

FORM 1 - Vendor's Statement

(Section 7 Land and Business (Sale and Conveyancing) Act 1994)

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

means the Part, Division, particulars or item may not be applicable.

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

* means strike out or omit the option that is not applicable.

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

PART A – PARTIES AND LAND

1 Purchaser: _____

Address: _____

2 Purchaser's registered agent: _____

Address: _____

3 Vendor: Andrew John Underwood, Sonia Dee Moroney, Maria Louise Moroney and Catherine

Frances McEvoy

Address: C/O - 186 Greenhill Road, Parkside SA 5063

4 Vendor's registered agent: Denham Property Sales Pty Ltd T/A Magain Real Estate

Address: Shop 2, 515 Brighton Road, Brighton 5048

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]

Refer General Annexure Item 1 _____

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:

C/O - 186 Greenhill Road, Parkside SA 5063

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

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

sandy@magain.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

Shop 2, 515 Brighton Road, Brighton 5048

(being *the agent's address for service under the *Land Agents Act 1994*/~~an address nominated by the agent to you for the purpose of service of the notice~~).

Note–

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

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

5 – Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

**PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS
(section 7(1))**

To the purchaser:

* / We,

Andrew John Underwood, Sonia Dee Moroney, Maria Louise Moroney and Catherine Frances McEvoy _____

of

C/O - 186 Greenhill Road, Parkside SA 5063 _____

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

Date: _____ Signed: _____

Date: _____ Signed: _____

**PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT
(section 9)**



To the purchaser:

I,

Sandy Robinson _____

certify *that the responses/~~that, subject to the exceptions stated below, the responses~~ to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

NIL _____

Date: _____ Signed: _____

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

SCHEDULE – DIVISION 1

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

(section 7(1)(b))

Note –

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

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

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

TABLE OF PARTICULARS

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
<p>1.1 Mortgage of land</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to attached Certificate of Title for details</p> <p>Number of mortgage (if registered):</p> <p>Refer to attached Certificate of Title for details</p> <p>Name of mortgagee:</p> <p>Refer to attached Certificate of Title for details</p>	<p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p>
<p>1.2 Easement</p> <p>(whether over the land or annexed to the land)</p> <p>Note - "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to the Property Interest Report (page 12)</p> <p>Description of land subject to easement:</p> <p>A portion of the land in said Certificate of Title Volume 5716 Folio 875</p> <p>Nature of easement:</p> <p>Statutory Easement for Electricity, Telecommunications, Gas, Water & Sewer may exist</p> <p>Are you aware of any encroachment on the easement?</p> <p>NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>1.3 Restrictive covenant</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

Column 1	Column 2	Column 3
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From:</p> <p>To:</p> <p>Amount of rent or licence fee:</p> <p>per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>
<p>2. Aboriginal Heritage Act 1988</p>		
<p>2.1 section 9 - Registration in central archives of an Aboriginal site or object</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to AGD Letter & Aboriginal Heritage Sites Plan attached</p> <p>Particulars of register entry:</p> <p>Refer to AGD Letter & Aboriginal Heritage Sites Plan attached</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>5. Development Act 1993 (repealed)</p>		
<p>5.1 section 42 - Condition (that continues to apply) of a development authorisation</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Yorke Peninsula Council Search for details</p> <p>Condition(s) of authorisation:</p> <p>Refer to Yorke Peninsula Council Search for details</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>6. Repealed Act conditions</p>		
<p>6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p>	<p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p>

Column 1	Column 2	Column 3
7. Emergency Services Funding Act 1998		
7.1 section 16 - Notice to pay levy	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to the Emergency Services Levy Certificate</p> <p>Date of notice: 08/05/2025</p> <p>Amount of levy payable: \$0.00</p>	<input checked="" type="checkbox"/> YES YES
19. Land Tax Act 1936		
19.1 Notice, order or demand for payment of land tax	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to the Land Tax Certificate</p> <p>Date of notice, order or demand: 08/05/2025</p> <p>Amount payable (as stated in the notice): \$0.00</p>	<input checked="" type="checkbox"/> YES YES
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to Yorke Peninsula Council Search for details & Plan SA Report</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>Refer to Yorke Peninsula Council Search for details & Plan SA Report</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES</p> <p>Note- For further information about the Planning and Design Code visit www.code.plan.sa.gov.au</p>	<input checked="" type="checkbox"/> NO YES
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<input type="checkbox"/> YES/NO YES/NO
<p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="font-size: 2em; text-align: center;">N/A</p>		

Column 1	Column 2	Column 3
34. Water Industry Act 2012		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to the SA Water Certificate</p> <p>Date of notice or order: 08/05/2025</p> <p>Name of person or body who served notice or order: SA Water Corporation</p> <p>Amount payable (if any) as specified in the notice or order: \$0.00</p> <p>Nature of other requirement made (if any) as specified in the notice or order: Refer to the SA Water Certificate</p>	<input checked="" type="checkbox"/> YES YES

FORM 1 - VENDOR'S STATEMENT

GENERAL ANNEXURE

General Annexure Item 1

The land situated at Lot 401 Black Point Drive, Black Point SA 5571 and being whole of the land in Certificate of Title Volume 5716 Folio 875 and being whole of Allotment 401 on Deposited Plan 53082 in the Area named Black Point in the Hundred of Muloowurtie and being whole of the land in Crown Lease Volume 6163 Folio 40 and being whole of Allotment 401 on Deposited Plan 90697 in the Area named Black Point in the Hundred of Muloowurtie

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered 1 to 12 inclusive, together with the following annexures and supporting documents (if any):

FORM R3 Buyers Information Notice _____

Local Government Authority Prescribed Inquiry _____

Copy of Contract _____

Property Interest Report _____

Emergency Services Levy Certificate _____

Land Tax Certificate _____

SA Water Certificate _____

AGD Letter _____

Aboriginal Heritage Sites Plan _____

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act (SA)*;
2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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 recommend that you check the website: www.cbs.sa.gov.au

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

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

Safety

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

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

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

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.

PRINCIPAL OFFICE:
8 Elizabeth Street, Maitland
Telephone (08) 8832 0000

ALL CORRESPONDENCE TO:
PO Box 57, MAITLAND, SA 5573
Fax (08) 8853 2494

Email: admin@yorke.sa.gov.au
Website: www.yorke.sa.gov.au



LOCAL GOVERNMENT INQUIRY

(Certificate of liabilities pursuant to Section 187(1) of the Local Government Act 1999, as amended)

To: Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Certificate No : 17291
Receipt No : 27615893

Property details:	LOT: 401 PLN: 53082 CT: 5716/875 Black Point Drive BLACK POINT 5571
Principal Ratepayer(s):	A J UNDERWOOD & S D & M L MORONEY & C F MCEVOY
Assessment No:	405027
Valuation No:	4604621455

Rates and Charges:

Arrears as at 01/07/2024	\$0.00
Rates & Regional Landscape Levy plus, if applicable, Service Charges for the 2024/2025 rating year	\$3,921.61
PLUS Other Related Property Charges	\$0.00
PLUS Fines and/or Interest already incurred	\$0.00
PLUS Other adjustments	\$0.00
LESS Rebate (if applicable)	\$0.00
LESS Payments received this financial year	-\$2,941.61
TOTAL OWING AT DATE OF THIS REPLY	\$980.00

***Please contact Council prior to settlement for an updated outstanding balance.**
***Assessments with a credit balance are to be adjusted at settlement.**

For Adjustment purposes please note:

- That works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)
- If the property is located in **Baldowan, Black Point, Hardwicke Bay or Port Rickaby** and is serviced by a Council Water Supply Scheme please email admin@yorke.sa.gov.au to request a final meter reading just prior to settlement. Please note that a fee of \$55.00 is payable to Council for this reading.

The charges as shown are valid only for the date of the certificate. If you are seeking updated rating information more than 30 days from the date of this certificate, or in a new financial year, a new Section 187 request is required to be lodged.

Fines and interest will be added to overdue amounts as provided by the Local Government Act, 1999.

PRESCRIBED PARTICULARS ONLY ARE PROVIDED

Enquiries or updates regarding this certificate should only be directed to the Rates Department at the Maitland Branch Office, via email to admin@yorke.sa.gov.au



Billor Code: 10264
Reference: 405027

Certified: ...

.....Date: 12 May 2025

PRINCIPAL OFFICE:
 8 Elizabeth Street, Maitland
 Telephone (08) 8832 0000

ALL CORRESPONDENCE TO:
 PO Box 57, MAITLAND, SA 5573
 Fax (08) 8853 2494
 Email: admin@yorke.sa.gov.au
 Website: www.yorke.sa.gov.au



LOCAL GOVERNMENT ENQUIRY (SECTION 7 SEARCH)	SF015
	Responsible Officer: C&CS
	Issue Date: 20/09/2022
	Next Review Date: September 2026

PRESCRIBED INFORMATION DEVELOPMENT SECTION

Assessment:	405027	CT:	5716/875
Property:	(LOT 401) Black Point Drive, Black Point SA 5571		

PRESCRIBED ENCUMBRANCES	OTHER PARTICULARS REQUIRED (Strike out responses not applicable)
Part 1 – Items that must be included in statement.	
Development Act 1993	
Part 3 - Development Plan	<p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):</p> <p>N/A</p> <p>Is the land situated in a designated State Heritage Area?</p> <p>N/A</p> <p>Is the land designated as a place of local heritage value?</p> <p>N/A</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?</p> <p><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>If YES, state the name of the Council:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <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?</p> <p><input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>

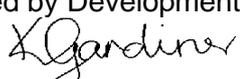
Repealed Act Conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed).	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Nature of condition(s) : <input type="checkbox"/> See attached
Part 2 – Items to be included if land affected	
Development Act 1993	
Section 50(1) – Requirement to vest land in a Council or the Crown to be held as open space.	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): \$..... <input type="checkbox"/> See attached agreement.
Section 50(2) – Agreement to vest land in a Council or the Crown to be held as open space.	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of Agreement: Names of parties: Terms of agreement: Contribution payable (if any): \$..... <input type="checkbox"/> See attached agreement.
Section 55 – Order to remove or perform work	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any): \$..... <input type="checkbox"/> See attached order/s.
Section 56 – Notice to complete development	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): \$..... <input type="checkbox"/> See attached notice/s.
Section 57 – Land Management Agreement	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of agreement: Names of parties: Terms of agreement: <input type="checkbox"/> See attached agreement.

<p>Section 69 – Emergency order</p>	<p><input checked="" type="checkbox"/> Nil</p> <p><input type="checkbox"/> 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) \$.....</p> <p><input type="checkbox"/> See attached order.</p>
<p>Section 71 - Fire safety notice</p>	<p><input checked="" type="checkbox"/> Nil</p> <p><input type="checkbox"/> Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): \$.....</p> <p><input type="checkbox"/> See attached notice.</p>
<p>Section 84 – Enforcement notice</p>	<p><input checked="" type="checkbox"/> Nil</p> <p><input type="checkbox"/> Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): \$.....</p> <p><input type="checkbox"/> See attached notice.</p>
<p>Section 85(6), 85(10) or 106 – Enforcement order</p>	<p><input checked="" type="checkbox"/> Nil</p> <p><input type="checkbox"/> 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:</p> <p><input type="checkbox"/> See attached order.</p>
<p>Part 11 Division 2 - Proceedings</p>	<p><input checked="" type="checkbox"/> Nil</p> <p><input type="checkbox"/> Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):</p> <p><input type="checkbox"/> See attached proceedings or determination.</p>
<p>Housing Improvement Act 1940</p>	
<p>Section 23 – Declaration that house is undesirable or unfit for human habitation</p>	<p><input checked="" type="checkbox"/> Nil</p> <p><input type="checkbox"/> Date of declaration: Those particulars required to be provided by a Council under section 23:</p> <p><input type="checkbox"/> See attached declaration.</p>

Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any): \$..... <input type="checkbox"/> See attached order/s.
Section 142 – Notice to complete development	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): \$..... <input type="checkbox"/> See attached notice/s.
Section 155 – Emergency order	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> 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) \$..... <input type="checkbox"/> See attached order.
Section 157 - Fire safety notice	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): \$..... <input type="checkbox"/> See attached notice.
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): <input type="checkbox"/> See attached
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any): <input type="checkbox"/> See attached

<p>Part 16 - Division 1 - Proceedings</p>	<p><input checked="" type="checkbox"/> Nil</p> <p><input type="checkbox"/> Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):</p> <p><input type="checkbox"/> See attached proceedings or determination.</p>
<p>Section 213 – Enforcement notice</p>	<p><input checked="" type="checkbox"/> Nil</p> <p><input type="checkbox"/> 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): \$.....</p> <p><input type="checkbox"/> See attached notice.</p>
<p>Section 214(6), 214(10) or 222 – Enforcement order</p>	<p><input checked="" type="checkbox"/> Nil</p> <p><input type="checkbox"/> Date notice given: Name of relevant authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any): \$.....</p> <p><input type="checkbox"/> See attached notice.</p>
<p>Confirmed by the Planning / Development Section <i>X Gardiner</i></p>	<p>Date 12/05/2025</p>

PRESCRIBED INFORMATION ENFORCEMENT / COMPLIANCE

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out responses not applicable)
Fire and Emergency Services Act 2005	
Section 105F (or Section 56 or 83 (repealed) – Notice of action required concerning flammable materials on land	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of notice: Name of authority giving notice: Requirements of notice (as stated therein): Amount payable (if any) \$..... <input type="checkbox"/> See attached notice.
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of notice: Name of authority giving notice: Requirements of notice (as stated therein): Amount payable (if any) \$..... <input type="checkbox"/> See attached notice.
Confirmed by Development Services 	Date 12/05/2025

PRESCRIBED INFORMATION HEALTH

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out responses not applicable)
Food Act 2001	
Section 44 – Improvement notice	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice: <input type="checkbox"/> See attached notice.
Section 46 – Prohibition order	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of order: Name of authority or person who served order: Requirements of order: <input type="checkbox"/> See attached order.

Public and Environmental Health Act 1987 (repealed)	
Part 3 - Notice	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of notice: Name of Council or other authority giving notice: Requirements of notice: <input type="checkbox"/> See attached notice.
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 – Condition (that continues to apply) of an approval.</i>	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval: <input type="checkbox"/> See attached approval.
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) Regulation 19 – Maintenance order (that has not been complied with)</i>	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of order: Name of authority giving order: Requirements of order: <input type="checkbox"/> See attached order.
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of direction or requirement: Name of authority giving or making requirement: Nature of direction or requirement: <input type="checkbox"/> See attached direction or requirement.
Section 92 - Notice	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice <input type="checkbox"/> See attached notice.
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval</i>	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> Date of approval: Name of person or body that granted approval: Condition (s) of approval: <input type="checkbox"/> See attached approval.

Confirmed by Development Services 	Date 12/05/2025
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PRESCRIBED INFORMATION GENERAL

PRESCRIBED ENCUMBRANCES	PARTICULARS REQUIRED (Strike out responses not applicable)
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act.	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> 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) \$..... <input type="checkbox"/> See attached notice.
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act.	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> 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) \$..... <input type="checkbox"/> See attached notice.
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement.	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> 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 any requirement made (if any) as specified in the notice or order: <input type="checkbox"/> See attached notice.
Confirmed by Development Services 	Date 12/05/2025

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.... YES 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?

* YES 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 for which the exemption applies
- e) Details of conditions (if any) to which the exemption is subject

Certified Development Section 	Date 12/05/2025
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PRESCRIBED INFORMATION PARTICULARS RELATING TO ENVIRONMENTAL 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*) or the *Planning, Development and Infrastructure Act 2016*?

* YES 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.

Certified Development Section 	Date 12/05/2025
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ATTACHMENTS

Data Extract for Section 7 search purposes

Valuation ID 4604621455

Data Extract Date: 12/05/2025

Parcel ID: D53082 AL401

Certificate Title: CT5716/875

Property Address: LOT 401 BLACK POINT DR BLACK POINT SA 5571

Zones

Rural Shack Settlement (RuShS)

Subzones

No

Zoning overlays

Overlays

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

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.

Native Vegetation

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland SA 5573 Telephone: (08) 8832 2701 Fax: (08) 8832 2889
- 18 Main Street, Minlaton SA 5575 Telephone: (08) 8853 2102 Fax: (08) 8853 2494
- Player Street, Warooka SA 5577 Telephone: (08) 8854 5055 Fax: (08) 8854 5145
- 15 Edithburgh Road, Yorketown SA 5576 Telephone: (08) 8852 1433 Fax: (08) 8852 1621

DECISION NOTIFICATION FORM

Page 1

Development Number
544/2050/00

FOR DEVELOPMENT APPLICATION Dated: 28/02/2000 Registered on: 29/02/2000

To:

P A & K L VAN SCHAIK
37-39 Beulah Avenue
MAITLAND SA 5573

LOCATION of proposed development: Lot 401 Black Point Drive BLACK POINT

NATURE of proposed development: Two Storey Dwelling

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent	Granted	3		
Land Division				N/A
Land Division (Strata)				N/A
Provisional Building Rules Consent	Granted	8		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	11		

Building classification granted: 1A

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet. No work can commence on this development unless a Development Approval has been obtained. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 10th March 2000

Signed:

Deane R. Smith
Authorised Officer
(District Office, Maitland)

Date: 10th March 2000

Development Number
544/2050/00

APPLICANT: P A & K L VAN SCHAIK

Provisional Development Plan Consent
Provisional Building Rules Consent
Development Approval

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

- (1) Colorbond roof cladding not to be whitish in colour.
- (2) Ground floor level not to exceed 1.2M above benched level.
- (3) Details on types of plants, shrubs and trees to be planted within the residential area surrounding the structure shall be submitted to and approved by Council before building work commences on the site.

Building Rules Conditions:

- (1) Building work must be performed in accordance with the approved documents (Section 45 of the Development Act 1993)
Changes to building materials or systems that may affect the structural soundness or safety of a building must be approved by the relevant authority.
In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that proposed products or systems meet the deemed-to-satisfy provisions or the performance requirements of the Building Code.
- (2) Confirmation that the glazing will be selected and installed in accordance with AS1288 – 1994. BCA – P2.1 / Part 3.6
- (3) All wet areas shall be constructed in accordance with the Minister's Specification SA F1.7 of the Building Code of Australia & AS 3740 – Waterproofing of wet areas prior to taking occupancy of the dwelling. BCA – P2.3.2 / Part 3.7.2
- (4) Prior to commencing with the building work here in approved, the owner of the land must obtain approval for an on site disposal unit for the disposal of sewage and sullage from the Council. Reg. 77
- (5) Roof water and surface stormwater shall be disposed of so as to not adversely affect any building on the site or any building on an adjoining site. BCA – P2.2.1 / Part 3.1.2
- (6) The building shall be protected against attack by subterranean termites in accordance with that prescribed in AS3660.1. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection; and the date of installation of the system; and where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and the need to maintain and inspect the system at intervals not exceeding 12 months. BCA – P2.1 / Part 3.1.3

Development Number
544/2050/00

APPLICANT: P A & K L VAN SCHAIK

- (7) All C.C.A. treated timber to be H3 Hazard level.
- (8) All external steelwork & connections to be hot dipped galvanised.

NOTIFICATIONS AND STATEMENTS

- (1) **Any person proposing to undertake building work on land (or who is in charge of such work) must give the Council one business day's notice of the commencement of the building work on the site. Reg 74**
- (2) The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.
- (3) **IMPORTANT** : This report does not imply compliance with the Electricity Trust of South Australia Act, 1946 as amended, or with the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 as amended or with any of the regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

Lapse of consent or approval

- (1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-
 - (a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:
 - (b) if-
 - (i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse); or
 - (ii) if the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.
- (2) A period prescribed by subregulation (1) may be extended by a relevant authority-
 - (a) when the relevant consent or approval is given; or
 - (b) at such later time as may be appropriate.
- (3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Development Number
544/2050/00

APPLICANT: P A & K L VAN SCHAIK

Reasons for Council's Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed:

Deane R. Smith
Authorised Officer
(District Office, Maitland)

Date: 10th March 2000

District Council of Yorke Peninsula

- 8 Elizabeth Street, Maitland Telephone: (08) 8832 0000 Fax: (08) 8853 2494
- 18 Main Street, Minlaton Telephone: (08) 8853 3800 Fax: (08) 8853 2494
- Player Street, Warooka Telephone: (08) 8854 5055 Fax: (08) 8853 2494
- 15 Edithburgh Road, Yorketown Telephone: (08) 8852 0200 Fax: (08) 8853 2494

ALL CORRESPONDENCE: PO Box 88, MINLATON SA 5575

DECISION NOTIFICATION FORM

Page 1

Development Number
544 / 2189 / 2011

FOR DEVELOPMENT APPLICATION Dated: 08/07/2011 Registered on: 08/07/2011

P A VAN SCHAİK
39 Beaulah Avenue
MAITLAND SA 5573

Copy to:

LOCATION of proposed development: (Lot 401) Black Point Drive BLACK POINT

NATURE of proposed development: Garage and Lean-to (9m x 9m x 3.3m wall height)

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	Granted	5		
Land Division				N/A
Land Division (Strata)				N/A
Building Rules Consent	Granted	2		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	Granted	7		

Building classification granted: 10A

Number of representations received from third parties concerning your Category 2 proposal: Nil.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the regulations have expired.

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet. No work can commence on this development unless a Development Approval has been obtained. The possession of a consent, in any form, does not carry with it the right to commence any site works or building works.

Date of Decision: 04 October 2011

Signed:

Date: 4 October 2011

TREVOR L GRAY
Authorised Officer
Maitland Branch Office

Development Number
544 / 2189 / 2011

APPLICANT: P A VAN SCHAIK

Development Plan Consent
Building Rules Consent
Development Approval

is granted in respect to the above Application subject to the conditions hereunder.

CONDITIONS OF APPROVAL

Development Plan Conditions:

- (1) No process shall be carried out or activity conducted from this building/garage which could give rise to reasonable objection from occupiers in the locality over noise, vibration, smell, fumes, smoke, silt, ash, dust, grit or electrical interference.
- (2) The applicant shall proceed strictly in accordance with the plans submitted and conditions imposed by this consent, except where minor changes are required to comply with the Building Code of Australia.
- (3) No industrial or commercial activity shall be conducted from this building/garage without the prior written consent of Council.
- (4) The exterior cladding of the building (structure) shall be finished in a factory prepainted cladding or painted with a durable environmentally sensitive colour within 90 days from the date of approval and be maintained and kept in a good condition order and repair to the reasonable satisfaction of the Council.
- (5) The building (garage) shall not be used or converted for use for human habitation. Human habitation includes the occupation of the building whether on a part time over night basis or on a permanent basis.

Building Rules Conditions:

- (1) Building work must be performed in accordance with the approved documents (Section 45 of the Development Act 1993)
Changes to building materials or systems that may affect the structural soundness or safety of a building must be approved by the relevant authority.
In considering a proposal to substitute building items, the relevant authority may require the submission of evidence to show that proposed products or systems meet the deemed-to-satisfy provisions or the performance requirements of the Building Code.
- (2) Roof water and surface stormwater shall be disposed of so as to not adversely affect any building on the site or any building on an adjoining site. BCA – P2.2.1 / Part 3.1.2

Development Number
544 / 2189 / 2011

APPLICANT: P A VAN SCHAIK

Notifications and Statements:

1. The site is to be maintained in a neat and tidy condition to the reasonable satisfaction of the Council at all times.
2. This approval is granted pursuant to the Development Act, 1993 and approves the building work only for the purposes of the Act. You are advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to the proposed building. Section 39.
3. For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

Pursuant to section 60 of the Act, work of the following nature is prescribed as building work which is that affects the stability of other land or premises, namely:

- (a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in Schedule 15);
 - (b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between 2 sites (not being a boundary with the site of the excavation), where the boundary is within a distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in Schedule 15);
 - (c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.
4. The builder or owner-builder is to notify Council of completion of building work, including all attached conditions of approval – DAR.74(1)(d).

Lapse of consent or approval

- (1) Subject to this or any other regulation, any consent or approval under Part 4 of the Act (whether subject to conditions or not) will lapse at the expiration of:-
 - (a) subject to the operation of paragraph (b) – 12 months from the operative date of the consent or approval:
 - (b) if-

Development Number
544 / 2189 / 2011

APPLICANT: P A VAN SCHAIK

- (i) the relevant development has been lawfully commenced by substantial work on the site of the development within twelve months from the operative date of the approval – three years from the operative date of the approval, unless the development has been substantially or fully completed within those three years (in which case the approval will not lapse); or
 - (ii) if the relevant development involves the division of land and an application for a certificate under Section 51 of the Act has been lodged with the Development Assessment Commission within twelve months from the operative date of the relevant consent – three years from the operative date of the consent.
- (2) A period prescribed by subregulation (1) may be extended by a relevant authority-
- (a) when the relevant consent or approval is given; or
 - (b) at such later time as may be appropriate.
- (3) Where an approval is given, any consent which was necessary for that approval will not lapse unless or until the approval lapses.

Reasons for Council’s Decision:

The above conditions were imposed upon the consent notice pursuant to Section 42 of the Development Act, 1993 (as amended).

Appeal Rights

Pursuant to Section 86 of the Development Act, 1993 (as amended) you may lodge an appeal against any of the conditions imposed upon the consent notice within two (2) months of the date of the decision.

Signed:

TREVOR L GRAY
Authorised Officer
Maitland Branch Office

Date: 4 October 2011



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: 2671914

1836 CONVEYANCING
GPO BOX 2709
ADELAIDE SA 5001

DATE OF ISSUE

08/05/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
17539889	A J UNDERWOOD & ORS			
PROPERTY DESCRIPTION				
LT 401 BLACK POINT DR / BLACK POINT SA 5571 / LT 401 D53082				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
4604621455	CT 5716/875	\$820,000.00	R2 0.500	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	154.45	
	- REMISSION	\$	95.10	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-109.35	
	= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR				
2024-2025				

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 06/08/2025

See overleaf for further information



Government of South Australia

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

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7001748115</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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OFFICIAL: Sensitive



ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2671914

1836 CONVEYANCING
GPO BOX 2709
ADELAIDE SA 5001

DATE OF ISSUE
08/05/2025

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

OWNERSHIP NAME		FINANCIAL YEAR	
A J UNDERWOOD & ORS		2024-2025	
PROPERTY DESCRIPTION			
LT 401 BLACK POINT DR / BLACK POINT SA 5571 / LT 401 D53082			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
4604621455	CT 5716/875	\$435,000.00	0.1085 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 0.00	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 0.00		
= AMOUNT PAYABLE	\$ 0.00		

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

ON OR BEFORE 06/08/2025

See overleaf for further information



Government of South Australia

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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7001748024</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to:</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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South Australian Water Corporation

Name: Water & Sewer Account
P D & J L MARSHMAN Acct. No.: 46 04908 11 4 Amount: _____

Address:
LT 401 BLACK POINT DR BLACK POINT

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 4604908114



Bill code: 8888
Ref: 4604908114

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 4604908114

Customer name:	P D & J L MARSHMAN
Postal address:	33 SHAFTESBURY TCE MARINO SA 5049
Recovery status:	FULLY PAID
Last charge raised:	\$386.85 on 23/04/2025
Last payment rec'd:	\$386.85 on 28/04/2025
Current balance:	\$0.00

Last billed items for this property

No Bill Items to display

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Government
South Australia

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SA Water GPO Box 1751, Adelaide SA 5001

Property Interest Report

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

Title Reference	CT 5716/875	Reference No. 2671914
Registered Proprietors	A J*UNDERWOOD & ORS	Prepared 07/05/2025 16:10
Address of Property	Lot 401 BLACK POINT DRIVE, BLACK POINT, SA 5571	
Local Govt. Authority	YORKE PENINSULA COUNCIL	
Local Govt. Address	PO BOX 88 MINLATON SA 5575	

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

Table of Particulars

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

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

Prescribed encumbrance Particulars (Particulars in bold indicates further information will be provided)

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

Note--"Easement" includes rights of way and party wall rights

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD will respond with details relevant to this item |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <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)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
|-----|--|---|

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

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

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

- | | | |
|------|---|--|
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

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

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

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

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

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

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

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

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

24. ***Mining Act 1971***

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

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

25. *Native Vegetation Act 1991*

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

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

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 5716/875
Status CURRENT
Easement NO
Owner Number 17539889
Address for Notices 46 GREENHILL RD WAYVILLE, SA 5034
Area 1085m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

ANDREW JOHN UNDERWOOD
OF 46 GREENHILL ROAD WAYVILLE SA 5034
1 / 4 SHARE

SONIA DEE MORONEY
OF 46 GREENHILL ROAD WAYVILLE SA 5034
1 / 4 SHARE

MARIA LOUISE MORONEY
OF 46 GREENHILL ROAD WAYVILLE SA 5034
1 / 4 SHARE

CATHERINE FRANCES MCEVOY
OF 46 GREENHILL ROAD WAYVILLE SA 5034
1 / 4 SHARE

Description of Land

ALLOTMENT 401 DEPOSITED PLAN 53082
IN THE AREA NAMED BLACK POINT
HUNDRED OF MULOOWURTIE

Last Sale Details

Dealing Reference TRANSFER (T) 12798799
Dealing Date 20/09/2017
Sale Price \$630,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12798800	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4604621455	CURRENT	Lot 401 BLACK POINT DRIVE, BLACK POINT, SA 5571

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4604621455
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2000
Property Location	Lot 401 BLACK POINT DRIVE, BLACK POINT, SA 5571
Local Government	YORKE PENINSULA
Owner Names	SONIA DEE MORONEY ANDREW JOHN UNDERWOOD CATHERINE FRANCES MCEVOY MARIA LOUISE MORONEY
Owner Number	17539889
Address for Notices	46 GREENHILL RD WAYVILLE, SA 5034
Zone / Subzone	RuShS - Rural Shack Settlement
Water Available	No
Sewer Available	No
Land Use	1100 - House
Description	10HVBAL DEC3BSH
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D53082 ALLOTMENT 401	CT 5716/875

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$435,000	\$820,000			
Previous	\$310,000	\$680,000			

Building Details

Valuation Number	4604621455
Building Style	Conventional
Year Built	2000
Building Condition	Good
Wall Construction	Cement Sheet; Weatherbrd; Log
Roof Construction	Colourbond
Equivalent Main Area	310 sqm
Number of Main Rooms	10

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

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 5716 Folio 875

Parent Title(s) CT 5710/757
Creating Dealing(s) RTU 8754006
Title Issued 06/12/1999 **Edition** 6 **Edition Issued** 25/09/2017
Diagram Reference D53082 01

Estate Type

FEE SIMPLE

Registered Proprietor

ANDREW JOHN UNDERWOOD
OF 46 GREENHILL ROAD WAYVILLE SA 5034
1 / 4 SHARE

SONIA DEE MORONEY
OF 46 GREENHILL ROAD WAYVILLE SA 5034
1 / 4 SHARE

MARIA LOUISE MORONEY
OF 46 GREENHILL ROAD WAYVILLE SA 5034
1 / 4 SHARE

CATHERINE FRANCES MCEVOY
OF 46 GREENHILL ROAD WAYVILLE SA 5034
1 / 4 SHARE

Description of Land

ALLOTMENT 401 DEPOSITED PLAN 53082
IN THE AREA NAMED BLACK POINT
HUNDRED OF MULOOWURTIE

Easements

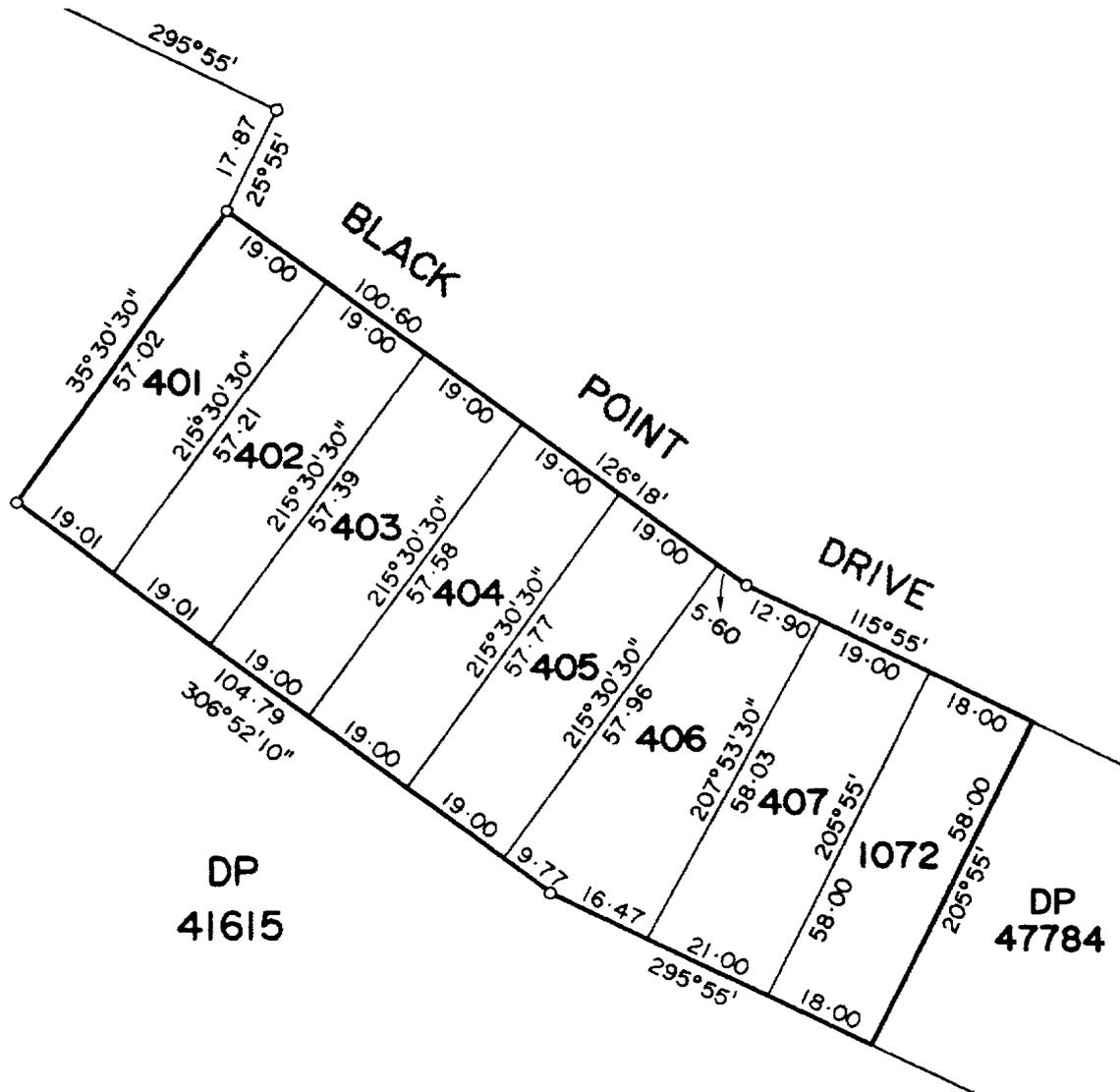
NIL

Schedule of Dealings

Dealing Number	Description
12798800	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

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



Certificate of Title

Title Reference: CT 5716/875
Status: CURRENT
Parent Title(s): CT 5710/757
Dealing(s) Creating Title: RTU 8754006
Title Issued: 06/12/1999
Edition: 6

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
20/09/2017	25/09/2017	12798800	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
20/09/2017	25/09/2017	12798799	TRANSFER	REGISTERED	ANDREW JOHN UNDERWOOD, SONIA DEE MORONEY, MARIA LOUISE MORONEY, CATHERINE FRANCES MCEVOY
20/09/2017	25/09/2017	12798798	DISCHARGE OF MORTGAGE	REGISTERED	12228420
12/11/2014	01/12/2014	12228420	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
20/06/2014	15/07/2014	12150960	TRANSFER	REGISTERED	PETER ANTHONY VAN SCHAIK
20/06/2014	15/07/2014	12150959	DISCHARGE OF MORTGAGE	REGISTERED	11218177
15/07/2009	31/07/2009	11218177	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
15/07/2009	31/07/2009	11218176	DISCHARGE OF MORTGAGE	REGISTERED	8797322
03/12/1999	14/12/1999	8797322	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
03/12/1999	14/12/1999	8797321	TRANSFER	REGISTERED	PETER ANTHONY VAN SCHAIK, KATHRYN LAVERNE VAN SCHAIK
03/12/1999	14/12/1999	8797320	DISCHARGE OF MORTGAGE	REGISTERED	8149894
25/07/1996	31/07/1996	8149894	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA

Certificate of Title

Title Reference: CT 5716/875
Status: CURRENT
Edition: 6

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



Document: A2951921
File No. qA124756
HIT11856

**Aboriginal Affairs &
Reconciliation**

Level 16
30 Wakefield Street
Adelaide SA 5000

GPO Box 464
Adelaide SA 5001
DX 336

Tel 08 7322 7057

13 May 2025

1836 Conveyancing
PO Box 2709
ADELAIDE SA 5001

Dear Sir/Madam,

Thank you for your search request received 8 May 2025 seeking particulars of prescribed encumbrances pursuant to section 7(1)(b)(i) of the *Land and Business (Sale and Conveyancing) Act 1994* (SA). The search request was based upon the following details: Title CL 6163/40 and Plan Parcel D90697 A401. The address for this parcel is: Lot 401 Black Point Drive, Black Point SA 5571. Your reference number is: 2671906.

For the purposes of the Form 1 under the Land and Business (Sale and Conveyancing) Regulations 2010, Aboriginal Affairs and Reconciliation (AAR) provides the following responses:

1. Item 2.1 – Section 9:
AAR's central archives indicate that Aboriginal heritage exists within your search area, as detailed below:

Map Number	Site number	Site Type	Site status
6428	3696	Archaeological / Burial	Determined

Please note that while a 'site' number is attributed to heritage listed above, these records may in fact reference Aboriginal sites, objects and/or remains, as defined by the *Aboriginal Heritage Act 1988* (SA) (Act).

2. Item 2.2 – Section 24:
There are no directions under section 24 of the *Aboriginal Heritage Act 1988* SA (Act) prohibiting or restricting access to, or activities on, a site or an area surrounding a site on the land.
3. Item 2.3 – Part 3 Division 6:
There are no heritage agreements under the Act affecting the land.

The attached map identifies the approximate location(s) of Aboriginal heritage recorded on the land. The precise location and full extent of the heritage may differ from that shown on the map, including because of the geographical accuracy of information provided to AAR at the time of recording. Cultural restrictions may mean that the precise location of sensitive heritage has been buffered on your map and is only indicated generally.

Under the Act, the central archives are confidential. The attached map is the product of a 'Level 1' information search and is the extent of publicly available information. If you would like further information, you may request a 'Level 2' search of the central archives, which may be available to you if relevant Aboriginal parties' consent to it in writing. Level 2 searches may provide detailed information such as Aboriginal heritage reports, site cards, maps, and photographs, where requested and approved.

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The central archives are a non-exhaustive record of Aboriginal heritage in South Australia. The Act protects all Aboriginal sites, objects, and remains, whether known or unknown, in South Australia from unauthorised impacts, and irrespective of whether they are recorded in the central archives. Additional heritage protected by the Act may exist within the land boundary.

Aboriginal Heritage Act

Under the Act, it is a criminal offence to excavate, damage, disturb, and/or interfere with Aboriginal heritage, or to remove it from South Australia, without authority.

Penalties include fines up to \$2 million for companies, fines up to \$250,000 and/or two years imprisonment for individuals, forfeiture of profits achieved by impacting heritage, orders to remediate damage caused, compensation orders to Traditional Owners, and more.

If an activity that you are planning is likely to impact Aboriginal heritage, you must first seek and achieve authorisation from the Minister for Aboriginal Affairs (Minister) to do so. All authorisation requests are subject to public consultation and referral to the State Aboriginal Heritage Committee.

The Act requires that all suspected Aboriginal heritage discoveries are reported to the Minister via AAR as soon practicable. Significant penalties apply for a failure to report.

This letter does not address any potential obligations under the *Native Title Act 1993* (Cth), such as a requirement for an Indigenous Land Use Agreement. Please note that neither native title bodies nor Traditional Owners can authorise impacts to Aboriginal heritage in South Australia – only the Minister can do so in accordance with the Act.

For further information about the Act, AAR's role, and applying for authorisations to impact Aboriginal heritage, please refer to AAR's website:

[About Aboriginal heritage in South Australia | Attorney-General's Department](#)

Aboriginal consultation

The following Aboriginal parties have a known or expressed interest in Aboriginal heritage in the area:

NARUNGA NATION ABORIGINAL CORPORATION RNTBC

CEO: Doug Milera
Email: doug.milera@nnac.org.au
Telephone: 0428 136 626
Chairperson: Cyril Kartinyeri
Contact Officer: Tim Graham
Address: South Australian Native Title Services
Level 6, 27 Currie Street ADELAIDE SA 5000
Email: TimG@nativetitlesa.org
info@nativetitlesa.org
Telephone: 0459 868 558

OFFICIAL

OFFICIAL

You are strongly encouraged to consult with all the above parties about potential projects, within your search area particularly where ground-disturbing works are proposed. Early consultation with Aboriginal parties offers you an opportunity to:

- learn more about Aboriginal heritage that may exist within your search area
- minimise any chance of a breach of the Act
- design projects in a way that avoid any impacts to Aboriginal heritage
- minimise project costs and delays.

For further information about managing Aboriginal heritage or to report the discovery of suspected Aboriginal heritage, please call (08) 8429 9400 or email aar.conservation@sa.gov.au.

To discuss this letter, or to request further information, please contact AAR's Heritage Information Team on (08) 7133 8855 or via email at AAR.HeritageSites@sa.gov.au.

Yours sincerely

**HERITAGE INFORMATION TEAM
ABORIGINAL AFFAIRS & RECONCILIATION**

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Terms and conditions for use of information derived from the central archives:

- Information derived from the central archives is confidential under section 10 of the *Aboriginal Heritage Act 1988* (the Act)
- Under section 35 of the Act, information derived from the central archives must not be divulged contrary to Aboriginal tradition unless authorised under these terms and conditions.
- Breaches of either sections 10 and 35 of the Act may attract fines of up to \$250,000 or imprisonment for 2 years or both.
- The Applicant (which includes any employer/employee/contractor or agent) agrees to use the confidential information solely for the approved purpose in line with the specified current or contemplated approved use, subject to any restrictions of use detailed on this request form.
- The Applicant (which includes any employer/employee/contractor or agent) agrees that they are only authorised to disclose or transfer the confidential information to parties listed on this form and in accordance with any restrictions of use detailed on this request form.
- The Applicant (which includes any employer/employee/contractor or agent) agrees that all confidential information must remain marked "confidential", including where the information is shared in accordance with the approved use detailed on this request form.
- The Applicant (which includes any employer/employee/contractor or agent) will keep all information derived from the central archives (either digital or hard copy) in a secure location/format.
- If there has been any unauthorised release or use of any information derived from the central archives other than for the approved purpose and/or approved use in accordance with the restrictions of use, the Applicant will notify AAR immediately.
- All information derived from the central archives (both digital and any hard copies) must be destroyed once no longer required for the approved purpose, unless an updated central archives access information request form has been approved by AAR.
- The Applicant will provide a statement to Aboriginal Affairs and Reconciliation (AAR) via AAR.HeritageSites@sa.gov.au at the conclusion of the approved use warranting their compliance with these terms and conditions.

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