

# 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 parentheses 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:

Street 1. \_\_\_\_\_

Suburb: \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_

**2. Purchaser's registered agent:**

\_\_\_\_\_

Address:

Street 1 \_\_\_\_\_

Suburb: \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_

**3. Vendor:**

Roger Gasparin  
\_\_\_\_\_

Address:

Street 1: 89 North East Road

Suburb: Collinswood State: SA Postcode: 5081

**4. Vendor's registered agent:**

Fox Real Estate

Address:

Street 1: 192 Melbourne Street

Suburb: North Adelaide State: SA Postcode: 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)**

Allotment 2 Deposited Plan 52375 in the area named Gilberton Hundred of Yatala.  
\_\_\_\_\_

Street 1: 7B James Street

Suburb: Gilberton State: SA Postcode: 5081

being the ~~whole~~ / portion of the land comprised in Certificate of Title  
Volume 5693 Folio 623.

\_\_\_\_\_

## 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:  
89 North East Road Collinswood SA 5081  
\_\_\_\_\_  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
Email: nick@foxrealestate.com.au  
\_\_\_\_\_  
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:  
192 Melbourne Street, North Adelaide SA 5006  
\_\_\_\_\_  
(being ~~the agent's address for service under the Land Agents Act 1994~~ / an address nominated by the agent to you for the purpose of service of the notice).

##### Note:

Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that:

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

##### 5. Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than:

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

**Proceeding with the purchase**

If you wish to proceed with the purchase:

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

**Part C—Statement with respect to required particulars**

(section 7(1))

To the purchaser:

\*I/We, Roger Gasparin

of 89 North East Road Collinswood SA 5081

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 Conveyance) Act 1994* 18-Mar-2026

Date: \_\_\_\_\_

Signed: Signed on Greatforms by:  
*Roger Gasparin*  
PAJHGMXOPAPXIPNY4QQRODJ9SZ

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

**Part D—Certificate with respect to prescribed inquiries by registered agent**   
(section 9)

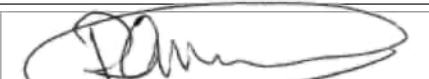
To the purchaser:

I, Ryan Edwards of Electronic Form 1 Co. Pty Ltd on behalf of Fox Real Estate

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:

Date: 18/03/2026

Signed: 

\*Vendor's / Purchaser's agent

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

**Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land  
(section 7(1)(b))****Note:**

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

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

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

## Table of particulars

### Column 1

### Column 2

### Column 3

(If an item is applicable, ensure that the box for the item is ticked and complete the item.)

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

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

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

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

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

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

### 1. General

#### 1.1 Mortgage of land

**(Note: Do not omit this item. The item and its heading must be included in the statement even if not applicable.)**

**Is this item applicable?**



**Will this be discharged or satisfied prior to or at settlement?**

YES

**Are there attachments?**

NO

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

Number of mortgage: (if registered)

13537418

Name of mortgagee:

Westpac Banking Corporation (ACN: 007 457 141).

**1.2 Easement**

(whether over the land or annexed to the land)

**Note:** "Easement" includes rights of way and party wall rights

**(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)**

**Is this item applicable?**

**Will this be discharged or satisfied prior to or at settlement?**

NO

**Are there attachments?**

YES

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

Refer attached Certificate of Title Volume 5693 Folio 623 and Property Interest Report - page 12.

Description of land subject to easement:

Portion of the land in the said Certificate of Title.

Nature of easement:

Statutory Easements may apply - refer to page 12 of the Property Interest Report.

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**

**(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)**

~~Is this item applicable?~~

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

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

~~Nature of restrictive covenant:~~

~~Name of person in whose favour restrictive covenant operates:~~

~~Does the restrictive covenant affect the whole of the land being acquired?~~

~~If NO, give details:~~

~~Does the restrictive covenant affect land other than that being acquired?~~



## 5. Development Act 1993 (repealed)

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

*(Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

**Is this item applicable?**



**Will this be discharged or satisfied prior to or at settlement?**

NO

**Are there attachments?**

YES

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

Refer attached Council Search - pages 18-24.

Condition(s) of authorisation:

Refer attached Council Search.

Development Number:

200/126/00 - pages 18-22

200/197/98 - pages 23-24

## 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)

*(Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~Is this item applicable?~~

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

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

~~Nature of condition(s):~~

## 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)~~

~~Date of notice:~~

~~Amount of levy payable:~~

## 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 attachment even if not applicable.)*

**Is this item applicable?**



**Will this be discharged or satisfied prior to or at settlement?**

NO

**Are there attachments?**

YES

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

Refer to attached SAPPA report.  
Refer to attached Council Search - pages 3,8-9 and 15-17.  
Refer to attached Property Interest Report - pages 8-9.

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

Refer to attached SAPPA report.  
Refer to attached Council Search - pages 3 and 15-16.

Is there a State heritage place on the land or is the land situated in a State heritage area?

NO

Is the land designated as a local heritage place?

NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

NO

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

YES

**Note** - For further information about the Planning and Design Code <https://code.plan.sa.gov.au>.

**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 attachment  
even if not applicable.)*

~~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)~~

~~\_\_\_\_\_~~

~~Date of authorisation:~~

~~\_\_\_\_\_~~

~~Name of relevant authority that granted authorisation:~~

~~\_\_\_\_\_~~

~~Condition(s) of authorisation:~~

~~\_\_\_\_\_~~

**29.3** section 139 - Notice of  
proposed work and notice  
may require access

~~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)~~

~~\_\_\_\_\_~~

~~Date of notice:~~

~~\_\_\_\_\_~~

~~Name of person giving notice of proposed work:~~

~~\_\_\_\_\_~~

~~Building work proposed: (as stated in the notice)~~

~~\_\_\_\_\_~~

~~Other building work as required pursuant to the Act:~~

~~\_\_\_\_\_~~

29.4 section 140 - Notice requesting access

~~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)~~

~~\_\_\_\_\_~~

~~Date of notice:~~

~~\_\_\_\_\_~~

~~Name of person requesting access:~~

~~\_\_\_\_\_~~

~~Reason for which access is sought: (as stated in the notice)~~

~~\_\_\_\_\_~~

~~Activity of work to be carried out:~~

~~\_\_\_\_\_~~

29.5 section 141 - Order to remove or perform work

~~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)~~

~~\_\_\_\_\_~~

~~Date of order:~~

~~\_\_\_\_\_~~

~~Terms of order:~~

~~\_\_\_\_\_~~

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

~~\_\_\_\_\_~~

~~Amount payable: (if any)~~

~~\_\_\_\_\_~~

29.6 section 142 - Notice to complete development

~~**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)*~~

~~\_\_\_\_\_~~

~~Date of notice:~~

~~\_\_\_\_\_~~

~~Requirements of notice:~~

~~\_\_\_\_\_~~

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

~~\_\_\_\_\_~~

~~Amount payable: (if any)~~

~~\_\_\_\_\_~~

29.7 section 155 - Emergency order

~~**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)*~~

~~\_\_\_\_\_~~

~~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)~~

~~\_\_\_\_\_~~

29.8 section 157 - Fire safety notice

~~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)~~

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

29.9 section 192 or 193 - Land management agreement

~~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)~~

Date of agreement:

Names of parties:

Terms of agreement:

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

~~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)~~

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

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

~~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)~~

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings

~~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)~~

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

29.13 section 213 - Enforcement notice

~~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)~~

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)

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

~~**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)~~

~~\_\_\_\_\_~~

~~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:~~

~~\_\_\_\_\_~~

## 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:

#### EPA 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 treatment, storage or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

**2-Pollution and site contamination on the land-questions for vendor**

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

NO

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

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

NO

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

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

NO

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

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

NO

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

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

NO

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

**Note-**

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

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

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

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

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

#### Note-

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

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

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

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

The EPA will not provide details about exemptions relating to-

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

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

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

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

**Note-**

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

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

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

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

(d) a copy of a pre-1 July 2009 site audit report?

NO

(e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

**Note-**

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

**6-Further information held by councils**

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

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

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

NO

**Note-**

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

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

It should be noted that-

- 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)(1)).

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.

# ANNEXURES

~~\* There are no documents annexed hereto~~

\* The following documents are annexed hereto -

Copy of certificate(s) of title to the land

Local Government Authority Prescribed inquiry (Council Search) (24 pages)

Property Interest Report including Emergency Services Levy, Land Tax and SA Water Certificates) (23 pages)

SAPPA report (2 pages)

Form R3 Buyers Information Notice

Form R7 - Warning Notice

## ACKNOWLEDGEMENT OF RECEIPT

\* I / ~~We~~, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_

### Signature of purchaser(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Date

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Date

(\*Strike out whichever is not applicable)

# 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 that you check the Consumer and Business Advice section on the following website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au).

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

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

### Safety

- 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](http://www.cbs.sa.gov.au).

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

# Form R7

*Land and Business (Sale and Conveyancing) Act 1994 (section 24B)*

*Land and Business (Sale and Conveyancing) Regulations 2025 (regulation 21)*

## Warning notice

### Financial and investment advice

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following;

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

**Note:** For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- a) in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- b) in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.



# Certificate of Title



Product	Register Search (CT 5693/623)
Date/Time	05/03/2026 11:45AM
Customer Reference	
Order ID	20260305004147

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 5693 Folio 623

Parent Title(s)	CT 1266/154		
Creating Dealing(s)	SC 8690594, RTU 8690595		
Title Issued	20/09/1999	Edition	5
		Edition Issued	04/06/2021

## Estate Type

FEE SIMPLE

## Registered Proprietor

ROGER GASPARIN  
OF 89 NORTH EAST ROAD COLLINSWOOD SA 5081

## Description of Land

ALLOTMENT 2 DEPOSITED PLAN 52375  
IN THE AREA NAMED GILBERTON  
HUNDRED OF YATALA

## Easements

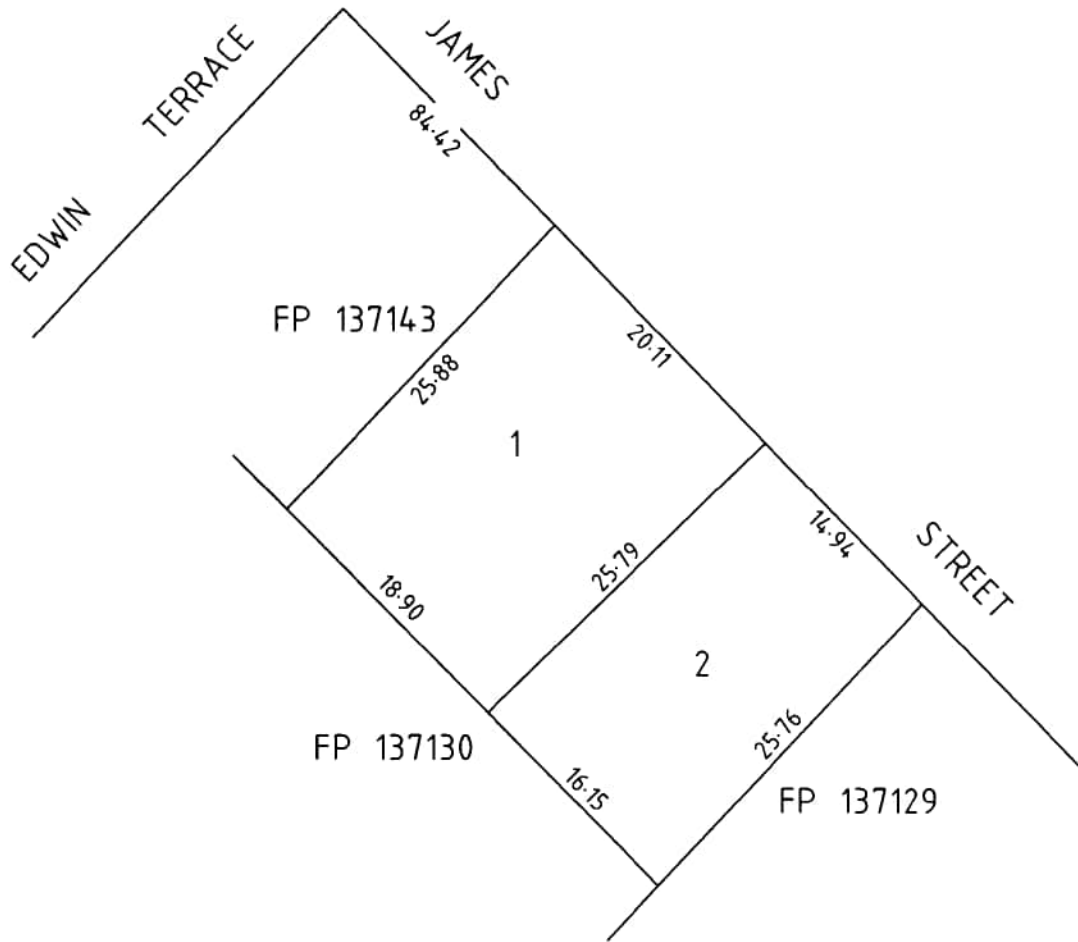
NIL

## Schedule of Dealings

Dealing Number	Description
13537418	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

## Notations

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



Local Government Authority  
prescribed inquiry (Council Search)  
(24 pages)



## The Corporation of the Town of Walkerville

ABN 49 190 949 882

66 Walkerville Terrace, Gilberton SA 5081

PO Box 55, Walkerville SA 5081

Email: walkerville@walkerville.sa.gov.au

www.walkerville.sa.gov.au

CARRINGTON CONVEYANCERS

Certificate Number: SH2026132130

info@ccproperty.com.au

Date: 05.03.2026

## Rates & Charges Information

Certificate issued pursuant to section 187 of the Local Government Act 1999

### LAND DETAILS

**Property Address:** 7B JAMES STREET GILBERTON SA 5081  
**Certificate of Title:** 5693/623  
**Lot No:** 2                      **Section No:** 475                      **Plan No:** D52375  
**Assessment No:** A3536                      **Valuation No:** 2005084011  
**Owner(s):** ROGER GASPARIN

### ANNUAL RATES

<b>Date Declared:</b>	<b>21/07/2025</b>	<b>Notice Date:</b>	<b>31/07/2025</b>
Arrears of Previous Rates & Fines:			0.00
Current Rate Charges:			\$2551.30
Regional Landscape Levy:			105.40
Less: Rebates:			
Less: Paid:			\$2656.70
Current Fines Incurred:			0.00
Interest/ Legal Fees:			0.00
<b>Total Rates Outstanding:</b>			<b>\$0.00</b>

### Quarterly Information:

1 <sup>st</sup> Quarter	Due Date:	11/09/2025
2 <sup>nd</sup> Quarter	Due Date:	11/12/2025
3 <sup>rd</sup> Quarter	Due Date:	11/03/2026
4 <sup>th</sup> Quarter	Due Date:	11/06/2026

### BPAY Details (Rates):

**Bill Code:** 9761  
**Ref No:** 1000035362

### Details of Fines for Non-Payment of Rates:


If a quarterly account of rates is not paid on or before the date on which it falls due:-

- The amount due will be regarded as being in arrears; and
- A fine of 2% of the amount due is payable; and
- On the expiration of each full month from that date, interest at the prescribed percentage 0.7125% of the amount in arrears (including the amount of any previous unpaid fines and interest from any previous month) accrues.

If an entitlement to a rebate of rates ceases or no longer applies during the course of the financial year, the council is entitled to recover rates at the increased level proportionate to the remaining part of the financial year.

### OTHER CHARGES

Sundry Debtors	0.00		<b>BPAY Details (Other Charges):</b>	
Other Charges			Bill Code:	88880
<b>Total Other Charges</b>			Ref No:	

<b>Total Balance at Date of Certificate:</b>		<b>\$0.00</b>	
Certified:		Date:	05.03.2026

Certificate is valid for 60 days from the date listed at the top of this certificate

**PRESCRIBED INFORMATION****A3536 - 7B JAMES STREET**

<p style="text-align: center;"><b>Column 1</b></p> <p style="text-align: center;"><b>Prescribed encumbrance</b></p>	<p style="text-align: center;"><b>Column 2</b></p> <p style="text-align: center;"><b>Other particulars required</b></p>
<p><b>Part 1—Items that must be included in statement</b></p>	
<p><i>{If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}</i></p>	
<p><b>Development Act 1993</b></p>	
<p>Part 3—Development Plan</p>	<p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):</p> <p><b>Zone (Policy Area):</b></p> <p><b>Residential Character Zone (Gilberton Policy Area 11)</b></p> <p>Is the land situated in a designated State Heritage Area? <b>NO</b></p> <p>Is the land designated as a place of local heritage value? <b>NO</b></p> <p>Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? <b>NO</b></p> <p>If YES, state the name of the council: <b>Not Applicable</b></p> <p>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? <b>NO</b></p>
<p>section 42—Condition (that continues to apply) of a development authorisation</p>	<p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p> <p><b>ATTACHED</b></p>

**PRESCRIBED INFORMATION**

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



**PRESCRIBED INFORMATION**

<b><i>Development Act 1993</i></b>	
section 50(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): <b>NO</b>
section 50(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): <b>NO</b>
section 55—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): <b>NO</b>
section 56—Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): <b>NO</b>
section 57—Land management agreement	Date of agreement: Names of parties: Terms of agreement: <b>NO</b>



**PRESCRIBED INFORMATION**

section 69—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): <b>NO</b>
section 71—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): <b>NO</b>
section 84—Enforcement notice	Date notice given: Name of the relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): <b>NO</b>
section 85(6), 85(10) or 106— Enforcement order	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: <b>NO</b>


**PRESCRIBED INFORMATION**

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

**PRESCRIBED INFORMATION**

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


**PRESCRIBED INFORMATION**

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

**PRESCRIBED INFORMATION**

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

**PRESCRIBED INFORMATION**

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

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

**PRESCRIBED INFORMATION**

Confirmed – Health section:



***Water Industry Act 2012***

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

Date of notice or order:

Name of person or body who served notice or order:

Amount payable (if any) as specified in the notice or order:

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

**NO**

Confirmed –Water section:



**PRESCRIBED INFORMATION**

**Particulars of Building Indemnity Insurance**

**Note—Building indemnity insurance is not required for—**

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

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

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

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

**Exemption from holding insurance:**

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

**NO**

If **YES**, give details:

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

**PRESCRIBED INFORMATION**

.....  
.....

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

.....  
.....



**Certified Development Section..... Date: 12/03/2026**

**PRESCRIBED INFORMATION**

***Particulars relating to Environment Protection***

**Further information held by councils**

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

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

NO

**Note—**

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

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

It should be noted that—

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

# Data Extract for Section 7 search purposes

## Valuation ID 2005084011

**Data Extract Date:** 12/03/2026

### Important Information

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

**Parcel ID:** D52375 AL2

**Certificate Title:** CT5693/623

**Property Address:** 7B JAMES ST GILBERTON SA 5081

### Zones

Established Neighbourhood (EN)

### Subzones

No

### Zoning overlays

#### Overlays

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

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

#### **Airport Building Heights (Regulated) (All structures over 110 metres)**

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

#### **Affordable Housing**

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

#### **Character Area (WalkC1)**

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

#### **Co-located Housing**

The Co-located Housing Overlay seeks to facilitate the development of a new form of shared housing which provides for greater housing diversity while also retaining established built form / streetscape character and urban tree canopy.

#### **Heritage Adjacency**

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

#### **Hazards (Flooding - Evidence Required)**

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

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

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No



# The Corporation of the Town of Walkerville

ABN 49 190 949 882

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

Your Ref:

Telephone: (08) 8344 7711

Please Quote Ref: 200/126/00

Facsimile: (08) 8269 7820

Enquiries To:

Email: walkervl@walkerville.sa.gov.au

## DEVELOPMENT NOTIFICATION

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

<b>Dated:</b>	26.09.00	<b>Development Number:</b>	200/126/00 <b>STAGE 1</b>
<b>Registered on:</b>	26.07.00		

<b>To:</b>	DOUGLAS ROBERTSON 124 MARGARET ST NORTH ADELAIDE SA 5006	<b>Copy to:</b>	
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<b>LOCATION OF PROPOSED DEVELOPMENT:</b>	7B JAMES ST GILBERTON
--	-----------------------

<b>Nature of Proposed Development:</b>	<b>SINGLE STOREY DETACHED DWELLING (Excluding Masonry Fences) – Stage 1</b>
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### IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

Nature of Decision	Consent Granted	Number of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent	21.08.00	7		
Land Division				
Land Division (Strata)				
Provisional Building Rules Consent	26.09.00	Privately Certified		
Public Space				
Other				
<b>DEVELOPMENT APPROVAL</b>	26.09.00	7		

Details of the building classification and the approved number of occupants under the Building Code are attached. .... representations(s) from third parties concerning your category 3 proposal were received.

If there were third party representations, any consent/approval with conditions does not operate until the periods specified in the Act have expired (within 15 business days). Any conditions imposed are set out on the attached sheet.

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

<b>Date of Decision:</b>	26/09/00	<input type="checkbox"/> Development Assessment Commission or delegate
<b>Signed:</b>		<input checked="" type="checkbox"/> Council Chief Executive Officer or delegate
<b>Date:</b>	26 September 2000	<input type="checkbox"/> Private Certifier <input type="checkbox"/> Sheets attached

South Australia - Regulation under the Development Act 1993 Regulation 42



# The Corporation of the Town of Walkerville

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

Your Ref:

Telephone: (08) 8344 7711

Please Quote Ref: 200/126/00

Facsimile: (08) 8269 7820

Enquiries To:

Email: walkervl@walkerville.sa.gov.au

## DEVELOPMENT NOTIFICATION

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

<b>Dated:</b>	24.08.00	<b>Development Number:</b>	200/126/00
<b>Registered on:</b>	26.07.00		

<b>To:</b>	DOUGLAS ROBERTSON 124 MARGARET ST NORTH ADELAIDE SA 5006	<b>Copy to:</b>	
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<b>LOCATION OF PROPOSED DEVELOPMENT:</b>	7B JAMES ST GILBERTON
--	-----------------------

<b>Nature of Proposed Development:</b>	SINGLE STOREY DETACHED DWELLING
--	---------------------------------

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

Nature of Decision	Consent Granted	Number of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent	21.08.00	7		
Land Division				
Land Division (Strata)				
Provisional Building Rules Consent	Required			
Public Space				
Other				
<b>DEVELOPMENT APPROVAL</b>	Required			

Details of the building classification and the approved number of occupants under the Building Code are attached. .... representations(s) from third parties concerning your category 3 proposal were received.

If there were third party representations, any consent/approval with conditions does not operate until the periods specified in the Act have expired (within 15 business days). Any conditions imposed are set out on the attached sheet.

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

<b>Date of Decision:</b>	21.08.00	<input type="checkbox"/> Development Assessment Commission or delegate
<b>Signed:</b>		<input checked="" type="checkbox"/> Council Chief Executive Officer or delegate
<b>Date:</b>	24 August 2000	<input type="checkbox"/> Private Certifier <input type="checkbox"/> Sheets attached

South Australia - Regulation under the Development Act 1993 Regulation 42

## **PLANNING CONDITIONS**

### **200/126/00**

#### **7B JAMES ST GILBERTON**

1. Development is to take place in accordance with the plans marked R59 prepared by Terence Feltus Architects relating to Development Application No. DA200/126/00 except as modified by any conditions attached to this Planning Decision Notification and all works detailed in the approved plans and required by conditions be completed prior to the occupation of the development approved herein.

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

2. Any activity and all mechanical services such as airconditioners pool pumps motors or other noise generating equipment including amplified music or speech shall be designed located and operated so that no aural nuisance or inconvenience is caused to occupiers of the buildings in the locality and in any case shall not exceed a level of 40dbA measured at the nearest boundary of the site or as required by the Environmental Protection Act 1993.

Reason: To protect the amenity of owners or occupiers of residential premises in the locality.

3. Storm and roof water shall be managed and disposed of in such manner as will not adversely affect any adjoining property by the creation of an on-site detention system and/or directing such water to the street watertable to the reasonable satisfaction of Council. A pressurised system shall be used if levels are inadequate for a gravity feed system.

Reason: To prevent damage to properties and minimise erosion.

4. Any difference in finished ground levels between the subject site and adjoining sites at the boundary be retained by an appropriate wall or plinth of masonry concrete new concrete sleeper or similar construction structurally separate from any boundary fence and its supports.

Reason: To retain fill within the boundaries of the site of the development and to manage the flow of stormwater.

5. All fencing on the subject land shall be of a design materials and height sufficient for the protection of privacy of the occupiers of adjoining land and to a standard of materials and construction commensurate with the character and amenity of the locality all to the reasonable satisfaction of Council. All fencing costs over and above that of a fence typical of the locality to address issues of privacy created by the development herein approved shall be wholly borne by the applicant.

Reason: To maintain the character and amenity of the locality.



6. The driveway crossover (kerb watertable and paving of footway) shall be constructed in accordance with the attached Specification for construction of a crossing place

Reason: To ensure the construction complies with stormwater public safety and convenience requirements.

7. The boundary fence and landscaping along the common boundary of the subject land and the driveway of the Mellor Court dwellings shall, forward of the front alignment of the dwelling herein approved, be designed constructed and maintained to provide visibility for drivers of vehicles between both driveways to the reasonable satisfaction of Council.

Reason: To provide adequate visibility for divers of vehicles to provide for safe and convenient vehicle movements from both driveways.

**Note:** Approval from the council is required if there are any amendments to the approved development resulting from the site conditions or requirements from other authorities or other Acts or Regulations having jurisdiction over the subject site existing buildings or the approved developments.

Reason: To ensure that completed structures are in accordance with approvals issued.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.



# The Corporation of the Town of Walkerville

ABN 49 190 949 882

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

Your Ref:

Telephone: (08) 8344 7711

Please Quote Ref: 200/126/00

Facsimile: (08) 8269 7820

Enquiries To:

Email: walkervl@walkerville.sa.gov.au

## DEVELOPMENT NOTIFICATION

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

<b>Dated:</b>	08.11.00	<b>Development Number:</b>	200/126/00 STAGE 1
<b>Registered on:</b>	26.07.00		

<b>To:</b>	DOUGLAS ROBERTSON 124 MARGARET ST NORTH ADELAIDE SA 5006	<b>Copy to:</b>	
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<b>LOCATION OF PROPOSED DEVELOPMENT:</b>	7B JAMES ST GILBERTON
--	-----------------------

<b>Nature of Proposed Development:</b>	<b>PART TWO STOREY DETACHED DWELLING (Excluding Masonry Fences) – Stage 1</b>
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### IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

Nature of Decision	Consent Granted	Number of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent	21.08.00	7		
Land Division				
Land Division (Strata)				
Provisional Building Rules Consent	26.09.00	Privately Certified		
Public Space				
Other				
<b>DEVELOPMENT APPROVAL</b>	26.09.00	7		

Details of the building classification and the approved number of occupants under the Building Code are attached. .... representations(s) from third parties concerning your category 3 proposal were received.

If there were third party representations, any consent/approval with conditions does not operate until the periods specified in the Act have expired (within 15 business days). Any conditions imposed are set out on the attached sheet.

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

<b>Date of Decision:</b>	26/09/00	<input type="checkbox"/> Development Assessment Commission or delegate
<b>Signed:</b>		<input checked="" type="checkbox"/> Council Chief Executive Officer or delegate
<b>Date:</b>	26 September 2000	<input type="checkbox"/> Private Certifier <input type="checkbox"/> Sheets attached

South Australia - Regulation under the Development Act 1993 Regulation 42



## The Corporation of the Town of Walkerville

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

Your Ref:

Telephone: (08) 8344 7711

Please Quote Ref:

Facsimile: (08) 8269 7820

Enquiries To:

Email: walkervl@walkerville.sa.gov.au

### DEVELOPMENT NOTIFICATION

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

<b>Dated:</b>	15/2/99	<b>Development Number:</b>	200/197/98 (200/D015/98)
<b>Registered on:</b>	16/12/98		

<b>To:</b>	Kevin Burgess & Associates Pty Ltd 46 Second Ave ST PETERS SA 5069	<b>Copy to:</b>	Glenn Ang 583 Orchard Rd SINGAPORE 2388	CC D.A.C. GPO BOX 1815 ADELAIDE 5015
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#### LOCATION OF PROPOSED DEVELOPMENT

<b>House No:</b>	9	<b>Lot No:</b>	
<b>Street:</b>	JAMES STREET	<b>Suburb:</b>	GILBERTON
<b>Nature of Proposed Development:</b> LAND DIVISION			

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

Nature of Decision	Consent Granted	Number of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent				
Land Division	15/2/99	2		
Land Division (Strata)				
Provisional Building Rules Consent				
Public Space				
Other				
<b>DEVELOPMENT APPROVAL</b>	15/2/99	2		

Details of the building classification and the approved number of occupants under the Building Code are attached. .... representations(s) from third parties concerning your category 3 proposal were received.

If there were third party representations, any consent/approval with conditions does not operate until the periods specified in the Act have expired (within 15 business days). Any conditions imposed are set out on the attached sheet.

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

<b>Date of Decision:</b>	15/2/99	<input type="checkbox"/>	Development Assessment Commission or delegate
<b>Signed:</b>		<input checked="" type="checkbox"/>	Council Chief Executive Officer or delegate
<b>Date:</b>	15/2/99	<input type="checkbox"/>	Private Certifier
		<input type="checkbox"/>	Sheets attached

South Australia - Regulation under the Development Act 1993 Regulation 42

DEVCONS

**PLANNING  
CONDITIONS  
200/197/98 (200/D015/98)**

**9 JAMES STREET GILBERTON**

1. The financial, easement and internal drain requirements for water and sewerage services of the Minister of Infrastructure (SA Water), if any, being met.
2. Payment of \$1355.00 into the Planning and Development fund (1 allotment(s) @ \$1355.00/allotment). Cheques to be made payable to the Development Assessment Commission and payment sent to GPO Box 1815, Adelaide, 5001.



Property Interest Report including  
Emergency Services Levy, Land Tax  
and SA Water Certificates (23 pages)



an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)  
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

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

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

## 17. *Land Acquisition Act 1969*

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

## 18. *Landscape South Australia Act 2019*

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

## Act

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

**19. Land Tax Act 1936**

- |      |   |  |
|------|---|--|
| 19.1 | Notice, order or demand for payment of land tax | <p><b>A Land Tax Certificate will be forwarded.</b><br/> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b></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<br/> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></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](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<br>also<br>Contact the Local Government Authority  |
| 5.  | Particulars relating to asbestos at workplaces                                  | Contact the vendor for these details  |
| 6.  | Particulars relating to aluminium composite panels                              | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.                               |
| 7.  | Particulars relating to court or tribunal process                               | Contact the vendor for these details  |
| 8.  | Particulars relating to land irrigated or drained under Irrigation Acts         | SA Water will arrange for a response to this item where applicable  |
| 9.  | Particulars relating to environment protection                                  | Contact the vendor for details of item 2<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <i>Livestock Act, 1997</i>                              | Animal Health in PIRSA has no record of any notice or order affecting this title  |

## Additional Information

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](mailto:DEWwaterlicensing@sa.gov.au).



Product	Title and Valuation Package
Date/Time	05/03/2026 11:45AM
Customer Reference	
Order ID	20260305004147

## Certificate of Title

Title Reference	CT 5693/623
Status	CURRENT
Easement	NO
Owner Number	09683725
Address for Notices	89 NORTH EAST RD COLLINSWOOD 5081
Area	400m <sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

ROGER GASPARIN  
OF 89 NORTH EAST ROAD COLLINSWOOD SA 5081

## Description of Land

ALLOTMENT 2 DEPOSITED PLAN 52375  
IN THE AREA NAMED GILBERTON  
HUNDRED OF YATALA

## Last Sale Details

Dealing Reference	TRANSFER (T) 11177578
Dealing Date	15/05/2009
Sale Price	\$880,000
Sale Type	TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13537418	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2005084011	CURRENT	7B JAMES STREET, GILBERTON, SA 5081

## Notations

Dealings Affecting Title



Product	Title and Valuation Package
Date/Time	05/03/2026 11:45AM
Customer Reference	
Order ID	20260305004147

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

Valuation Number	2005084011
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2000
Property Location	7B JAMES STREET, GILBERTON, SA 5081
Local Government	WALKERVILLE
Owner Names	ROGER GASPARIN
Owner Number	09683725
Address for Notices	89 NORTH EAST RD COLLINSWOOD 5081
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	HDG
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
D52375 ALLOTMENT 2	CT 5693/623

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,325,000	\$1,575,000			
Previous	\$1,150,000	\$1,475,000			

## Building Details



Product	Title and Valuation Package
Date/Time	05/03/2026 11:45AM
Customer Reference	
Order ID	20260305004147

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Valuation Number	2005084011
Building Style	Conventional
Year Built	2001
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	180 sqm
Number of Main Rooms	Not Available

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



Product	Check Search
Date/Time	05/03/2026 11:45AM
Customer Reference	
Order ID	20260305004147

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## Certificate of Title

Title Reference: CT 5693/623  
Status: CURRENT  
Edition: 5

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product Historical Search  
 Date/Time 05/03/2026 11:45AM  
 Customer Reference  
 Order ID 20260305004147

## Certificate of Title

Title Reference: CT 5693/623  
 Status: CURRENT  
 Parent Title(s): CT 1266/154  
 Dealing(s) Creating Title: SC 8690594, RTU 8690595  
 Title Issued: 20/09/1999  
 Edition: 5

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
01/06/2021	04/06/2021	13537418	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
01/06/2021	04/06/2021	13537417	DISCHARGE OF MORTGAGE	REGISTERED	11177579
15/05/2009	03/06/2009	11177579	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
15/05/2009	03/06/2009	11177578	TRANSFER	REGISTERED	ROGER GASPARIN
15/05/2009	03/06/2009	11177577	DISCHARGE OF MORTGAGE	REGISTERED	8915333 10162514
07/02/2005	13/05/2005	10162514	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
26/06/2000	12/07/2000	8915333	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
26/06/2000	12/07/2000	8915332	TRANSFER	REGISTERED	DOUGLAS ROBERTSON



ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2761032

CARRINGTON CONVEYANCERS (SA) PTY LTD  
POST OFFICE BOX 6193  
HALIFAX STREET SA 5000

DATE OF ISSUE

05/03/2026

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

OWNERSHIP NUMBER	OWNERSHIP NAME			
09683725	R GASPARIN			
PROPERTY DESCRIPTION				
7B JAMES ST / GILBERTON SA 5081 / LT 2 D52375				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
2005084011	CT 5693/623	\$1,575,000.00	R4 1.000	RE 0.400

LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	532.95
FINANCIAL YEAR		- REMISSION	\$	320.65
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-262.30
		= <u>AMOUNT PAYABLE</u>	\$	0.00

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

EXPIRY DATE 03/06/2026



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate



ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2761032

DATE OF ISSUE

05/03/2026

CARRINGTON CONVEYANCERS (SA) PTY LTD  
POST OFFICE BOX 6193  
HALIFAX STREET SA 5000

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

OWNERSHIP NAME  
R GASPARIN & ANR

FINANCIAL YEAR  
2025-2026

PROPERTY DESCRIPTION  
7B JAMES ST / GILBERTON SA 5081 / LT 2 D52375

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
2005084011	CT 5693/623	\$1,325,000.00	0.0400 HA

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

CURRENT TAX	\$	5,196.20	SINGLE HOLDING	\$	2,460.00
- DEDUCTIONS	\$	2,460.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	2,736.20			
= <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



**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





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:**

R GASPARIN

**Water & Sewer Account**

Acct. No.: 20 05084 01 1

**Amount:** \_\_\_\_\_

**Address:**

7B JAMES ST GILBERTON LT 2 D52375

### Payment Options

**EFT**

**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2005084011



**Bill code: 8888**  
**Ref: 2005084011**

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



**Paying online**

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



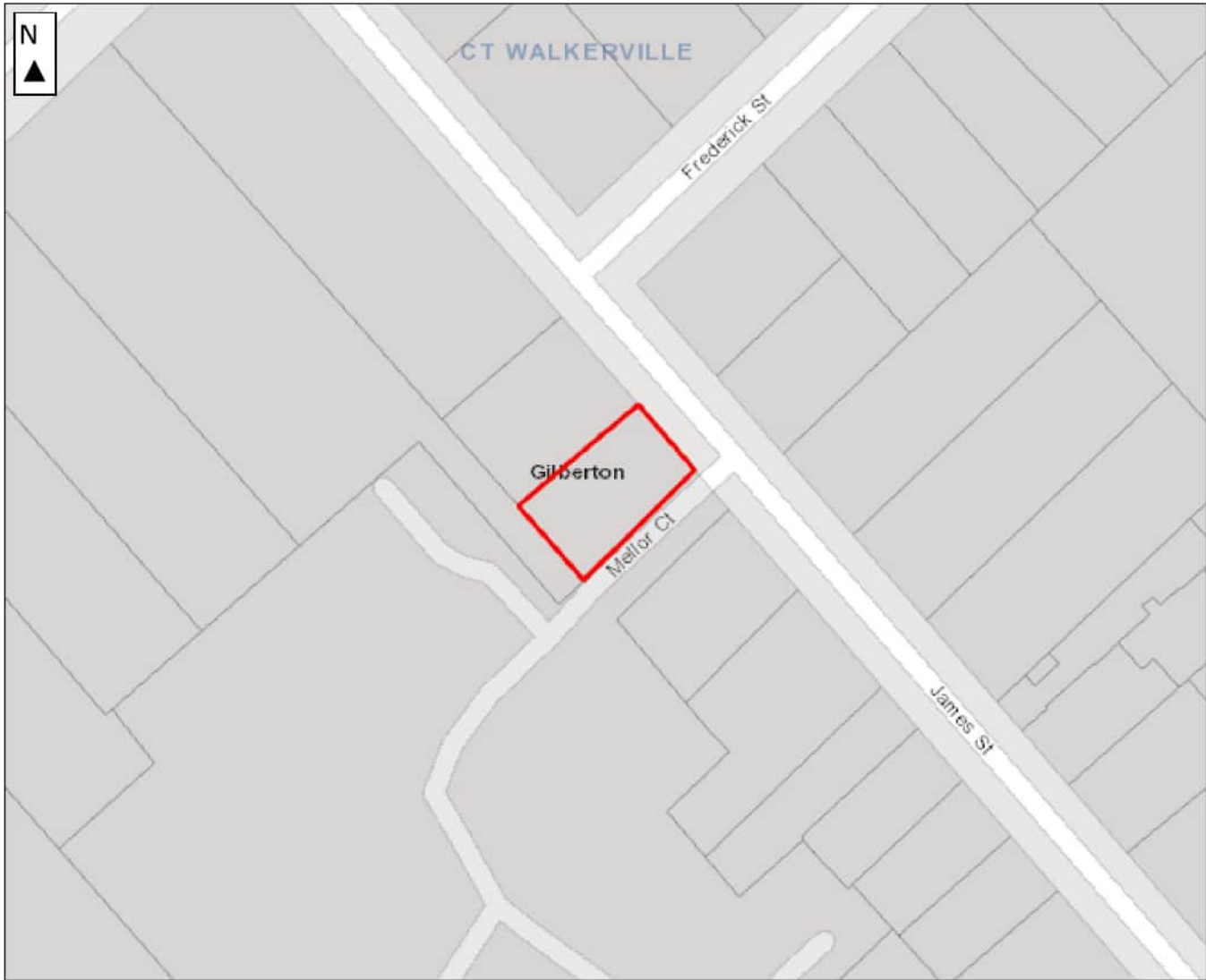
**Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.  
SA Water account number: 2005084011

SAPPA Report (2 pages)

**SAPPA Parcel Report**

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



**Address Details**

**Unit Number:**  
**Street Number:** 7B  
**Street Name:** JAMES  
**Street Type:** ST  
**Suburb:** GILBERTON  
**Postcode:** 5081

Scale ≈ 1:1128 (on A4 page)

50 metres ≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

**Property Details:**

**Council:** THE CORPORATION OF THE TOWN OF WALKERVILLE  
**State Electorate:** ADELAIDE (2018), ADELAIDE (2022), ADELAIDE (2026)  
**Federal Electorate:** ADELAIDE (2019), ADELAIDE (2022), ADELAIDE (2025)  
**Hundred:** YATALA  
**Valuation Number:** 2005084011  
**Title Reference:** CT5693/623  
**Plan No. Parcel No.:** D52375A2

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Zoning details next page



**Government of South Australia**  
 Department for Housing and Urban Development

## Zone Details

### Zones

Established Neighbourhood (Z1506) - EN

### Subzones

No zones available

### Overlays

#### Aircraft Noise Exposure (O0301) - ANEF 20

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

#### Airport Building Heights (Regulated) (O0303) - All structures over 110 metres

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

#### Affordable Housing (O0306)

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

#### Character Area (O0901) - WalkC1

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

#### Co-located Housing (O0905)

The Co-located Housing Overlay seeks to facilitate the development of a new form of shared housing which provides for greater housing diversity while also retaining established built form / streetscape character and urban tree canopy.

#### Heritage Adjacency (O2413)

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

#### Hazards (Flooding - Evidence Required) (O2416)

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 (O4804)

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

#### Regulated and Significant Tree (O5404)

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

#### Stormwater Management (O5710)

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

#### Traffic Generating Development (O6001)

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 (O6302)

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.

### Variations

#### Maximum Building Height (Metres) (V0002)

Maximum building height is 9m

#### Minimum Frontage (V0004)

Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; group dwelling is 14m

#### Minimum Site Area (V0005)

Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; group dwelling is 500 sqm

#### Maximum Building Height (Levels) (V0008)

Maximum building height is 2 levels

#### Minimum Side Boundary Setback (V0011)

Minimum side boundary setback is 1m for the first building level; 2m for any second building level or higher