance with AS 1289 - Methods of testing soils for engineering purposes, shall be provided to Council by the Superintendent of the following:

Roads

Four tests per thousand square metres of each layer are required. Council may request specific location of tests to be undertaken.

Trenches

One test per layer of each material every 30 metres of trenching. One test is required per trench to each service trench to each property.

34. Prior to each pavement layer being constructed, survey level checks of the subgrade and base course are required at 20m intervals to confirm the accuracy of site levels and should be submitted to Councils Engineering Department for review.

35. Prior to placement of any road pavement material all public utility service excavations under the road pavement are to be completed. Public service trenches are to be backfilled and compacted in accordance with AS 1289 – Methods of testing soils for engineering purposes.

STORMWATER DRAINAGE

36. Engineering Construction Specifications for all civil works shall be submitted by the Engineer and approved by Council prior to Engineering Approval being granted.
37. An as-constructed survey shall be provided of all invert levels and pipe sizes before Practical Completion. Practical Completion will not be accepted until an as-constructed survey has been received and approved by Council.

LANDSCAPING AND VERGE AREAS

38. Street tree plantings are to comply with Council's approved planting schedule to the reasonable satisfaction of Council.
39. Public open space areas designated as Reserves shall be vested to Council pursuant to Section 50 of the Development Act. Reserve areas are required to be developed in accordance with Council's Open Space Plan (based on the approved concept plans including details of any permanent water bodies and proposed detention/retention basins) and the Urban Landscape Guidelines. A scaled contoured plan is required to be submitted to Council for approval and to include; areas of drainage, paths, lighting, irrigation, fencing, park furniture, bollards, plantings, and any other infrastructure.
40. A plan should be submitted to Council's Technical Services Department which indicates the proposed locations of street signage prior to engineering approval being granted.
41. Street name signs should be provided in accordance with Council's Street Signage Strategy.
42. Naming of roads should be in accordance with Council's Policy for Street Naming.
43. Practical completion inspections for landscaping and open space to be undertaken by Council or its representative.
44. Common Service Trenches (CST) to be compacted to 90% MMDD (modified compaction).
45. Road reserve treatments regarding street tree locations, common service pit lids locations, bollard locations and street light locations should be approved by Council's Engineering Department.
46. All Public Utility Service lids are to conform to design levels specified by the Developer, a cross fall of 2% from the top of kerb to the property boundary. ANY variance with levels between the footpath and pit lids is at the Developer's cost. A survey of the finished level of public utility service lids must be submitted to Council at time of Practical Completion.

GENERAL REQUIREMENTS

47. Prior to construction commencing Engineering Approval must be obtained from Council. Sufficient documentation is required for assessment which may include:
- Staging plan
 - General construction plan
 - Geometric road setout plan
 - Geometric drainage setout plan
 - Final surface contours plan
 - Cut and fill plan
 - Pavement treatment plan
 - Intersection design contour plan
 - Traffic control plan (linemarking and signage)
 - On-street parking and driveway crossover plan
 - Waste management (garbage collection) plan
 - Soil erosion and drainage management plan (SEDMP)
 - Landscaping plans
 - Road longitudinal sections

- Road cross sections
 - Drainage longitudinal sections
 - Drainage cross sections
 - Construction details
 - Construction specifications
 - Stormwater calculations
 - Pavement calculations
 - Traffic impact statements
 - Any other relevant plans, reports or calculations
48. Any modification to existing Service Authorities infrastructure as a result of this development will be at the Developer's cost.
49. Once the works have reached Practical Completion, the Superintendent is to notify Council and a practical completion inspection is to be undertaken by the Contractor, the Superintendent and a Council Representative. A Practical Completion Certificate which states that all the works have been completed in accordance with the approved plans and specification along with a defects list which has been prepared by the Superintendent must be submitted to Council and accepted by Council. Where multiple contractors are involved, separate practical-completion certificates shall be provided which outline the included scope of works relevant to each certificate.
50. The Developer is required to maintain the road, drainage and reserve infrastructure works for a 12 month defect liability period from the date of Practical Completion or the date of rectification if the defect item is considered major by Council.
51. The final plan shall show easements for Council stormwater and SA Water Sewer along the back of blocks where such blocks are below the level of the road frontage.
52. Pedestrian paths shall be constructed along Glen Stuart Road and Kintyre Road for the extent of the subject land, to the reasonable satisfaction of Council prior to Section 51 clearance for each relevant stage.
53. The applicant shall provide a dilapidation (infrastructure assessment report) report on the condition of existing infrastructure affected by the Development, prior to commencement of civil works.
54. All lighting of streets, public spaces and open spaces shall be in accordance with relevant AS/NZ standards – Lighting for roads and Public spaces. Poles and fittings to be designed/installed as per relevant power authority and all the fittings to be approved by the power authority.
55. Council is required to inspect the construction works at key hold points and the applicant shall provide an "Inspection Test Plans" (ITP) prior to commencement of any work. Hold points are to be signed off by Council before proceeding to next level of the construction works.
56. The Applicant shall provide Council with "As Constructed" diagrams for all new installed council infrastructure in hard copy and electronic formatted to Auto CAD-DWG/DXF files.
57. The Applicant shall provide Council with quality control reports relating to installed council infrastructure (eg compaction test results) prior to practical completion and where practicable prior to the relevant 'Hold Point' being reached.

ADVISORY NOTES

Procedural

- a. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.

- c. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 5 years of the date of the Notification unless this period is extended by the Commission.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Land Division

- g. The applicant/developer is advised to undertake detailed site investigations to identify existing underground services or any other assets/structures which belong to other authorities. Necessary easements and rights of way shall be provided to avoid future conflicts of ownership and operations of those assets.
- h. The applicant/developer is advised that any future dwelling located within 500 metres of the High Bushfire Risk Area must comply with relevant Building Code requirements (the Bushfire Attack Level (BAL) low bushfire attack construction standards and Ministers Specification SA 78 regarding water tanks).

EPA

- i. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- j. The EPA recommends that bio retention systems are designed having regard to the Cooperative Research Centre for Water Sensitive Cities Adoption Guidelines for Stormwater Biofiltration Systems (2015)
http://watersensitivecities.org.au/wp-content/uploads/2015/10/Adoption_Guidelines_for_Stormwater_Biofiltration_Systems_web.pdf
- k. EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>

South Australia - Regulation 42 under the Development Act 1993

DECISION NOTIFICATION FORM

Contact Officer: Nitsan Taylor
 Telephone: 7109 7064
 KNET Reference: 2015/19368/01

Development Number:
 473/D049/15
 Council Reference:
 15/D49/473

FOR DEVELOPMENT APPLICATION

DATED: 06/11/2015
 REGISTERED ON: 06/11/2015

TO: Woodforde JV Pty Ltd
 c/- Alexander Symonds Pty Ltd
 PO Box 1000
 KENT TOWN SA 5071

EMAIL: planning@alexander.com.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Section	Street	Suburb	Hundred	Title Reference
101 in DP 84323	-	Glen Stuart Road	Woodforde	Adelaide	6064/319
304 in DP 43868	-	Norton Summit Road	Woodforde	Adelaide	5301/258

NATURE OF PROPOSED DEVELOPMENT: Staged land division of 2 allotments into 288 allotments with associated roads, public reserves, infrastructure and site works; and the removal of 27 regulated trees (8 significant)

From: DEVELOPMENT ASSESSMENT COMMISSION

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	GRANTED	16		
Land Division	GRANTED	43		
DEVELOPMENT APPROVAL	GRANTED	59		

Any conditions imposed are set out on the attached sheet.



JEREMY WOOD
 TEAM LEADER - COORDINATOR GENERAL AND PUBLIC HOUSING
as delegate of the
 DEVELOPMENT ASSESSMENT COMMISSION

Date of Decision: 25 February 2016

[8] Sheets Attached

DEVELOPMENT APPLICATION – 473/D049/15

PLANNING CONDITIONS

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in Development Application No 473/D049/15.

Alexander Symonds

Plan of Division, Ref. NO. A053514.0000, Dwg. No. A053514PROP(H), Rev H, dated 12.10.2015

Tree Survey, Dwg. No. A053514TREES.Rev C, dated 27/1/2016

Intro

Planning Statement, Project No. 1433, dated October 2015

Response to Representations, dated 6 January 2016

Response to Council Conditions, dated 28 January 2016

Greenhill Engineers Pty Ltd

Stormwater Management Report, Project No. 13-908, Ref. No. 12238, Rev C, 19 October 2015

Response to EPA Information Request, Ref. No. 12997, dated 7 January 2016

Response to Campbelltown Council stormwater issues via email to Peter Wellington, Devine Communities, dated 12 February 2016

GTA Consultants

Transport Impact Assessment, Ref. 15A1049000, dated 20/10/15

Response to Representations, Ref. No. 15A1049000, dates 4 January 2016

Tract

Urban Design Place Report, Project 0314-0655-Magill Youth Training Facility – Woodforde, Doc. No. R002_Urban Design Place Report, Rev 04, 16 October 2015

Arborman Tree Solutions

Arboricultural Impact Assessment, Tree Report ATS3197-GleStuRdVsp, dated 11 August 2015

Preliminary Tree Assessment, Tree Report ATS3181- GleStuRdVsp, dated 27 July 2015

2. A detailed plan shall be provided, in consultation with Council, that shows offsite road/footpath/kerb infrastructure and treatments on Glen Stuart Road and Kintyre Road, to the reasonable satisfaction of the Development Assessment Commission.
3. The northern access road to Glen Stuart Road shall be designed to accommodate both left in / left out and right in / right out traffic movements.
4. The road design and construction shall comply as a minimum to the requirements prescribed in the relevant Australian Standard and Council's 'Engineering Guide Lines - Standard Residential Road Designs' excluding laneways which are 8m or smaller in width.
5. The Applicant shall submit a detailed design of the laneways to the satisfaction of the Development Assessment Commission prior to the commencement of site works. The detailed design should demonstrate that the laneways can accommodate the vehicular carriageway, vehicle movements into and exiting carports (swept paths),

bin location, street trees, pad mount electricity transformers, fire hydrants and lighting.

6. Detailed design of the roadway adjoining the public reserve areas shall include:
 - Visitor parking bay/s along the northern road of the Stage 3A reserve area.
 - Visitor parking bays adjacent the townhouse allotments that abut proposed reserve areas.
7. Detailed design shall connect the northern internal road in Stage 3A to the internal road in Stage 3B via an all-weather access track in order to provide emergency vehicle access between the stages.
8. Detailed design of the road layout shall demonstrate that swept paths are satisfactory to accommodate movement of garbage trucks without creating safety issues such as overhang of pedestrian footpaths.
9. A concept plan shall be provided for pedestrian paths for the whole development that demonstrates connectivity to existing assets along Kintyre Road and Glen Stuart Road, to the reasonable satisfaction of the Development Assessment Commission.
10. A final design plan of areas to be developed as open space shall be submitted to the reasonable satisfaction of the Development Assessment Commission prior to the commencement of site works for the relevant stage.
11. Street trees and associated street level landscaping shall be undertaken in accordance with the Urban Design Place Report by Tract dated 16 October 2015.
12. The detailed design of the stormwater management must:
 - a. meet the following quality targets:
 - suspended solids – 80% retention of the typical urban annual load with no treatment
 - total phosphorus – 60% retention of the typical urban annual load with no treatment
 - total nitrogen – 45% retention of the typical urban annual load with no treatment
 - b. ensure runoff is maintained in accordance with the requirements set out within the Stormwater Management Report
 - c. ensure groundwater resources are not impacted, and
 - d. mitigate flood risk.
13. All stormwater design and construction shall be in accordance with the relevant Australian Standard and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road.
14. Allotments that do not have access to discharge stormwater direct to the street-table through gravity, shall be provided with relevant easements for the placement of stormwater infrastructure to enable discharge to the street table or underground pipe network under gravity.
15. A Soil Erosion and Drainage Management Plan (SEDMP) must be prepared prior to construction and implemented in accordance with the Stormwater Pollution Prevention: Code of Practice for the Building and Construction Industry http://www.epa.sa.gov.au/files/47790_bccop1.pdf to the reasonable satisfaction of

the Adelaide Hills Council to prevent soil sediment and pollutants leaving the site or entering watercourses during development of the site.

16. Prior to the commencement of construction, a Construction Environment Management Plan (CEMP) must be prepared and submitted to the reasonable satisfaction of the Adelaide Hills Council. The CEMP must address the mitigation or minimisation of impacts (especially noise and dust) during the construction phase and must be implemented during site works.

LAND DIVISION REQUIREMENTS

17. The financial requirements of the SA Water Corporation shall be met for the provision of water supply, SA Water 90148/15.
18. The augmentation requirements of the SA Water Corporation shall be met.
19. The necessary easements shall be granted to the SA Water Corporation free of charge.
20. A final plan per development stage complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate purposes.
21. The applicant/developer shall submit to the Development Assessment Commission an Interim Audit Advice (prepared by an EPA-accredited site contamination auditor) for each stage of the plan of division prior to Section 51 clearance being issued for each applicable stage.
22. The applicant/developer shall prepare and implement a Remediation Management Plan for each stage prior to Section 51 clearance for each applicable stage.
23. A hard copy and electronic copy of the final design plans (formatted to Auto CAD-DWG/DXF files) shall be provided to Adelaide Hills Council prior to construction commencing.

COUNCIL'S TECHNICAL REQUIREMENTS

VESTING OF RESERVES

24. The applicant/developer shall enter into a deed of agreement with Council regarding works to be undertaken to the proposed 5.451ha reserve area shown on the plan of division, which outlines all proposed works, upgrades, cost responsibilities and timing of works. Other associated matters including tenure of the site during such works, insurance, public liability and other relevant matters should also be addressed through this agreement (or additional agreements as the case may be).

ROADS

25. Roads, water tables and kerbing shall be constructed in accordance with Regulations 51 through to 55 of the Development Regulations 1993 and the Real Property (Land Division) Regulations 1995.
26. Proposed driveway crossovers along Glen Stuart Road should be paired and configured to maximise the availability of on-street parking.
27. Access to driveways shall be determined using the Australian Standard AS 2890.1- Parking Facilities, B85 template swept path with 0.3m minimum clearances each side. Access to driveways shall not be restricted in the event that vehicles are parked on-street immediately adjacent proposed driveway crossovers.
28. Car parking to minor collector and local streets must comply with AS 2890.5 Parking Facilities.
29. All line-marking should be designed and constructed in accordance with the relevant Australian Standards and the DPTI Pavement Marking Manual 2015.
30. Road pavements should be designed with a 30 year design life. Pavement designs should be in accordance with Pavement Design for Light Traffic, a Supplement to Austroads Pavement Design Guide.
31. All roads to be constructed with the Department for Planning Transport and Infrastructure (DPTI) approved quarry or recycled pavement material specification. Recycled grade material is only for use in sub-base pavement layers, and quarry grade for use in base-course layers.
32. All roads are required to be surfaced with asphalt to a minimum thickness of 30mm. All parking bays to be surfaced with a minimum of 30mm of asphalt.
33. Roads shall be primed or primer sealed prior to application of asphalt.
34. Prior to practical completion, a copy of compaction test results in accordance with AS 1289 – Methods of testing soils for engineering purposes, shall be provided to Council by the Superintendent of the following:
 - Roads**
Four tests per thousand square metres of each layer are required. Council may request specific location of tests to be undertaken.
 - Trenches**
One test per layer of each material every 30 metres of trenching. One test is required per trench to each service trench to each property.
35. Prior to each pavement layer being constructed, survey level checks of the subgrade and base course are required at 20m intervals to confirm the accuracy of site levels and should be submitted to Councils Engineering Department for review.
36. Prior to placement of any road pavement material all public utility service excavations under the road pavement are to be completed. Public service trenches are to be backfilled and compacted in accordance with AS 1289 – Methods of testing soils for engineering purposes.

STORMWATER DRAINAGE

37. Engineering Construction Specifications for all civil works shall be submitted by the Engineer and approved by Council prior to Engineering Approval being granted.
38. An as-constructed survey shall be provided of all invert levels and pipe sizes before Practical Completion. Practical Completion will not be accepted until an as-constructed survey has been received and approved by Council and the design drawings updated accordingly.

LANDSCAPING AND VERGE AREAS

39. Street tree plantings are to comply with Council's approved planting schedule to the reasonable satisfaction of Council.
40. Public open space areas designated as Reserves shall be vested to Council pursuant to Section 50 of the Development Act. Reserve areas are required to be developed in accordance with Council's Open Space Plan (based on the approved concept plans including details of any permanent water bodies and proposed detention/retention basins) and the Urban Landscape Guidelines. A scaled contoured plan is required to be submitted to Council for approval and to include; areas of drainage, paths, lighting, irrigation, fencing, park furniture, bollards, plantings, and any other infrastructure.
41. A plan should be submitted to Councils Technical Services Department which indicates the proposed locations of street signage prior to engineering approval being granted.
42. Street name signs should be provided in accordance with Council's Street Signage Strategy.
43. Naming of roads should be in accordance with Council's Policy for Street Naming.
44. Practical completion inspections for landscaping and open space to be undertaken by Council or its representative.
45. Common Service Trenches (CST) to be compacted to 90% MMDD (modified compaction).
46. Road reserve treatments regarding street tree locations, common service pit lids locations, bollard locations and street light locations should be approved by Council's Engineering Department.
47. All Public Utility Service lids are to conform to design levels specified by the Developer, a cross fall of 2% from the top of kerb to the property boundary. ANY variance with levels between the footpath and pit lids is at the Developer's cost. A survey of the finished level of public utility service lids must be submitted to Council at time of Practical Completion. Practical Completion will not be accepted until a survey has been provided to the satisfaction of Council.

GENERAL REQUIREMENTS

48. Prior to construction commencing Engineering Approval must be obtained from Council. Sufficient documentation is required for assessment which may include:
 - Staging plan
 - General construction plan
 - Geometric road setout plan

- Geometric drainage setout plan
 - Final surface contours plan
 - Cut and fill plan
 - Pavement treatment plan
 - Intersection design contour plan
 - Traffic control plan (linemarking and signage)
 - On-street parking and driveway crossover plan
 - Waste management (garbage collection) plan
 - Soil erosion and drainage management plan (SEDMP)
 - Landscaping plans
 - Road longitudinal sections
 - Road cross sections
 - Drainage longitudinal sections
 - Drainage cross sections
 - Construction details
 - Construction specifications
 - Stormwater calculations
 - Pavement calculations
 - Traffic impact statements
 - Any other relevant plans, reports or calculations
49. Section 51 clearance will not be issued until all the conditions of the Land Division Approval have been satisfied. To allow for Section 51 clearance prior to the completion of public infrastructure the Developer may enter into a bond agreement with Council for the full cost of the infrastructure works. Another bond is required to cover the 12 month defects liability period (Generally 10% of the Practical Completion Bond but may be more as required by Council).
50. Any modification to existing Service Authorities infrastructure as a result of this development will be at the Developer's cost.
51. Once the works have reached Practical Completion, the Superintendent is to notify Council and a practical completion inspection is to be undertaken by the Contractor, the Superintendent and a Council Representative. A Practical Completion Certificate which states that all the works have been completed in accordance with the approved plans and specification along with a defects list which has been prepared by the Superintendent must be submitted to Council and accepted by Council. Where multiple contractors are involved, separate practical-completion certificates shall be provided which outline the included scope of works relevant to each certificate.
52. The Developer is required to maintain the road, drainage and reserve infrastructure works for a 12 month defect liability period from the date of Practical Completion or the date of rectification if the defect item is considered major by Council.
53. The final plan shall show easements for Council stormwater and SA Water Sewer along the back of blocks where such blocks are below the level of the road frontage.
54. Pedestrian paths shall be constructed along Glen Stuart Road and Kintyre Road for the extent of the subject land, to the reasonable satisfaction of Council prior to Section 51 clearance.
55. The applicant shall provide a dilapidation (infrastructure assessment report) report on the condition of existing infrastructure affected by the Development, prior to commencement of civil works.
56. All lighting of streets, public spaces and open spaces shall be in accordance with relevant AS/NZ standards – Lighting for roads and Public spaces. Poles and fittings to

be designed/installed as per relevant power authority and all the fittings to be approved by the power authority.

57. Council is required to inspect the construction works at key hold points and the applicant shall provide an "Inspection Test Plans" (ITP) prior to commencement of any work. Hold points are to be signed off by Council before proceeding to next level of the construction works.
58. The Applicant shall provide Council with "As Constructed" diagrams for all new installed council infrastructure in hard copy and electronic formatted to Auto CAD-DWG/DXF files.
59. The Applicant shall provide Council with quality control reports relating to installed council infrastructure (eg compaction test results) prior to practical completion and where practicable prior to the relevant 'Hold Point' being reached.

ADVISORY NOTES

Procedural

- a. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- b. The authorisation will lapse if not commenced within 12 months of the date of this Notification.
- c. The applicant is also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by the Commission.
- d. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval.
- e. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow.
- f. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Land Division

- g. The applicant/developer is advised to undertake detailed site investigations to identify existing underground services or any other assets/structures which belong to other authorities. Necessary easements and rights of way shall be provided to avoid future conflicts of ownership and operations of those assets.
- h. The applicant/developer is advised that any future dwelling located within 500 metres of the High Bushfire Risk Area must comply with relevant Building Code requirements (the Bushfire Attack Level (BAL) low bushfire attack construction standards and Ministers Specification SA 78 regarding water tanks).

South Australia - Sections 49 and 49A Development Act, 1993

**GROWN DEVELOPMENT AND PUBLIC INFRASTRUCTURE
AND
ELECTRICITY INFRASTRUCTURE DEVELOPMENT
DECISION NOTIFICATION FORM**

Contact Officer: Anna Provatas Telephone: 8303 0744

Development Number:
473/G007/10
Council Reference:

FOR DEVELOPMENT APPLICATION

DATED: 19 February 2010
REGISTERED ON: 25 February 2010

TO: Land Management Corporation
Michael Spry
Sawley Lock O'Callaghan
176 Prospect Road
PROSPECT SA 5082

EMAIL: mspry@sawleylock.com.au

LOCATION OF PROPOSED DEVELOPMENT:

Lot No	Section No.	Street	Suburb	Hundred	Title Reference
501 in DP 47275	-	Glen Stuart Rd	Woodforde	Adelaide	CT 6009/58

NATURE OF PROPOSED DEVELOPMENT
Land Division (1 into 2 Allotments)

From: MINISTER FOR URBAN DEVELOPMENT AND PLANNING

I hereby APPROVE the above-mentioned application under the Development Act 1993.

You may therefore proceed in accordance with your plans, as submitted, subject to conditions as shown on the attached sheet(s).



Phil Cooper
Delegate of the Minister for Urban Development and Planning

Date of Decision: 9/4/10

Date: 9/4/10

[2] Sheets Attached

DEVELOPMENT APPLICATION NUMBER 473/G007/10

CONDITIONS OF APPROVAL

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and following plans submitted in development application number 455/G007/10:
Proposed Plan of Division, Sawley Lock O'Callaghan, Map Reference 6628-42-d, Drawing Number 12834-02, Revision Number 1
2. That the financial and augmentation requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services. (SA Water 00/04621).
3. That the necessary easements shall be granted to the SA Water Corporation free of cost.
4. That the internal drains shall be altered to the satisfaction of the SA Water Corporation.

OBLIGATIONS PURSUANT TO THE DEVELOPMENT ACT 1993 AND DEVELOPMENT REGULATIONS 2008

5. The development must be substantially commenced within 12 months of the date of this Notification, unless this period has been extended by the Minister for Urban Development and Planning.
6. You are also advised that any act or work authorised or required by this Notification must be completed within 3 years of the date of the Notification unless this period is extended by Minister for Urban Development and Planning.
7. You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

ADVISORY NOTES

- a. Any request for an extension of time must be lodged with the Development Assessment Commission prior to the time periods specified above.
- b. The applicant is advised that ETSA Utilities registered easements, marked B, C & D, over land in this proposal provide tenure for its 11000 volt padmount transformer (B), 11000 volt underground mains (C) and 11000 volt overhead mains (B).

Buildings or structures are not permitted to be erected on these easements.

Where there are other existing mains/infrastructure located on land for which there is no registered easement, ETSA has a statutory easement pursuant to Schedule 1 Paragraph 2 of the Electricity Corporations (Restructuring and Disposal) Act 1999. A statutory easement is of undefined width and enables ETSA to enter the land and maintain and upgrade the existing equipment.

Regulations 39 and 39A of the Electricity (General) Regulations 1996 stipulate the requirements and distances that are to be kept between buildings and structures and both overhead and underground powerlines. The developer should be made aware of these regulations if it is proposed to erect buildings or structures near the powerlines. Any enquiries should be directed to the Office of the Technical Regulator (telephone: 8226 5500).

- c. The applicant is advised of DTEI's requirements that any new vehicular access to/from proposes Allotment 101 is to be gained via the abutting local road network and not directly from/to Norton Summit Road.

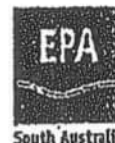
ADELAIDE HILLS COUNCIL
RECEIVED

SCANNED

28 APR 2017

Site contamination audit statement

28 APR 2017



SITE CONTAMINATION AUDIT SYSTEM SITE CONTAMINATION AUDIT STATEMENT

INSTRUCTIONS

Requirements relating to site contamination audit statements are prescribed in the *Environment Protection Regulations 2009* (the Regulations) and include the following:

Regulation 67—Site contamination audit report summary and statement

- (1) A site contamination audit report required under section 103Z(4)(a) and (b)(i) of the Act¹ must include a summary of the findings of the site contamination audit to which it relates that—
 - (a) is in the form set out in Schedule 3 clause 8 for site contamination audit statements; and
 - (b) is certified by the responsible auditor in accordance with the directions contained in the form set out in Schedule 3 clause 8.
- (2) A site contamination audit statement required under section 103Z(4)(b)(ii) of the Act in relation to a site contamination audit must comprise—
 - (a) a copy of the summary in the site contamination audit report relating to the audit and itself be certified by the responsible auditor in accordance with the directions contained in the form set out in Schedule 3 clause 8; or
 - (b) a photocopy, faxed copy or electronic copy of the summary as certified by the responsible auditor in accordance with the directions contained in the form set out in Schedule 3 clause 8.

Audit reports and audit statements are required to be provided to the EPA under section 103Z(4) of the Act, which requires that:

103Z—Requirements relating to site contamination audits

- (4) A site contamination auditor must, on the completion of each site contamination audit for which the auditor is the responsible auditor—
 - (a) provide a site contamination audit report to the person who commissioned the audit; and
 - (b) at the same time, provide—
 - (i) a site contamination audit report to the Authority; and
 - (ii) a site contamination audit statement to the council for the area in which the land to which the audit relates is situated and any prescribed body².

Penalty: Division 5 fine.

Where the audit subject to this form has been completed subject to a restricted scope, the audit report must be identified in the title as a 'Site contamination audit report (restricted scope)'.

An audit subject to a restricted scope is not suitable to be relied upon by a planning authority for the purpose of making decisions as to whether land is suitable for a sensitive use or another use or range of uses.

Please ensure that all sections of the form are completed, requested information and attachments (where necessary) are provided and labelled as indicated.

Please do not modify the form by moving or deleting sections or text, including these instructions.

Please ensure you are using the current version of the form (check the EPA website).

Refer to the current version of the EPA publication *Guidelines for the site contamination audit system*, for further information. For any enquiries or questions relating to the site contamination audit system, including requests for editable versions of this form, contact the EPA Site Contamination Branch.

¹ Environment Protection Act 1993.

² Refer to Regulation 68 of the Environment Protection Regulations 2009 regarding prescribed bodies.

	Level 6, 431-439 King William St ADELAIDE SA 5000
Indicate authority of person who commissioned audit:	EPA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Owner Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Occupier Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Developer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Other <i>[please specify]</i> Renewal SA acting on behalf of the Site owner (Minister for Communities and Social Inclusion). The Audit is being completed for Woodforde JV Pty Ltd, the owner of Stage 1 and the sole occupier and developer of the entire Audit Site.
Indicate reasons for audit <i>[indicate all reasons]</i> :	Required under the Development Act 1993 Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Required under the Environment Protection Act 1993 Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Other <i>[please specify]</i>
If audit was required under the Environment Protection Act 1993, provide EPA reference number:	N/A
Indicate audit purposes <i>[indicate all purposes]</i> :	Determining the nature and extent of any site contamination present or remaining on or below the surface of the site Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Determining the suitability of the site for a sensitive use or another use or range of uses Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Determining what remediation is or remains necessary for a specified use or range of uses Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>[NB: an audit may be required for all of the above purposes.]</i>

If audit was required for development plan consent under the *Development Act 1993*, provide:

Name of relevant planning authority:	Development Assessment Commission (DAC)
Development application number <i>[if known]</i> :	473/D049/15R1
Site zoning:	Residential (Medium Density Policy Area 43).
Proposed site use:	N/A (no rezoning proposed).

Date of commencement of audit:	26 March 2013
Date of notification of commencement of audit to EPA:	11 April 2013 (revision of initial notification, dated 9 April 2013)
Date of completion of audit:	13 April 2017

EPA GENI Reference

(EPA use only)

SITE CONTAMINATION AUDIT STATEMENT(under section 103Z of the *Environment Protection Act 1993*)This statement contains the summary of the findings of the site contamination audit set out in the site contamination audit report titled: *[insert title of site contamination audit report]*

Site Contamination Audit Report: Woodforde Residential Estate - Stages 1 and 2 (Part) (Former Magill Secure Youth Training Centre)

(referred to in this form as '*the report*')dated *[insert report date]*: 13 April 2017

SECTION A: AUDITOR DETAILS	
Name of auditor*:	Darryl Strudwick
Auditor's accreditation number:	2009017
Name of auditor's company or business:	AECOM Australia Pty Ltd
SECTION B: AUDIT SITE DETAILS	
Auditor's project reference:	60303090 / 60528024
EPA reference:	61088, 05/21150
Name of audit site <i>[if applicable]</i> :	Woodforde Residential Estate - Stages 1 and 2 (Part), (Former Magill Secure Youth Training Centre)
Address of audit site:	25 Glen Stuart Road, Woodforde, SA, 5072
Name of council for area in which audit site is situated <i>[if within council area]</i> :	Adelaide Hills Council
Provide the following particulars** relating to the relevant land and the audit: ** <i>If insufficient space, details may be annexed to this form.</i>	
- certificates of title of all the relevant land and an indication of whether the audit site comprises all or part only of the land shown on or described in the certificates of title	<p>Certificates of title are included in Appendix D.</p> <p>At the time of notification of the Audit (11 April 2013), the Audit Site comprised part of 1 Certificate of Title (CT6064/319).</p> <p>The Site is currently described by the following Certificates of Title:</p> <ul style="list-style-type: none"> - CT6187/487-560 (74), CT6187/562-563 (2) 76 titles in total (Stage 1), as well as land within Stage 1 now identified as roads providing access to the residential allotments; and - Part of CT6187/561 (part of Stage 2). <p>The Audit area (bounded by solid blue line), demarcation between stages 1 and 2 (red dashed line), identification of the current Certificates of title and roads within the Audit area are shown on Figure F1.(attached).</p>
- details sufficient to identify the location of the land, including section or allotment numbers, area and hundred and AMG co-ordinates	At the time of notification of the Audit (11 April 2013), the relevant details for the Audit Site were D84323, allotment 101.

(GDA 94, UTM 53 and 54)	<p>The Site is currently described by the following:</p> <ul style="list-style-type: none"> D115165, A1-19, A41-69, A72-A96, Q1001, Q1003, A2001 and A2002 (Stage 1), as well as land within Stage 1 now identified as roads providing access to the residential allotments; and Part of D115165, A1002 (part of Stage 2). <p>The Audit Site is an irregularly shaped parcel of land bordered by Glen Stuart Road to the west and other areas of the Former Magill Secure Youth Centre (part of Stage 2 and all of Stages 3 and 4) to the east. The Site area is approximately 7.70 hectares and is within the Hundred of Adelaide.</p> <p>GDA 94: -34.906741 (Latitude) 138.686742 (Longitude)</p>
<ul style="list-style-type: none"> if the audit site comprises part only of the land described in the certificates of title, or if there is no certificate of title for the land comprising the audit site— survey plans prepared by a licensed surveyor 	<p>The Audit Site comprises internal roads in addition to the current CTs in Stage 1 and also relates to part of CT6187/561 (i.e. part of Stage 2). Figure F1 (attached) is a survey plan (prepared by licenced surveyor) which shows the Audit area and boundary (dark blue line and coordinates).</p>
<ul style="list-style-type: none"> audit plans indicating the location and extent of the audit site (which must comply with the guidelines issued by the EPA from time to time) 	
<p>SECTION C: AUDIT DETAILS</p>	
<p>Name of owner of audit site:</p>	<p>At the time of notification (11 April 2013), the entire site was owned by the Minister for Communities and Social Inclusion*.</p> <p>The current ownership of the Site is as follows:</p> <ul style="list-style-type: none"> Stage 1 (76 titles) and associated internal roads is owned by Woodforde JV Pty Ltd (as of 3 January 2017); and Stage 2 (CT6187/561) is owned by the Minister for Communities and Social Inclusion. <p>*Please note that this differs from that of the Audit notification, dated 11 April, 2013 (where Renewal SA, who commissioned the Audit, was incorrectly identified as the Site owner).</p>
<p>Name of occupier of audit site:</p>	<p>Woodforde JV Pty Ltd</p>
<p>Name, postal address and position of person who commissioned audit:</p>	<p>Dr Jennifer de Livera</p> <p>Environmental Advisor – Project Delivery Renewal SA (on behalf of the Department for Communities and Social Inclusion)</p> <p>Level 9 (West), Riverside Centre, North Terrace, Adelaide, South Australia 5000 GPO Box 698, Adelaide 5001.</p> <p>Please note that the Audit has been completed for Woodforde JV Pty Ltd. The name, postal address and position of the person receiving the report is as follows:</p> <p>Mr Steve Russell</p> <p>Development Manager Starfish Developments (on behalf of Woodforde JV Pty Ltd)</p>

Site contamination audit statements must be included in the relevant site contamination audit reports, and be sent to:

By mail

Manager, Site Contamination Branch
Environment Protection Authority
GPO Box 2607
Adelaide SA 5001

Forms can also be emailed in pdf format to the Manager and an auditor's allocated EPA coordinator.

For any enquiries or questions relating to the site contamination audit system, contact the EPA Site Contamination Branch on:

Telephone: (08) 8204 2004

Email: <EPAsitecontam@sa.gov.au>

Substance	Health-based assessment value NEPM HIL/ESL- A Residential (mg/kg)	Ecological assessment guideline values NEPM EIL/ESL (mg/kg)
TRH >C ₁₀ -C ₁₆	Assess as F2	Assess as F2
TRH >C ₁₆ -C ₃₄	4,500	300
TRH >C ₃₄ -C ₆₀	6,300	2,800
Benzo[<i>b</i> + <i>j</i>]fluoranthene	Assess as carcinogenic PAHs	LOR
2,4-dimethylphenol	1,300 ¹	LOR ¹
2,4-dinitrophenol	130 ¹	LOR
2-methylphenol	400	50 ²
2-nitrophenol	130 ¹	LOR
3-&4-methylphenol	400	2.6 ²
4,6-Dinitro-2-methylphenol	5.1 ¹	LOR
4-chloro-3-methylphenol	6,300 ¹	LOR
4-nitrophenol	130 ¹	LOR
Acenaphthene	3,600 ¹	1.6 ¹ (anthracene as a surrogate)
Acenaphthylene	3,600 ¹ (acenaphthene as a surrogate)	1.6 ¹ (anthracene as a surrogate)
Anthracene	18,000 ¹	1.6 ²
Benzo[<i>a</i>]anthracene	Assess as carcinogenic PAHs	2.5 ²
Benzo[<i>a</i>]pyrene	Assess as carcinogenic PAHs	3 ²
Carcinogenic PAHs as B[<i>a</i>]P TEQ	3	Assess as individual carcinogenic PAHs
Benzo[<i>g,h,i</i>]perylene	Assess as carcinogenic PAHs	33 ²
Benzo[<i>k</i>]fluoranthene	Assess as carcinogenic PAHs	38 ²
Chrysene	Assess as carcinogenic PAHs	35 ²
Dibenz[<i>a,h</i>]anthracene	Assess as carcinogenic PAHs	7 ²
Fluoranthene	2,400 ¹	260 ²
Fluorene	2,400 ¹	31 ²
Indeno[1,2,3- <i>c,d</i>]pyrene	Assess as carcinogenic PAHs	2.5 ² (Benzo[<i>a</i>]anthracene as a surrogate)
Naphthalene	3 ³ / 1,400 ^b	170
Total PAHs	300	Assess as Individual PAHs
Phenanthrene	1,800 ¹ (pyrene as a surrogate)	31 ² (pyrene as a surrogate)
Pyrene	1,800 ¹	31 ²
Phenol	3,000	14 ²
2,4,5-trichlorophenol	6,300 ¹	22 ²

Substance	Health-based assessment value NEPM HII/ESL - A Residential (mg/kg)	Ecological assessment guideline values NEPM EIL/ESL (mg/kg)
2,4,6-trichlorophenol	49 ¹	8.1 ²
2,4-dichlorophenol	190 ¹	8.4 ²
2,6-dichlorophenol	190 ¹ (2,4-dichlorophenol as a surrogate)	57 ²
2-chlorophenol	390 ¹	7.8 ²
Pentachlorophenol	100 ¹	12 ²
Tetrachlorophenol	1,900 ¹ (2,3,4,6-tetrachlorophenol)	21 ²
4,6-Dinitro- α -cyclohexyl phenol	130 ¹	LOR
Phenols (total halogenated)	Assess as individual phenolic compounds	Assess as individual phenolic compounds
Phenols (total non-halogenated)	Assess as individual phenolic compounds	Assess as individual phenolic compounds
Arochlor 1016	Assess as total PCBs	Assess as total PCBs
Arochlor 1221	Assess as total PCBs	Assess as total PCBs
Arochlor 1232	Assess as total PCBs	Assess as total PCBs
Arochlor 1242	Assess as total PCBs	Assess as total PCBs
Arochlor 1248	Assess as total PCBs	Assess as total PCBs
Arochlor 1254	Assess as total PCBs	Assess as total PCBs
Arochlor 1260	Assess as total PCBs	Assess as total PCBs
PCBs (Sum of total)	1	3.4 ²
Dinoseb	63 ¹	LOR
Cyanides (complexed)	Assess as free cyanide	LOR
Cyanides (free)	250	LOR
Trichloroethene	0.94 ¹	0.1 ²
Tetrachloroethene	24 ¹	16 ²
Hexachlorobenzene	10	2 ²
4,4-DDE	Assess as DDT+DDE+DDD	1.3 ²
α -BHC	0.086 ¹	17 ²
Aldrin	Assess as Aldrin+Dieldrin	Assess as Aldrin+Dieldrin
Aldrin + Dieldrin	6	0.22 ²
β -BHC	0.3 ¹	13 ²
Chlordane	50	LOR
δ -BHC	0.57 ¹ (δ -BHC as a surrogate)	1.2 ² (δ -BHC as a surrogate)

Substance	Health-based assessment value NEPM HIL/ESL- A Residential (mg/kg)	Ecological assessment guideline values NEPM EIL/ESL (mg/kg)
DDD	Assess as DDT+DDE+DDD	34 ²
DDT	Assess as DDT+DDE+DDD	180
DDT + DDD + DDE	240	Assess as individual COPCs
Dieldrin	Assess as Aldrin+Dieldrin	Assess as Aldrin+Dieldrin
Endosulfan I	270	LOR
Endosulfan II	270	LOR
Endosulfan sulphate	270	LOR
Endosulfan	270	LOR
Endrin	10	0.095 ²
Endrin aldehyde	10	0.095 ²
Endrin ketone	10	0.095 ²
γ -BHC (Lindane)	0.57 ³	1.2 ²
Heptachlor	6	LOR
Heptachlor epoxide	0.07 ³	LOR
Methoxychlor	300	LOR
Toxaphene	20	LOR
Bonded ACM (asbestos-containing material)	0.01% w/w	-
FA and AF (friable asbestos)	0.001% w/w	-
All forms of asbestos	No visible asbestos for surface soil	-

a. CRC Care Technical Report 10, Appendix F (2011) - Vapour intrusion pathway

b. CRC Care Technical Report 10, Appendix F (2011) - Direct contact pathway

1. United States Environmental Protection Agency Regional Screening Level (US EPA RSL) [May, 2016].
2. Netherlands National Institute of Public Health and the Environment (RIVM) *Ecotoxicological Serious Risk Concentrations for soil, sediment and (ground)water: updated proposals for first series of compounds (2001)*.
3. Oak Ridge National Laboratory, *Screening benchmark for earthworms and soil microorganisms* (ORNL 1997)
4. USEPA (2007) Ecological Soil Screening Level (Eco-SSL)
5. USEPA (2003) Region 5 Eco Screening Levels
6. Site derived NEPM using data Golder (2016b)
7. As per e-mail advice from South Australia EPA to all Auditors, dated 2 July 2015, the HIL A for B(a)P (3 mg/kg) should be adopted as ESL as the NEPM value of 0.7 mg/kg is considered overly conservative.

LOR - Laboratory limit of reporting (LOR) is used in the absence of screening values from these sources.

Table 2 Document Control

Version	Document	Recipients	Issue Date
01	Site Contamination Audit Report 61088 05/21150_SCAR_01	- SA EPA - Woodforde JV Pty Ltd	13 April 2017
01	Site Contamination Audit Statement 61088 05/21150_SCAS_01	- SA EPA - Adelaide Hills Council - Development Assessment Commission, Department of Planning, Transport & Infrastructure	13 April 2017

Attachments:

Figure F1 - Survey Plan Showing Audit Area and Boundary.

SUMMARY OF FINDINGS

Provide the summary of the findings of the site contamination audit as set out in the report.

If there is insufficient space on this form, provide the summary as an annexure to this form.

[NB: A site contamination audit report must comply with the guidelines from time to time issued by the EPA.]

Background

The Site that is subject to this Site Contamination Audit Report is described as Woodforde Residential Estate - Stages 1 and 2 (Part) (Former Magill Secure Youth Training Centre) (the Site). The site has an area of approximately 7.70 hectares and is located at 25 Glen Stuart Road, Woodforde, South Australia. The Audit area is the first of a number of Site Contamination Audits covering the Former Magill Secure Youth Training Centre, which is proposed to be redeveloped into residential (varying densities and public open space use.

Auditor Determinations

Auditor determinations for this SCAR are set out as follows:

- The preliminary (URS 2014), limited (PB, 2011b and URS 2015) and detailed site investigations (Golder 2016b) and the soil delineation report (Greencap 2016c) conducted at the site and reviewed by the Auditor for the purpose of this Audit, are considered to be adequate to identify the contaminating activities historically carried out at (and adjacent to) the Site, the potential contaminants of concern and to determine the contamination status of the Site at the time of reporting.
- The Auditor considers that the CSMs provided by URS (2014) and Golder (2016b) were sufficiently detailed for the purposes of the Audit and included the essential elements of a CSM as identified in Schedule B2 of the NEPM.
- The overall sampling frequency (i.e. test locations and selection of investigation and validation samples) is considered by the Auditor to be acceptable.
- The analytical parameters are considered by the Auditor to be sufficient to adequately characterise the Site.
- The overall QA/QC methodology used by the site assessors are considered to be acceptable for the purposes of the Audit.
- The groundwater investigation conducted by Greencap (2015b) and the desktop information provided by URS (2014) regarding the occurrence of regional groundwater is considered adequate for the Auditor to conclude that groundwater is unlikely to be impacted by the identified soil impacts at the Site.
- The Auditor is satisfied that the remediation works conducted by Greencap (2017) achieved the stated objectives of the RMP (Greencap 2016d), removed the contaminated and aesthetically unacceptable material from the site, and that no further remediation of the Site is necessary.
- It is the opinion of the Auditor that soils at the Site do not constitute unacceptable human health risks for sensitive use, including residential with garden / accessible soil (home grown produce <10% fruit and vegetable intake, no poultry) and public open space (i.e. the proposed site uses).
- The Auditor concludes that the concentrations of contaminants remaining on-site are such that they are unlikely to represent unacceptable risks to the environment or ecological receptors.
- The Auditor concludes that chemically inert materials (eg. pieces of bricks and concrete) that are known to remain in fill across the Site following remediation are not considered to be aesthetically unacceptable in an urban residential setting with gardens / accessible soil.
- The Auditor is satisfied that, based on the investigations and remediation at the Site, ACM (e.g. fragments of asbestos cement sheeting and pipe) meets the Audit criterion of

"no visible asbestos" in surface soil and that no asbestos fibres were identified in soil where investigated. Small quantities of bonded asbestos cement fragments may remain within the soil and be uncovered during future excavation works and site use. These fragments are not anticipated to represent a health risk to the occupiers of the completed development. If encountered during future development or use of the site, any fragments should be handled and disposed in accordance with the relevant regulations.

- Soil pH analyses of soils that remain on-site are not considered to present significant potential for corrosive impact on structural development.
- Consistent with the findings of Golder (2016a), based on the depth to groundwater at the Site and surrounding sites, the Auditor is of the opinion that groundwater at the Site is unlikely to be affected by activities undertaken at the Site.
- The Auditor considers that the Audit site is not a source of groundwater contamination, and that there is no evidence of the migration of chemical substances in groundwater from the Site, and therefore off-site impacts to groundwater.
- The Auditor considers that there is no evidence of the migration of chemical substances from the site and therefore off-site impacts due to odour, air quality, stormwater and sedimentation
- It is the opinion of the Auditor that the nature and extent of vapour and soil gas has been adequately assessed and based on the results, the risk posed by petroleum hydrocarbon vapours to future residential occupants is low and acceptable.
- Based on the information available to the Auditor, it is concluded that there is no evidence of contamination of the site by off-site sources.
- The Auditor considers that the proposed changes to the site profile (using site sourced soil) does not affect the conclusion that the soils at the site are not considered to represent an unacceptable risk to human health or ecological receptors associated with the proposed urban residential use of the Site.
- The Auditor is not aware of any hazardous circumstances that are associated with the Site.

Audit Outcomes

Auditor outcomes for this SCAR are set out as follows:

The nature and extent of any Site contamination present or remaining on or below the surface of the Site.

The Auditor concludes that the nature and extent of soil contamination at the Site has been remediated and validated such that soil contamination at the Site does not exist, based on the proposed use of the Site for sensitive use - residential with garden/accessible soil (home grown produce < 10 % fruit and vegetable intake, no poultry and public open space such as parks, playgrounds, playing field (e.g. ovals) secondary schools and footpaths.

While a limited groundwater investigation was undertaken (which did not intercept groundwater at 43 m bgl), based on the depth to groundwater at the Site and surrounding sites, the Auditor is of the opinion that groundwater at the Site is unlikely to be affected by activities undertaken at the Site.

The suitability of the Site for a sensitive use, or another use or range of uses

The Audit Site is suitable for the following sensitive uses or another use or range of uses, including:

- a. sensitive use - residential with garden/accessible soil (home grown produce < 10 % fruit and vegetable intake, no poultry);

- b. sensitive use - residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high rise buildings and apartments;
- c. Sensitive use - child care centres, kindergartens, pre-schools and primary schools;
- d. Public open space such as parks, playgrounds, playing field (e.g. ovals) secondary schools and footpaths;
- e. Commercial use such as shops, offices, consulting rooms, petrol filling stations and warehouses; and
- f. Industrial use such as light, service or special industry.

What remediation is or remains necessary for a specified use or range of uses

Based on the results of the Site investigation following remediation and after considering the proposed use of the Site, no remediation is necessary to render the site suitable for the proposed use (sensitive use - residential with garden/accessible soil (home grown produce < 10 % fruit and vegetable intake, no poultry and public open space such as parks, playgrounds, playing field (e.g. ovals) secondary schools and footpaths) or a range of uses.

Audit Conditions

The Audit conditions are set out as follows:

Conditions relating to planning and development

None.

Conditions relating to site remediation and management

None.

Conditions relating to environmental monitoring

None.

Conditions relating to water restrictions

None.

Audit recommendations

The Auditor recommends that:

1. Any virgin (quarried) material (soil) imported to Site (e.g. for the purpose of meeting design level) must meet the criteria set out in Table 1 and be aesthetically acceptable for a sensitive land use.
2. Any imported waste soil fill brought onto the Site (e.g. for the purpose of meeting design level) must be undertaken in accordance with the SA EPA Standard for the production and use of Waste Derived Fill. Should sampling and assessment of the material be necessary, it should be undertaken by an appropriately qualified site contamination consultant and should meet the waste fill criteria (as prescribed in the Environment Protection Regulations 2009).
3. Small quantities of bonded asbestos cement fragments may remain within the soil and be uncovered during future excavation works and site use. These fragments are not anticipated to represent a health risk to the occupiers of the completed development. If encountered during future development or use of the site, any fragments should be handled and disposed in accordance with the relevant regulations.
4. Residual petroleum hydrocarbons with potential to generate hydrocarbon vapours, as well as potentially aesthetically affected soil (odours) at depths of between 4 m and least 10 m below the current ground surface (i.e. 2.8 m to 9 m below the proposed ground surface. At these depths, it is concluded that there is no unacceptable vapour risk or aesthetic impacts to future site users. It is recommended that future changes to the surface level in this area are undertaken in accordance with the proposed cut and fill plan presented in Figure 14 of the Remediation Management Plan for the Site (Greencap, 2016d).

Concluding Auditor advice

The Auditor advises that all owners and / or occupiers of the Site (both current and future) should be made aware of the above Audit determinations, outcomes, conditions and recommendations.

CERTIFICATION OF COPY OF SUMMARY FINDINGS

I certify that the summary of findings contained within or annexed to this statement represents a true and accurate summary of the findings of the site contamination audit set out in the report.

Signed*:



Dated: 13 April 2017

** This form must be completed and signed by the 'responsible auditor', being, under the Environment Protection Act 1993 and the Environment Protection Regulations 2009, the auditor who personally carried out or directly supervised the work involved in the audit.*

This site contamination audit statement must be lodged, on completion of the audit, with the council for the area in which the audit site is situated and any prescribed body (see regulation 68 of the Environment Protection Regulations 2009).

The report (including the summary of findings) will be recorded in the public register kept by the EPA under section 109 of the Environment Protection Act 1993.

Table 1 Audit Criteria for Soils

Substance	Health-based assessment value NEPM HIL/ESL-A Residential (mg/kg)	Ecological assessment guideline values NEPM EIL/ESL (mg/kg)
Arsenic	100	100
Barium	15,000 ¹	890 ²
Beryllium	60	LOR
Boron	4,500	20 ³
Cadmium	20	13 ²
Chromium (VI)	100	220 ²
Chromium (III)	100	280 ⁶
Cobalt	100	180 ²
Copper	6,000	200 ⁶
Lead	300	1,100
Manganese	3,800	LOR
Mercury (inorganic)	40	36 ²
Molybdenum	390 ¹	190 ²
Nickel	400	210 ⁵
Selenium	200	0.52 ⁴
Silver	390 ¹	LOR
Tin	47,000 ¹	7.62 ⁵
Vanadium	390 ¹	LOR
Zinc	7,400	430 ⁶
Benzene	0.5 ^a / 100 ^b	50
Toluene	160 ^a / 14,000 ^b	85
Ethylbenzene	55 ^a / 4,500 ^b	70
Xylenes	40 ^a / 12,000 ^b	105
F1 minus BTEX (C ₆ -C ₁₀)	45 ^a / 4,400 ^b	180
F2-Naphth (C ₁₀ -C ₁₆)	110 ^a / 3,300 ^b	120
TRH C ₅ -C ₉	Assess as F1	Assess as TRH >C ₅ -C ₁₀
TRH C ₁₀ -C ₁₄	Assess as F2	Assess as TRH >C ₁₀ -C ₁₆
TRH C ₁₅ -C ₂₈	4,500	300
TRH C ₂₉ -C ₂₈	6,300	300
TRH >C ₁₀ -C ₃₆ (sum of total)	Assess as fractions (below)	Assess as fractions (below)
TRH C ₆ -C ₁₀	Assess as F1	Assess as F1

Swimming and Spa Pool Safety

Drowning is the biggest cause of accidental death of young children. Most drownings happen in private backyard swimming pools.

Swimming pool and spa pool owners are legally responsible for installing and maintaining swimming pool safety features, such as fences and barriers around their pool or spa so as to reduce the risk of accidental drowning. Whenever a young child is inside a pool area, constant supervision is essential.

Swimming and spa pool safety features

All swimming pools, including spa pools (not spa baths), must have a continuous safety barrier that must be maintained by the pool owner at all times. Hard covers on spas are not an acceptable safety barrier.

Fencing and barriers must be constructed in such a way so as to ensure that they restrict access to the pool and are an effective barrier to young children. Some of the important features of such fencing and barriers include the following:

- the fence or barrier must be permanent and be of a strength and rigidity that can withstand the foreseeable impact of people;
- young children must not be able to crawl through, climb under or climb over the fence or barrier by using foot and hand holds (including features and objects such as steps, retaining walls or plants);
- the fence or barrier must be at least 1.2 metres high; and
- where any boundary fencing is used as part of the child-safety barrier, they must be at least 1.8 metres high measured on the inside (i.e. the side that faces the pool), and must include a 900 millimetres radius non-climbable zone which zone is measured from the top of and down the inside of the fence.

Gates to the pool area must:

- swing outward from the pool area (i.e. away from the pool area);
- be self-closing from any position without the application of any manual force;
- be fitted with a self-latching device, which will automatically operate on the closing of the gate and will prevent the gate from being re-opened without being manually released;
- is out of reach and cannot be opened by small children, and is at least 1.5 metres above ground level (unless the latch can be shielded in a way which complies with the relevant Australian Standard 1926.1 and 1926.2); and
- must never be propped open.

Filtration systems must incorporate safety measures to avoid entrapment of, or injury, to a person.

The walls of an **above-ground pool** can be an effective and suitable safety barrier if they satisfy the requirements of the relevant Australian Standard 1926.1 and 1926.2, including the following:

- they are non-climbable and are at least 1.2 metres high; and
- a barrier is permanently fixed around any access ladders and around any designated access point(s) to the pool where a ladder is removable.

Development Approval for new pools

Development approval is required for a new swimming pool, spa pool and associated safety fencing. Further information in respect to the requirements for development approval and the relevant authority can be found at [PlanSA](#).

Some of the details that must be included with any application are the:

- proposed setbacks of the pool from the boundaries of the site;
- dimensions and location of the pool and swimming pool safety features (such as fencing and barriers); and
- location of the pump and other equipment;

Any approved safety fencing must be installed within two months of the completion of the construction of the pool or on or before the pool is filled with water, whichever occurs first.

Temporary fencing that meets specific criteria may be used in limited circumstances, such as only during the two-month period after the pool has been completed or during other periods when any safety fencing is being maintained or repaired.

Aboveground and inflatable pools and spa pools associated with an existing dwelling do not require development approval *provided* they do not have a depth exceeding 300mm or do not incorporate a filtration system.

Installing a portable pool or spa on deck

Advice should be sought from an engineer if a portable swimming pool or spa pool is to be installed:

- on a deck;
- on a balcony;
- on a suspended floor; and/or
- near a retaining wall.

They are able to check that the deck or wall can safely take the weight of the swimming pool or spa pool.

Legal obligations when selling a house with a swimming pool or spa pool

Pools approved, constructed or installed before 1 July 1993

If a property owner is selling their property which contains a swimming pool or spa pool that was approved, constructed or built before 1 July 1993, they are responsible for making sure that certain safety requirements for swimming pool safety are met on or before the settlement

associated with the transfer of the land. This will usually require fencing or barriers to be upgraded. These specific requirements are set out in the [Ministerial Building Standard MBS 004 - Swimming pool safety – designated safety features for pools built before 1 July 1993](#). Any new owner of the property will then be required to ensure that the relevant safety features have been installed and thereafter are maintained.

If the property where a swimming pool or spa pool is located is not being sold, the pool can continue to comply with the provisions of the now repealed [Swimming Pools Safety Act 1972 \(20.6 KB PDF\)](#). That Act requires swimming pools to be enclosed in a specific way, including that the safety fencing is at least 1.2 metres high, and is non-climbable and prohibits a child from passing beneath or through it, and that any associated gates or doors that provide access to the pool are self-closing.

Pools approved, constructed or installed on or after 1 July 1993

These pools must comply with the provisions of the *Building Code* as it applied at the time the application for the pool and/or pool fencing was made, either under the now repealed *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*.

In any case, a failure to install and thereafter maintain *required* safety features for a swimming or spa pool constitutes an offence under the *Planning, Development and Infrastructure Act 2016*.

Getting a pool inspected

New pools

Only authorised officers of a Council have legislative authority under the [Planning, Development and Infrastructure Act 2016](#) to enforce requirements for swimming pool and spa pool safety.

Under Practice Direction 8 Council *Swimming Pool Inspections 2019* released by the State Planning Commission, all Councils must comply with the following minimum requirements relating to the inspection of new swimming pools (including all swimming pool safety features), within the area of the Council:

- a) councils must inspect 100% of swimming pools and swimming pool safety features constructed over the course of the relevant reporting year within 10 business days of the council **being notified of the completion of-**
 - I. in the case of a swimming pool, the construction of which required the construction of swimming pool safety features—the construction of those safety features; or
 - II. in any other case—the construction of the swimming pool and swimming pool safety features

Existing pools

Generally, all swimming pools and spa pools (whether newly constructed or existing) can be inspected at any time by authorised officers of a Council.

A property owner is not required under the [Planning, Development and Infrastructure Act 2016](#) to have an existing swimming pool or spa pool inspected for compliance however authorised officers are permitted to enter and inspect any land where a pool is located and where there may be grounds to suspect that the required safety features are not in place or

for any other reason permitted by that legislation. There is also no requirement to have an inspection when selling a property with an existing swimming pool or spa pool.

Should a property owner decide to have their pool inspected it is recommended that they engage an **accredited professional building level 1, 2, or 3** to undertake the inspection as they have the appropriate qualifications, experience and professional indemnity insurance to perform this function.

Find your local council on the Local Government Association of South Australia website.

Resources

- [SA.GOV.AU - Pool and spa safety \(www.sa.gov.au\)](http://www.sa.gov.au)
- [Practice Direction 8 - Council Swimming Pool Inspections 2019 - Version 3 \(plan.sa.gov.au\)](http://plan.sa.gov.au)
- [Advisory Notice 05/19 - Swimming pool safety requirements under the PDI Act \(plan.sa.gov.au\)](http://plan.sa.gov.au)
- [South Australian Legislation](#)
- [MBS 004 - Swimming pool safety – designated safety features | PlanSA](#)
- Australian Standard 1926.1 – 2012 Part 1: Safety barriers for swimming pools
- Australian Standard 1926.2 – 2017 Part 2: Location of safety barriers for swimming pools
- National Construction Code of Australia

The material contained in this publication was provided by Norman Waterhouse Lawyers to the Local Government Association of South Australia and is of general nature only. This advice is based on the law and guidelines as of the date of publication. It is not, nor is it intended to be, legal advice. If you wish to take any action based on the content of this publication, we recommend that you seek professional advice.

Further Information

Contact Stephen Smith, Planning Reform Partner, LGA
Email: stephen.smith@lga.sa.gov.au

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Telephone: 0409 286 734

Annexure D

PROPERTY INTEREST REPORT

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Annexure D

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy
An Emergency Services Levy Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au

8. Environment Protection Act 1993

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) will respond with details relevant to this item
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) will respond with details relevant to this item
9. Fences Act 1975		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. Fire and Emergency Services Act 2005		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11. Food Act 2001		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12. Ground Water (Qualco-Sunlands) Control Act 2000		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13. Heritage Places Act 1993		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14. Highways Act 1926		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15. Housing Improvement Act 1940 (repealed)		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16. Housing Improvement Act 2016		

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | <p>A Land Tax Certificate will be forwarded.
 If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p> |
|------|---|---|

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 or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

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

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

31.1 Part 3 - Notice Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

32. South Australian Public Health Act 2011

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

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

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

34. Water Industry Act 2012

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

35. Water Resources Act 1997 (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Annexure E

ESL CERTIFICATE

CT Volume 6258 Folio 233



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.

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE
01/12/2025

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

OWNERSHIP NUMBER		OWNERSHIP NAME		
19035000		B A & J MEYERS		
PROPERTY DESCRIPTION				
19A KINTYRE RD / WOODFORDE SA 5072 / LT 254 D127625				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
0309301143	CT 6258/233	\$1,500,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	507.60
FINANCIAL YEAR		- REMISSION	\$	305.40
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	0.00
		= <u>AMOUNT PAYABLE</u>	\$	252.20

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 01/03/2026



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

19035000

OWNERSHIP NAME

B A & J MEYERS

AGENT NUMBER

100019480

ASSESSMENT NUMBER

0309301143

AGENT NAME

ECKERMANN FORMS

AMOUNT PAYABLE

\$252.20

EXPIRY DATE

01/03/2026

+70119605100022> +001571+ <0551021225> <0000025220> +444+

OFFICIAL: Sensitive**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billor Code: 456285 Ref: 7011960510</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Annexure F

LAND TAX CERTIFICATE

CT Volume 6258 Folio 233



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.

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE

01/12/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

B A & J MEYERS

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

19A KINTYRE RD / WOODFORDE SA 5072 / LT 254 D127625

ASSESSMENT NUMBER

0309301143

TITLE REF.
(A "+" indicates multiple titles)

CT 6258/233

TAXABLE SITE VALUE

\$630,000.00

AREA

0.0569 HA

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

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

Please Note:

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

ON OR BEFORE

01/03/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7011960320</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
--	--	---

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

Annexure G

SA WATER CERTIFICATE

CT Volume 6258 Folio 233



Account Number 03 09301 14 3	L.T.O Reference CT6258233	Date of issue 2/12/2025	Agent No. 7793	Receipt No. 2735717
--	------------------------------	----------------------------	-------------------	------------------------

ECKERMANN FORMS
PO BOX 191
CAMPBELLTOWN SA 5074
searches@eckermannforms.com

Property Assist/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: B A & J MEYERS
Location: 19A KINTYRE RD WOODFORDE LT254 D127625
Description: 7HDGALF **Capital Value:** \$1 500 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	511.96
Water main available:	1/4/2022	Water rates	164.60
Sewer main available:	1/4/2022	Sewer rates	442.50
		Water use	219.85
		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	945.15CR
		Balance outstanding	393.76

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

Next quarterly charges: Water supply: 82.30 Sewer: 221.25 Bill: 4/3/2026

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

The last Water Use Year ended on 23/05/2025.

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:

B A & J MEYERS

Water & Sewer Account

Acct. No.: **03 09301 14 3**

Amount: _____

Address:

19A KINTYRE RD WOODFORDE LT254
D127625

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0309301143



Bill code: 8888
Ref: 0309301143

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 0309301143



**Government of
South Australia**

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

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

Annexure H

TITLE VALUATION PACKAGE

CT Volume 6258 Folio 233



Product	Title and Valuation Package
Date/Time	04/08/2025 01:46PM
Customer Reference	
Order ID	20250804006798

Certificate of Title

Title Reference	CT 6258/233
Status	CURRENT
Easement	NO
Owner Number	19035000
Address for Notices	19A KINTYRE ROAD WOODFORDE SA 5072, AUS
Area	569m ² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

BRUCE ANTHONY MEYERS
 JULIE MEYERS
 OF LOT 254 HIGHLANDS COURT WOODFORDE SA 5072
 AS JOINT TENANTS

Description of Land

ALLOTMENT 254 DEPOSITED PLAN 127625
 IN THE AREA NAMED WOODFORDE
 HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13643131
Dealing Date	27/10/2021
Sale Price	\$649,900
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	13643132	WOODFORDE JV STAGE 3A PTY. LTD. (ACN: 631 620 249)
MORTGAGE	13938063	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0309301143	CURRENT	19A KINTYRE ROAD, WOODFORDE, SA 5072



Product	Title and Valuation Package
Date/Time	04/08/2025 01:46PM
Customer Reference	
Order ID	20250804006798

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0309301143
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2022
Property Location	19A KINTYRE ROAD, WOODFORDE, SA 5072
Local Government	ADELAIDE HILLS
Owner Names	JULIE MEYERS BRUCE ANTHONY MEYERS
Owner Number	19035000
Address for Notices	19A KINTYRE ROAD WOODFORDE SA 5072, AUS
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	7HDGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D127625 ALLOTMENT 254	CT 6258/233

Values



Product Title and Valuation Package
 Date/Time 04/08/2025 01:46PM
 Customer Reference
 Order ID 20250804006798

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$630,000	\$1,500,000			
Previous	\$600,000	\$1,375,000			

Building Details

Valuation Number	0309301143
Building Style	Conventional
Year Built	2024
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Steel Decking
Equivalent Main Area	309 sqm
Number of Main Rooms	7

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

Annexure I

PLAN

CT Volume 6258 Folio 233

PURPOSE:	DIVISION	WOODFORDE	APPROVED:	21/07/2021
MAP REF:	6628/42/D	COUNCIL:	DEPOSITED:	
LAST PLAN:	D126862	ADELAIDE HILLS COUNCIL	16/08/2021	
DEVELOPMENT NO: 473/D049/15/010/62818			SHEET 1 OF 3	
107068_text_01_v04_Version_4				



AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD
 1ST FLOOR 11 KING WILLIAM ST
 KENT TOWN SA 5067
 PH: 81301666
 FAX: 83620099

AGENT CODE: ALSY

REFERENCE: 20A2705LTO38(D)

SURVEYORS CERTIFICATION: I Mark Antony Peter Williams, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 6th day of January 2021 21st day of July 2021 Mark Antony Peter Williams Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6254	737		ALLOTMENT(S)	6041	D	126862	ADELAIDE		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXTINGUISH	6051(HIGHLANDS COURT)	SERVICE	EASEMENT(S)	F IN D126862	FOR WATER SUPPLY PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA
EXISTING	901*	LONG	EASEMENT(S)	A		SOUTH AUSTRALIAN WATER CORPORATION	RLG 8313510
EXISTING	901*.902*	SERVICE	EASEMENT(S)	F	FOR WATER SUPPLY PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA
NEW	6050(RESERVE)	SERVICE	EASEMENT(S)	U(T/F)	FOR ELECTRICITY SUPPLY PURPOSES	DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000)	223LG RPA
NEW	6050(RESERVE)	SERVICE	EASEMENT(S)	V	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION	223LG RPA

ANNOTATIONS:

D127625

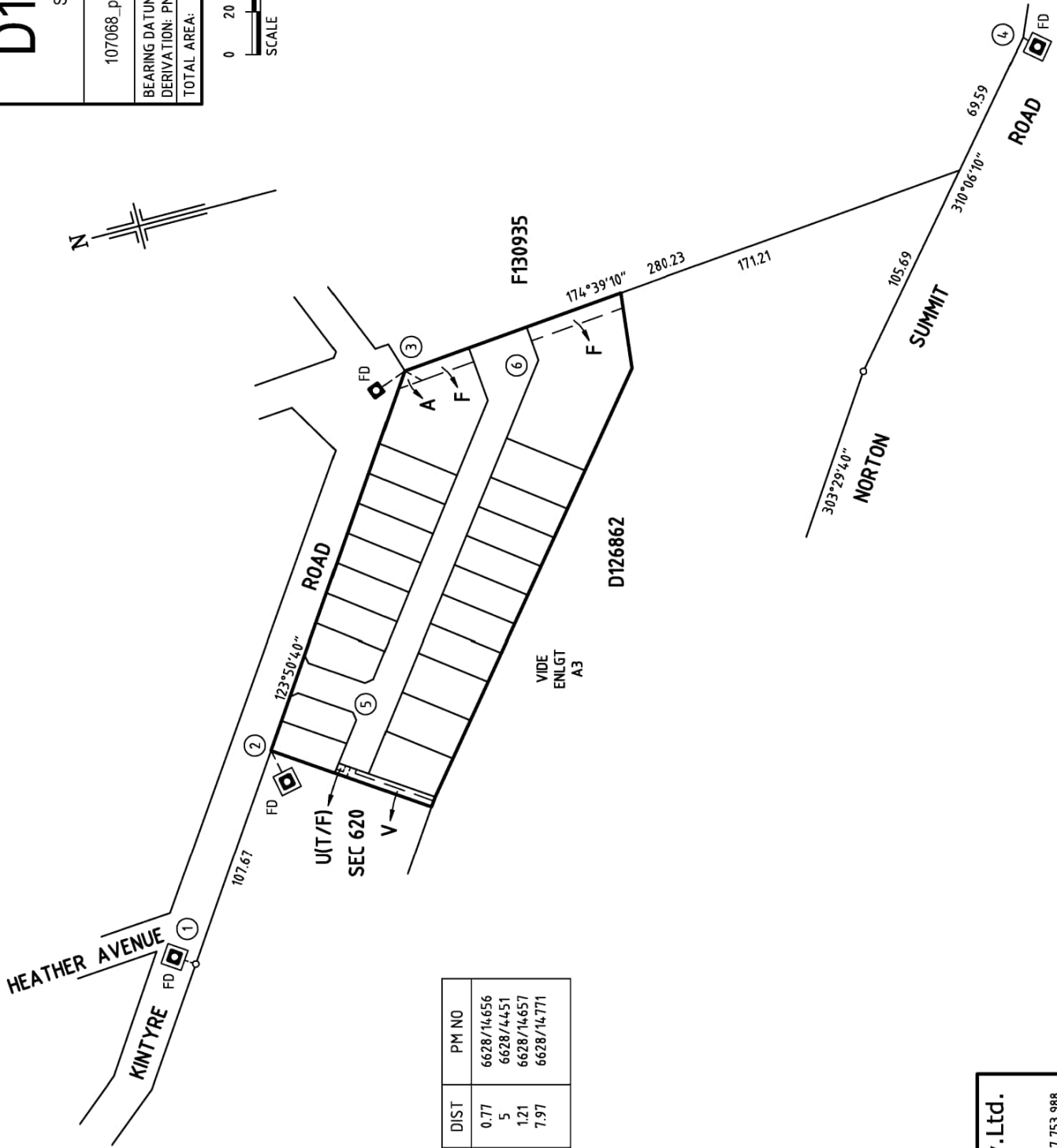
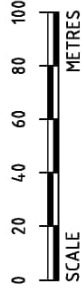
SHEET 2 OF 3

107068_pland_1_V01_Version_4

BEARING DATUM: MGA 2020 ZONE 54

DERIVATION: PM 6628/14656 TO 6628/14771

TOTAL AREA: 2.072ha



REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
1	219°33'	PM FD	0.77	6628/14656
2	71°33'	PM FD	5	6628/4451
3	153°46'	PM FD	1.21	6628/14657
4	46°52'	PM FD	7.97	6628/14771

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
 P.O. BOX 1000 KENT TOWN 5071
 Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 20A2705LTO-38ID) HAMILTON HILL

LJM 15/07/2021 STAGE 3B

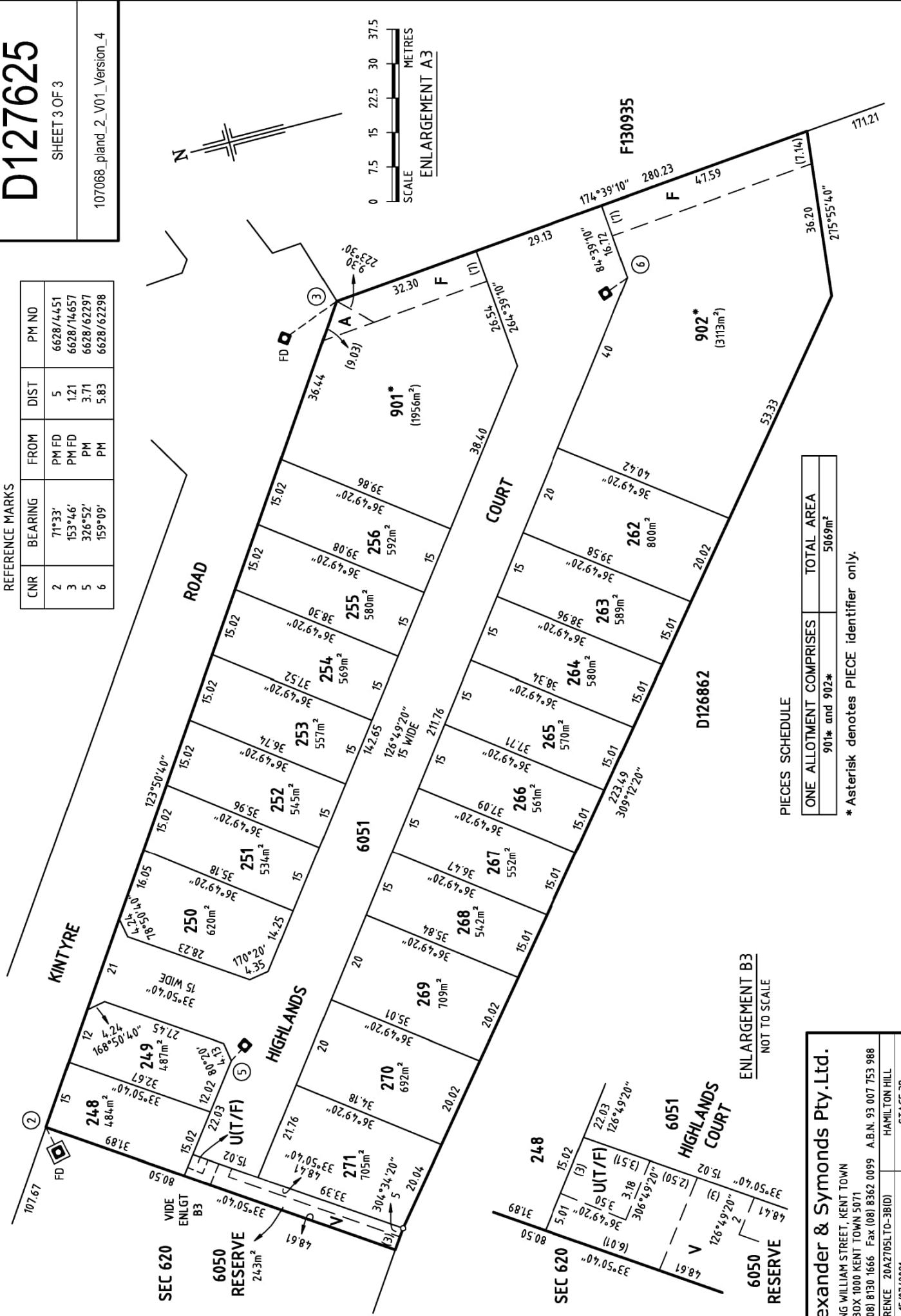
D127625

SHEET 3 OF 3

107068_pland_2_V01_Version_4

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
2	71°33'	PM FD	5	6628/4451
3	153°46'	PM FD	1.21	6628/14657
5	326°52'	PM	3.71	6628/62297
6	159°09'	PM	5.83	6628/62298



PIECES SCHEDULE

ONE ALLOTMENT COMPRISES	TOTAL AREA
901* and 902*	5069m ²

* Asterisk denotes PIECE identifier only.

ENLARGEMENT B3
NOT TO SCALE

Alexander & Symonds Pty.Ltd.
 11 KING WILLIAM STREET, KENT TOWN
 P.O. BOX 1000 KENT TOWN 5071
 Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988
 REFERENCE 20A2705LTO-38ID) HAMILTON HILL
 LJM 15/07/2021 STAGE 3B

Annexure J

ENCUMBRANCES

E 13643132

Lodged: 27 October 2021 11:38:01 AM

3 OF 3

Form M2

Version 40.2

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Registered: 01 November 2021 11:39:16 AM



ENCUMBRANCE

Responsible Subscriber: SHAW CONVEYANCING PTY LTD - SCHREIBER
CONVEYANCING (EL - PEXA) (E151775)
Reference: RL - ENCUMBRANCE - W

ELN Lodgement Case ID: 250815714
ELN Workspace ID: 6697969

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

ESTATE AND/OR INTEREST BEING ENCUMBERED

FEE SIMPLE

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 6258 FOLIO 233

ENCUMBRANCER (Full name and address)

BRUCE ANTHONY MEYERS OF LOT 254 HIGHLANDS CT WOODFORDE SA 5072

JULIE MEYERS OF LOT 254 HIGHLANDS CT WOODFORDE SA 5072

ENCUMBRANCEE (Full name, address and mode of holding)

WOODFORDE JV STAGE 3A PTY. LTD. ACN 631620249 OF 254 ANGAS ST ADELAIDE SA 5000

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE WITH AN ANNUITY OR RENT CHARGE OF TEN CENTS (\$0.10) IF DEMANDED TO BE PAID TO THE ENCUMBRANCEE ANNUALLY AT THE TIMES AND IN THE MANNER FOLLOWING COMMENCING 27 OCTOBER 2021 FOR A PERIOD OF 9 YEARS

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with those terms and conditions expressed below

TERMS AND CONDITIONS OF THIS ENCUMBRANCE

(a) Document Reference

(b) Additional terms and conditions

Refer to Covenants

DATED 27 OCTOBER 2021

CERTIFICATION

Encumbrancer

The Certifier has taken reasonable steps to verify the identity of the encumbrancer or his, her or its administrator or attorney.

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

The Certifier has retained the evidence supporting this Registry Instrument or Document.

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

Sandra Shaw

Practitioner Certifier

For: SHAW CONVEYANCING PTY LTD

On behalf of: BRUCE ANTHONY MEYERS, JULIE MEYERS

Encumbrancee

The Certifier has taken reasonable steps to verify the identity of the encumbrancee or his, her or its administrator or attorney.

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

The Certifier has retained the evidence supporting this Registry Instrument or Document.

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

Rui Li

Practitioner Certifier

For: ATHENA ENTERPRISES

On behalf of: WOODFORDE JV STAGE 3A PTY. LTD.

This is a representation of an instrument that was electronically lodged

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCE as follows:**1. DEFINITIONS AND INTERPRETATION****1.1 Definitions**

In this Encumbrance:

Business Day means any day other than a Saturday, Sunday or public holiday in South Australia;

Development Zone means all or any part of the land comprised in Certificate of Title Volume 6182 Folios 966, 967 and 968 or as defined by the Encumbrancee in its absolute discretion;

Dispose means assign, transfer, otherwise dispose of or grant or permit or suffer the grant of any legal or equitable interest (either in whole or in part) whether by sale, lease, declaration or creation of a trust or otherwise and where the context requires or permits, Disposal has the same meaning;

Encumbrancee means the party described as such on page 1 of this Encumbrance and includes its successors and permitted assigns;

Encumbrancer means the party described as such on page 1 of this Encumbrance and includes its successors in title, permitted assigns and the registered proprietor for the time being of the Land;

Land means the land described on page 1 of this Encumbrance;

Practical completion of construction means the date upon which the builder's architect or the certifier or superintendent under the building contract for the residential dwelling certifies that the residential dwelling has been brought to a stage fit for occupation and use notwithstanding any minor omissions or minor defects which do not prevent the residential dwelling being reasonably capable of being occupied and used;

Rent Charge means the rent charge described on page 1 of this Encumbrance; and

Hamilton Hill Design Guidelines means the guidelines (as amended from time to time) published by or on behalf of the Encumbrancee which relate to the building scheme which has been or will be adopted and implemented within the Development Zone.

1.2 Interpretation

In this Encumbrance, unless it is stated to the contrary:

- (a) The singular includes the plural and conversely.
- (b) If a word or phrase is defined, its other grammatical forms have a corresponding meaning.
- (c) A reference to a person (whether or not a party to this Encumbrance) is a reference to all persons comprising that person jointly and severally and a reference to a right or obligation of that person confers that right, or imposes that obligation, as the case may be, jointly and severally on all person comprising that person.
- (d) A reference to a clause is a reference to a clause of this Encumbrance.
- (e) A reference to conduct includes an omission, statement or undertaking, whether or not in writing.
- (f) A reference to an agreement or document (include this Encumbrance) is to the agreement or document as amended, varied, supplemented, novated or replaced, except to the extent prohibited by this Encumbrance or that other agreement or document.
- (g) A reference to writing includes any method of representing or reproducing words, figures, drawings, or symbols in visible form.
- (h) A reference to an agreement includes any undertaking, deed, agreement and legally enforceable arrangement, whether or not in writing.

- (i) A reference to a right or obligation of any two or more persons confers that right, or imposes that obligation, as the case may be, jointly and severally.
- (j) References to agree, approve or consent are references to agreement, approval or consent (as the case may be) in writing.
- (k) A reference to a document (including this Encumbrance) is to the document as amended, varied, supplemented, novated or replaced, except to the extent prohibited by this Encumbrance or that other document.
- (l) Nothing in this Encumbrance is to be interpreted against a party solely on the ground that the party put forward this Encumbrance or any part of it.
- (m) Where the consent or approval of a party to this Encumbrance is required hereunder to any act matter or thing such requirement shall in the absence of any express stipulation to the contrary mean the prior written consent or approval in the absolute discretion of such party and which consent or approval may be provided on such conditions as may be required by such party.
- (n) A reference to legislation or to a provision of legislation includes a modification or re-enactment of it, a legislative provision substituted for it and a regulation or statutory instrument issued under it.
- (o) A work or term defined in the *Commercial Arbitration Act 1986 (SA)* shall have the same meaning in this Encumbrance.
- (p) Headings do not affect the interpretation of this Encumbrance.
- (q) Schedules and annexures form part of this Encumbrance.

2. RENT CHARGE

2.1 Payment of Rent Charge

Subject to clause 2.2, the Encumbrancer must pay the Rent Charge to the Encumbrancee on 30 June immediately following the grant of this Encumbrance and on each succeeding 30 June during the term of this Encumbrance.

2.2 Rent Charge not payable unless demanded

The Encumbrancer must only pay the Rent Charge to the Encumbrancee if payment is demanded by the Encumbrancee.

2.3 Encumbrancee's right to injunctive relief and damages

The provisions of this clause 2 do not in any way affect or prejudice the rights of the Encumbrancee to:

- (a) seek an injunction preventing or restraining any breach of the covenants in this Encumbrance; and
- (b) claim damages for any such breach.

3. SUCCESSORS BOUND BY ENCUMBRANCE

Without detracting in any way from this Encumbrance being binding on the successors of the Encumbrancer, the Encumbrancer must not dispose of the Land to any person unless the Encumbrancer has first procured the grant by that person of an encumbrance:

- (a) in the same form and to the same effect as this Encumbrance;
- (b) which binds that person;
- (c) is for the benefit of the Encumbrancee; and
- (d) which is registered on the certificate of title for the Land immediately after the discharge of this Encumbrance.

4. PERMITTED USE

4.1 Hamilton Hill Design Guidelines

The Encumbrancer must not use the Land or permit, cause or allow it to be used for any purpose other than a residential use which is consistent with the Hamilton Hill Design Guidelines.

4.2 Exceptions

Clause 4.1 does not:

- (a) apply where the Encumbrancee has given prior written approval to the Encumbrancer to use the Land for a purpose other than as specified in the Hamilton Hill Design Guidelines; or
- (b) require the Encumbrancer to change any use of any part of the Land which existed prior to an amendment to the Hamilton Hill Design Guidelines as a result of which that use is no longer permitted.

5. DEVELOPMENT IN ACCORDANCE WITH THE HAMILTON HILL DESIGN GUIDELINES

The Encumbrancer agrees that it will not erect, install, make or carry out, or permit, cause or allow to be erected, installed, made or carried out any:

- (a) building, dwelling or structure (including any fence or wall or any nature whatsoever);
- (b) external equipment of any nature whatsoever; or
- (c) site works (including fencing, any excavation, any levelling or filling or any retaining wall or any driveway or any rainwater tank),

on the Land or any part thereof except in accordance with plans and a schedule of materials which are:

- (d) sufficient to outline the building, dwelling, structure or works;
- (e) consistent with the Hamilton Hill Design Guidelines; and
- (f) first approved in writing by the Encumbrancee.

PROVIDED THAT the Encumbrancer must not submit building plans and specifications to the Encumbrancee for approval, unless the plans and specifications are accompanied by sufficient information to satisfy the Encumbrancee that the requirements of clauses 5(a), 5(b) and 5(c) will be met and **PROVIDED FURTHER THAT** the Encumbrancee will not unreasonably refuse or withhold any such approval except in circumstances where, in the Encumbrancee's reasonable opinion, the proposed works do not conform with the Hamilton Hill Design Guidelines or where the proposed works are undesirable by reason of the effect that they would have upon the Development Zone including, without limitation, the appearance, health or amenity of the neighbourhood of which the land forms part.

6. NO DELAY

6.1 Commencement and variation of works

- (a) The Encumbrancer will not permit, cause or allow any undue delay to occur in submitting building plans and specifications to the Encumbrancee for approval within 12 months from the date of this Encumbrance; and
- (b) The Encumbrancer will not permit, cause or allow any undue delay to occur in obtaining approval for its building plans and specification from the Encumbrancee within 12 months from the date of this Encumbrance; and
- (c) The Encumbrancer will not permit, cause or allow any undue delay to occur in the commencement of any works approved by the Encumbrancee and will not permit, cause or allow any variation to such work as approved to occur unless pursuant to subsequent written approval of the Encumbrancee issued prior to the commencement of the varied works.

6.2 Completion of building works

Without limiting clause 6.1, the Encumbrancer will not:

- (a) permit, cause or allow the Land to remain undeveloped for more than fifteen (15) months from the date of this Encumbrance or such later date as may be advised by the Encumbrancee (**Scheduled Construction Date**), which obligation will be satisfied by the commencement of construction of a residential dwelling on the Land by that date; or

- (b) permit, cause or allow practical completion of construction of the residential dwelling to be achieved by any date later than 18 months from the date of commencement of its construction (**Scheduled Practical Completion Date**).

6.3 Completion of Landscaping works

Without limiting clause 6.1, the Encumbrancer will not permit, cause or allow the completion of landscaping works on the Land between the front of the residential dwelling and the adjacent front boundary of the Land to remain incomplete for more than 90 days from the date of practical completion of the residential dwelling.

6.4 Completion of driveway

Without limiting clause 6.1, the Encumbrancer will not permit, cause or allow the completion of driveway on the Land to remain incomplete for more than 90 days from the date of practical completion of the residential dwelling.

6.5 Reinstatement of driveway crossover, verge, footpath and kerb

Without limiting clause 6.1, in the event that the driveway of the residential dwelling or the driveway crossover, verge area, footpath or kerb of any roadway in front of or adjacent to the Land is damaged by the Encumbrancer for any reason whatsoever, the Encumbrancer will be liable, at its own cost and expense, to remedy such damage to the driveway crossover verge footpath and kerb to a standard acceptable by the Encumbrancee and the Encumbrancer acknowledges and agrees that it must remedy such damage in a professional and tradesman like manner and in accordance with all statutory and government approvals.

7. MAINTENANCE

7.1 General maintenance

The Encumbrancer must not allow:

- (a) the state of repair of the Land, any building, structure or improvement on the Land or any painted surface; or
- (b) the general state of tidiness or cleanliness of the Land or of any building, structure or improvement on the Land; or
- (c) the maintenance of the landscaping, paving and car parking areas of the Land,

to fall below a standard that is acceptable to the Encumbrancee.

7.2 Landscaping

Subject to clause 5, the Encumbrancer must not:

- (a) permit, cause or allow the maintenance of the landscaping on the land to fall below a standard acceptable to the Encumbrancee and the general standard of landscaping of land within the development zone;
- (b) plant or grow or permit, cause or allow to be planted or grown or remain planted or growing on the land any noxious or unlawful tree plan or shrub;
- (c) plant or grow or permit, cause or allow to be planted or grown or remain planted or growing on the land any tree plan or shrub which is taller than the highest point of the roof of the dwelling on the Land;
- (d) permit, cause or allow the land to become or remain untidy or fall into a state of disrepair;
- (e) permit, cause or allow rubbish or weeds to accumulate on the land; or
- (f) permit, cause or allow the land to become a fire hazard or a hazard to public health.

7.3 Rubbish bins

The Encumbrancer must not permit any rubbish bin or similar receptacle to be placed between the front of any building erected on the Land and the street alignment (except that a bin may be so placed immediately before being emptied or removed).

7.4 Act in good faith

The Encumbrancee must act in good faith in determining the standard acceptable to it for the purpose of this clause.

8. FENCING

The Encumbrancer must not:

- (a) permit, cause or allow the removal or alteration to any fencing on the Land without the Encumbrancee's approval; or
- (b) permit, cause or allow the erection of any fencing on the Land without the Encumbrancee's approval.

9. NOT TO DAMAGE VERGE AREAS, ETC.

The Encumbrancer must not:

- (a) permit, cause or allow any damage to occur to:
 - (i) the kerb of any roadway in front of or adjacent to the Land;
 - (ii) any part of any verge area between such kerb and the Land, or any footpath, landscaping, irrigation systems, pipes, fittings or public infrastructure including but not limited to services for sewer, water, gas and telephonic located adjacent to the Land; or
 - (iii) any driveway or driveway crossover between the Land and the roadway;
- (b) permit cause or allow any damage of the kinds referred to in clause 9(a) to remain unremedied for more than 28 days.

and the Encumbrancer acknowledges and agrees that rectification of any such damage will be at the cost and expense of the Encumbrancer.

10. PARKING OF VEHICLES

- (a) The Encumbrancer must not permit, cause or allow:
 - (i) the parking of motor vehicles on the Land other than in the driveway on the Land;
 - (ii) the storage of boats, caravans or trailers or other recreational vehicles are required to be situated away from the public view;
 - (iii) commercial vehicles to be parked or left unattended on the Land except in a position where the same are not visible from the road frontage to the Land; or
 - (iv) any vehicle greater than 3 tons in weight to be parked or left unattended on the Land.
- (b) In this clause, commercial vehicle means a vehicle between 1 and 3 tons in tare weight intended or designed to carry goods, equipment or passengers in commercial quantities.

11. DEFAULT**11.1 Without prejudice to any other rights, where the Encumbrancer is in default pursuant to clause 6.1 of this Encumbrance:**

- (a) The Encumbrancee may give the Encumbrancer written notice to remedy the default (**Notice of Default**) by submitting building plans and specifications to the Encumbrancee for approval within **fourteen (14)** days of the date of the Notice of Default;
- (b) if the default is not remedied within the specified period in the Notice of Default, the Encumbrancee shall at any time after fourteen (14) days of the date of the Notice of Default have the option of repurchasing from the Encumbrancer the Land at a price equal to the total of ninety five percent (95%) of the price paid for the Land by the Encumbrancer to the Encumbrancee with a settlement date being 44 days after the date of the Notice of Default.

- (c) the Encumbrancer shall pay any costs, legal, accounting or otherwise incurred by the Encumbrancee in respect of such a default under this Encumbrance on a full indemnity basis in addition to the associated penalty costs; and
- (d) notwithstanding anything herein to the contrary, unless and until the Encumbrancer pays all the costs of the Encumbrancee (as advised by the Encumbrancee), such default is not remedied.

11.2 where the Encumbrancer is in default pursuant to this Encumbrance other than clause 6.1:

- (a) the Encumbrancee may give the Encumbrancer written notice requiring the Encumbrancer to remedy the default within **thirty (30)** days of the date of the Notice of Default;
- (b) if the default is not remedied within the specified period in the Notice of Default, the Encumbrancee or any of its servants, agents or contractors may enter the Land for the purpose of remedying the associated default without obstruction of any kind whatsoever by the Encumbrancer;
- (c) the Encumbrancer shall pay any costs, legal, accounting or otherwise incurred by the Encumbrancee in respect of such a default under this Encumbrance on a full indemnity basis in addition to the associated penalty costs; and
- (d) notwithstanding anything herein to the contrary, unless and until the Encumbrancer pays all the costs of the Encumbrancee (as advised by the Encumbrancee), such default is not remedied.

11.3 Completion of construction of the residential dwelling

- (a) pursuant to clauses 6.1 and 6.2 of this Encumbrance, where construction of the residential dwelling is not commenced on or before the Scheduled Construction Date the Encumbrancer is in default of this Encumbrance and shall pay to the Encumbrancee a penalty cost.
- (b) pursuant to clause 11.3(a), the penalty cost will be calculated daily at the rate of 5% per annum of the purchase price of the Land and will be payable by the Encumbrancer for the period from and including the Scheduled Construction Date until the date immediately preceding the date of commencement of construction of the residential dwelling.
- (c) pursuant to clauses 6.1 and 6.2 of this Encumbrance, where the practical completion of construction of the residential dwelling is not achieved on or before the Scheduled Practical Completion Date, the Encumbrancer is in default of this Encumbrance and shall pay to the Encumbrancee a penalty cost.
- (d) pursuant to clause 11.3(c), the penalty cost will be calculated daily at the rate 5% per annum of the purchase price of the Land and will be payable by the Encumbrancer for the period commencing on the Construction Date and expiring on the day immediately preceding the date of practical completion of the residential dwelling.

12. CONSENT

Except where otherwise expressly set out in this Encumbrance, the Encumbrancee's consent or approval:

- (a) means the Encumbrancee's prior written consent or prior written approval;
- (b) may be given or withheld in the absolute discretion of the Encumbrancee; and
- (c) if given may be made conditional or unconditional.

13. WAVER AND RELEASE

- 13.1** The Encumbrancee from time to time in this absolute discretion may waive, vary or release any of the covenants and other stipulations contained or implied in this Encumbrance.

13.2 Encumbrancee may waive any covenant relating to other land within the Development Zone

- (a) the Encumbrancee may from time to time in its absolute discretion lessen, waive or release any of the covenants and other stipulations expressed or implied in any memorandum of encumbrance or other instrument whatsoever relating to any other land in the Development Zone and whether it was entered into or imposed before, at the same time as or after the date of this Encumbrance.
- (b) no such waiver, variation or release will release the Encumbrancer or its successors in title from the covenants and other stipulations contained and implied in this Encumbrance.
- (c) the Encumbrancer indemnifies and will keep indemnified the Encumbrancee from and against all costs (including legal costs), charges and expenses, including those incurred in connection with advisors, experts and consultants, claims, damages, liability, losses, injury (actual or contingent) suffered or incurred by the Encumbrancer as a result of or relating to any failure by the Encumbrancer to comply with the terms of this Encumbrance.

14. ACKNOWLEDGEMENT OF HAMILTON HILL DESIGN GUIDELINES

14.1 Hamilton Hill Design Guidelines

The Encumbrancer acknowledges for itself and its successors in title that the covenants in this Encumbrance are entered into and undertaken for the purposes of putting into effect the Hamilton Hill Design Guidelines.

14.2 Acknowledgement

The Encumbrancer acknowledges that it has received the Hamilton Hill Design Guidelines prior to the Grant of this Encumbrance.

14.3 Benefit of Covenants of Encumbrance

The Encumbrancer acknowledges for itself and its successors in title that:

- (a) This Encumbrance will run with and binds the Land; and
- (b) The covenants of this Encumbrance are for the benefit of both the Encumbrancee and for the benefit of every other allotment or lot and the owners of such allotments or lots within the Development Zone.

14.4 The Encumbrancer warrants that it has required, and will continue to require, each purchaser of land in the Development Zone, as a condition of sale, to execute an instrument in substantially similar form to this instrument and containing substantially similar covenants and other stipulations.

15. NOTICES

- (a) Any notice or demand to be given to made upon the Encumbrancer hereunder may be given or made by posting, electronic mailing or delivering the same in writing signed by an officer or solicitor or agent for and on behalf of the Encumbrancee:
 - (i) to or at the address of the Encumbrancer appearing on the front page of this Encumbrance; or
 - (ii) the last known place of abode of the Encumbrancer; or
 - (iii) the last know email address of the Encumbrancer; or
 - (iv) if a dwelling has been erected on the Land, by leaving the notice at or attached to the dwelling.

(b) Pursuant to clause 15(a):

- (i) any notice served to the Encumbrancee by ordinary mail shall be deemed to have been received 2 business days after the date of posting;
- (ii) any notice served to the Encumbrancee by electronic mail shall be deemed to have been received immediately; and
- (iii) any notice left at or attached to the dwelling shall be deemed to have been received immediately.

16. READING DOWN AND SEVERANCE

If a provision of this Encumbrance is void or voidable by either party or unenforceable, invalid or illegal but would not be void, voidable, unenforceable, invalid or illegal if it were read down, it will be read down accordingly. If, notwithstanding the foregoing, a provision of this Encumbrance is still void, voidable, unenforceable, invalid or illegal then:

- (a) if the provision would not be void or voidable or unenforceable or invalid or illegal if a word or words as the case may be were severed, then that word or words are hereby severed; and
- (b) in any other case, the whole provision is hereby severed and the remainder of this Encumbrance has full force and effect.

17. SUNSET CLAUSE

The rights and obligations of the Encumbrancee (but not the Encumbrancer or any person claiming under the Encumbrancer as purchasers of any land in the Development Zone) will cease on the earlier of:

- (a) 2 years after practical completion of all dwellings within the final stage of development within the Development Zone (as determined by the Encumbrancee); and
- (b) 30 June 2030.

18. Costs

The Encumbrancer shall bear all costs in relation to the preparation, completion and submission of its Development application which may include but not limited to plans, specifications and associated information to the Encumbrancee and the relevant authorities for approval.

19. TRANSFER OF ENCUMBRANCE BY ENCUMBRANCEE

19.1 the Encumbrancer acknowledges and agrees that the Encumbrancee may, at any time and without the consent of the Encumbrancer, transfer its estate and interest as Encumbrancee to this Encumbrance to a third party in accordance with the Real Property Act 1886 (SA).

19.2 The Encumbrancee must notify the Encumbrancer the registration of transfer pursuant to clause 19.1 by no later than 20 business days after registration of the transfer at the Lands Titles Office.

Annexure K

EPA



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

Receipt No : 0002699363
 Admin No : 111860 (94086)

Eckermann Forms
 PO BOX 7340 Hutt Street
 ADELAIDE SA 5000

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

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

05 August, 2025

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

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

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

Title Reference CT Volume 6258 Folio 233
 Address 19A Kintyre Road, WOODFORDE SA 5072

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

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. *Environment Protection Act 1993*

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

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

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

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

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

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

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

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

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

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

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

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

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

Records identified in this EPA Statement to Form 1: **SC61459; SC61868; SC60723-02**

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

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