



464 Waitpinga Rd
Waitpinga SA 5172

Information Memorandum

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SALE DETAILS

Rural Land located at Waitpinga SA

Offers are to be submitted via Propps (scan the QR code below) or by email to ryan.ollwitz@elders.com.au or roger.smith@elders.com.au

Inspections strictly by appointment with the exclusive selling agent www.eldersrealestate.com.au

EXCLUSIVE SELLING AGENTS

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Senior Sales Consultant

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0407 261 685

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Elders Real Estate Fleurieu, Hills & Vales

4/41 High Street, Willunga

RLA 62833

 PROPPS



Make an offer



INTRODUCTION

A rare opportunity

Elders Real Estate is instructed to offer this Ideal holding for sale by Private Treaty. Please contact agent for further details.

Key Features

- Strategic rural/lifestyle land holding opportunity on approx. 33.80 hectares (83.5 Acres)
- Zoned 'Rural - Ru'
- A perfect opportunity to create your dream lifestyle property, run cattle or look into farm stay cabins and tourism on the Fleurieu.
- Consult your accountant or financial advisor and run this property in your SMSF, like the present owners and capitalise on the tax savings and income streams benefits of being in agriculture.

GENERAL PROPERTY DETAILS

ADDRESS	434 Waitpinga Rd, Waitpinga SA 5211
LOCAL AUTHORITY	City of Victor Harbor
ZONE	Rural (Z5404) - Ru
ROAD FRONTAGES	Range Road & Waitpinga Road



PROPERTY DETAIL

GENERAL PROPERTY DETAILS

ZONE	Rural (Z5404) - Ru
TITLE	Torrens Title
LAND SIZE	33.80ha (approx. 83.5 acres)
EASEMENTS	NA
PADDOCKS	10 well-fenced paddocks and a raceway for easy stock movement with stock water in each (troughs or dam)
SOIL	Good quality soil that varies from a sandy loam over clay to heavy fertile biscay soils

SERVICES & UTILITIES

SA POWER NETWORKS	Three-phase connection (Waitpinga Rd)
MAINS WATER	Not available
MAINS SEWAGE	Not available
BORE WATER	Three-phase equipped stock & domestic bore
DAMS	3 X Dams with a total capacity of 3.6Mg
WATER LICENSE	3.6 Mg Surface water license included in the sale (Dam water) 56.3 Mg Underground water license available by negotiation

COST

COUNCIL RATES	\$1217 p.a
EMERGENCY SERVICES LEVY	\$68.80 p.a



LOCATION

The property is situated within the southern portion of the Fleurieu Peninsula, both having bitumen frontage to both Range Road and Waitpinga Roads Waitpinga.

The property is a short distance from the west of the seaside city of Victor Harbor which has been a favourite holiday destination for Adelaide families since the late 1800's and is now also a major retirement centre for many South Australians.

The property would be approx. a 1 hour and 20-minute commute to Adelaide's CBD, 45 minutes' drive to Cape Jervis and the ferry to Kangaroo Island and approx. 30 minutes' drive to Yankalilla and Normanville.

As you can see you are within easy reach of all the amazing attractions of the Fleurieu, including two of the best surfing beaches in Parsons and Waitpinga Beach.

The surrounding land uses comprise mainly of dry land grazing, intensive dairy farming, and forestry, together with a few smaller holdings which include a mixture of intensive horticultural crops.

The 'Fleurieu' is a beautiful place to be and live .



WAITPINGA

Waitpinga is located 75 Kilometers from Adelaide, on the Southern Fleurieu, just under an hours drive, due south of Adelaide, South Australia.

Waitpinga's coastline includes the following beaches popular for activities such as fishing and surfing - Coolawang, Kings Head, Parsons Beach and Waitpinga. Waitpinga Beach is a popular surfing and fishing beach, good for salmon and mullet and characterized by its reddish sand.

It is an exposed beach that has a consistent surf and the best surfing this close to Adelaide.

The nearby Newland Head Conservation Park offers beach access, several walking trails including part of the Heysen Trail.

Waitpinga is located within the federal division of Mayo, the state electoral division of Finniss and the local government areas of the City of Victor Harbor.







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 5467 Folio 32

Parent Title(s) CT 4091/570
Creating Dealing(s) CONVERTED TITLE
Title Issued 05/11/1997 Edition 3 Edition Issued 28/06/2013

Estate Type

FEE SIMPLE

Registered Proprietor

WAITPINGA RANGE ESTATE PTY. LTD. (ACN: 159 176 664)
OF PO BOX 30 VICTOR HARBOR SA 5211

Description of Land

ALLOTMENT 11 FILED PLAN 1170
IN THE AREA NAMED WAITPINGA
HUNDRED OF WAITPINGA

Easements

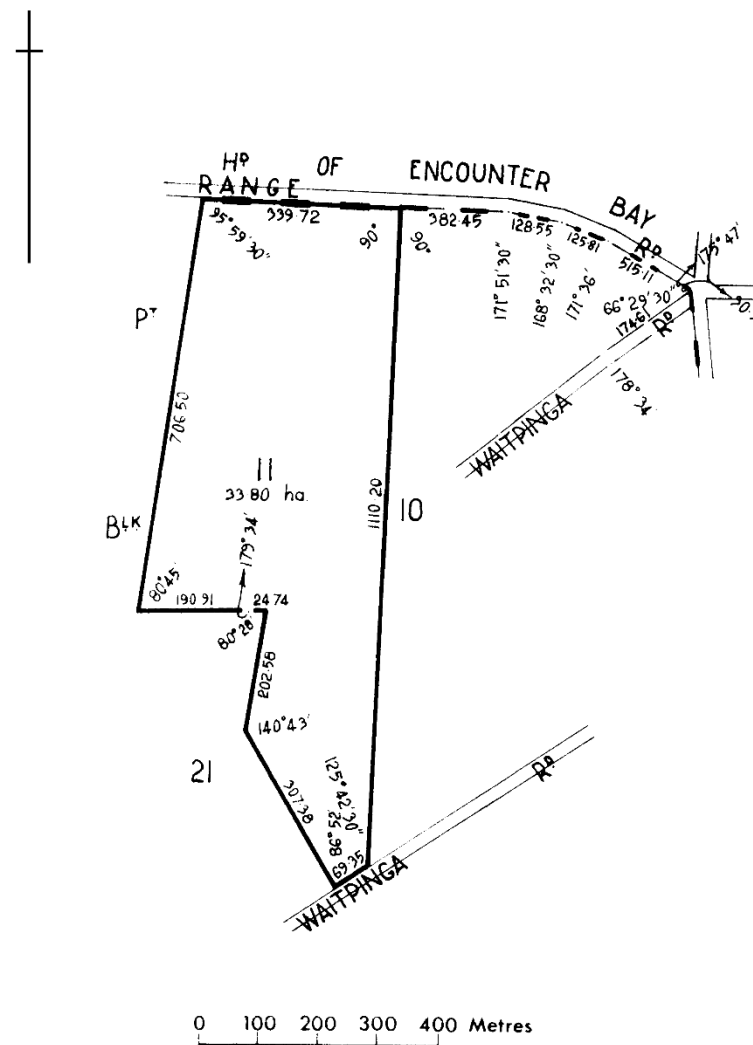
NIL

Schedule of Dealings

NIL

Notations

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



Summary Information: 6626-419

Name		Permit No.	107142
Class	Water Well	Status	
Obswell No.		Network(s)	
Purpose		Aquifer	Kanmantoo Group

Depth

Original Drilled Depth (m)	77	Date	21/06/2005
Maximum Depth (m)	77	Date	21/06/2005
Latest Open Depth (m)	77	Date	21/06/2005
Ref Elev (m AHD)		Date	5/06/2009
Cased to (m)	77	Min diameter (mm)	155

Latest Groundwater Readings

SWL (m)	6	RSWL (m AHD)	94.61	Date	21/06/2005
EC (S/cm)	2196	TDS (mg/L)	1214	Date	16/06/2005
Yield (L/sec)	3.75	Date	15/06/2005		

Location

MGA Easting	278033.86	MGA Northing	6059537.18	MGA Zone	54				
Latitude		Degrees	35	Minutes	34	Seconds	58.867	Decimal	-35.5830185
Longitude		Degrees	138	Minutes	33	Seconds	0.998	Decimal	138.5502772
250,000 map sheet	SI5413	100,000 map sheet	6626	50,000 map sheet	4	10,000 map sheet	10	2,500 map sheet	1
Hundred	BARKER WAITPINGA	Plan	Encounter F1170	Parcel	A11	Title	CT5467/32		



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DEPARTMENT FOR ENVIRONMENT AND WATER

Adelaide Office | GPO Box 1047 | Adelaide SA 5001 | [P] 8463 6876

WATER LICENCE

pursuant to section 121 of the *Landscape South Australia Act 2019*

Licence No:	117134	Management Area:	
-------------	--------	------------------	--

Licensee(s): JANN ELIZABETH ALDRIDGE
PO BOX 30
VICTOR HARBOR SA 5211

GLEN IAN ALDRIDGE
PO BOX 30
VICTOR HARBOR SA 5211

PRESCRIBED WATER RESOURCES: The underground water to which a well in the Western Mount Lofty Ranges Prescribed Wells Area has access

QUANTITY OF WATER PER ANNUM Taking 56,300.00 kL

COMPONENTS OF ALLOCATION	PURPOSE
56,300.00 kL	Taking

DETAILED SOURCE OF WATER	Source Coordinates	Meter
Description		
Underground 6626-00419	Easting 278033 Northing 6059537	3637

PRESCRIBED WATER RESOURCES: The surface water in the Western Mount Lofty Ranges Surface Water Area

QUANTITY OF WATER PER ANNUM Taking 3,600.00 kL

COMPONENTS OF ALLOCATION	PURPOSE
3,600.00 kL	Taking

DEPARTMENT FOR ENVIRONMENT AND WATER

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WATER LICENCE

pursuant to section 121 of the *Landscape South Australia Act 2019*

Licence No:	117134	Management Area:	
-------------	--------	------------------	--

DETAILED SOURCE OF WATER Source Coordinates

Description

Surface Water 1.2 ML DAM	Easting 277781 Northing 6059980
Surface Water 1.6 ML DAM	Easting 277982 Northing 6060012
Surface Water 0.8 ML DAM	Easting 278065 Northing 6059486

TRANSFER DETAILS - ABSOLUTE

From Licence	To Licence	Allocation Transfer	Water Resource	Effective From
117135		47810 kL	Underground	01/07/2019
117135		4550 kL	Surface Water	01/07/2019
	425386	-40000 kL	Underground	01/07/2022
	425386	-5500 kL	Surface Water	01/07/2022

Intervals at which conditions of this licence may be varied by the Minister if, in the opinion of the Minister, the variation is necessary or desirable to more effectively regulate the use of water from the resource (pursuant to section 124(1)(b) of the *Landscape South Australia Act 2019* (the Act)):

Yearly (on or about 30 June each year)

This licence is subject to the Act, and any conditions which may be specified from time to time in the Regulations, or by the Minister under the Act, and to the following further conditions:

- The water allocation(s) on this licence must only be used on the land described below:
CT 5467/32
Allotment 11 in Filed Plan 1170
Hundred of Waitpinga
- For the purposes of this water licence, the term 'per annum' means the period between 1 July in any calendar year and 30 June in the following calendar year.

DEPARTMENT FOR ENVIRONMENT AND WATER

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WATER LICENCE

pursuant to section 121 of the *Landscape South Australia Act 2019*

Licence No:	117134	Management Area:	
-------------	--------	------------------	--

3. The licensee must not cause, suffer or permit any water to be used for or in relation to any activity which is an offence against the Act or any other legislation with effect in South Australia.
4. The water allocation(s) on this licence must only be used for the purpose(s) described above.
5. The water allocation(s) on this licence must only be taken from the source(s) described above and where specified the amount of water taken from each source must not exceed the component of the allocation assigned to it.
6. If the name of the licensee(s) and/or the postal address of the licensee(s) changes, then the licensee(s) must notify the Department (as specified on this licence) in writing within 21 days of the change occurring.
7. The licensee must not take water except through a meter supplied, installed and maintained in accordance with the South Australian Licensed Water Use Meter Specification (the Specification) approved by the Minister, as may be amended from time to time.
8. The condition immediately above does not apply in relation to: (i) surface water dams used solely for stock and domestic purposes, (ii) surface water dams less than 5 megalitres in capacity and where the allocation is not greater than 100 percent; or (iii) surface water dams with a capacity of 5 megalitres or greater where the allocation is between 70 and 100 percent of the dam's capacity.
9. The licensee must not adjust or alter a meter, or tamper with a seal fixed to a meter, without the authority of the Minister or the Minister's authorised representative.
10. The licensee must not damage or destroy a meter.
11. The licensee must not (a) cut through or into a pipe to which this condition applies; (b) install a fitting providing access to the inside of a pipe to which this condition applies; (c) change the configuration of, remove, or interfere in any other way with, a pipe to which this condition applies; without the authority of the Minister or the Minister's authorised representative. This condition applies to (a) a pipe connecting the water resource from which water is taken to a meter; and (b) a pipe on the other side of a meter to (and including) the S bend in the pipe or, where there is no S bend, the first T junction or elbow in the pipe, or any other distance of pipe determined in accordance with the South Australian Licensed Water Use Meter Specification approved by the Minister as may be amended from time to time.
12. The licensee must (a) not remove a meter without the authority of the Minister or the Minister's authorised representative; (b) not replace a meter without the authority of the Minister or the Minister's authorised representative; (c) not permit sand, soil or any other material to be deposited on or around a meter; (d) not permit deposits of sand, soil or any other material to build up around a meter; (e) keep vegetation cleared away from a meter.
13. If a meter is damaged or destroyed, the licensee must, at the written direction of the Minister or the Minister's authorised representative, repair or replace the meter.
14. The licensee must notify the Department (as specified on this licence) immediately if a meter fails to measure or record any quantity of water taken under this licence or if there is any reason to suspect that a meter may be defective.

DEPARTMENT FOR ENVIRONMENT AND WATER

Adelaide Office | GPO Box 1047 | Adelaide SA 5001 | [P] 8463 6876

WATER LICENCE

pursuant to section 121 of the *Landscape South Australia Act 2019*

Licence No:	117134	Management Area:	
-------------	--------	------------------	--

15. The licensee must take meter reading(s) from each meter through which water is taken pursuant to this licence. The meter reading(s) must be taken during the first fourteen calendar days of July in each year and submitted to the Department in a form specified by the Minister or the Minister's authorised representative by 31 July each year.

Notes:

1. This water licence is issued in accordance with section 102 of the Act.
2. The quantity of water specified on the licence is taken to be a water access entitlement for the purpose of the Act.
3. The Minister may reduce water allocations in accordance with the provisions of the Act.
4. The South Australian Licensed Water Use Meter Specification (the Specification) can be obtained from the Department (as specified on this licence).
5. Returning low flows to the environment is an important step in ensuring the environment receives the water it needs to remain healthy and to secure a sustainable water resource for the future. It should be noted that your licence may be varied in the future in accordance with section 124 of the Act to endorse conditions requiring the passing of low flows.

TAKE NOTE:

It is an offence to contravene or fail to comply with a term of provision of this licence or a condition of this licence.

If the licensee or a person acting on behalf of the licensee takes water in excess of the entitlement on this licence or contrary to a provision of this licence; or contravenes or fails to comply with a condition of this licence; or uses water taken pursuant to this licence for an illegal purpose, the Minister may cancel, suspend or vary this licence by 7 days written notice served on the licensee.



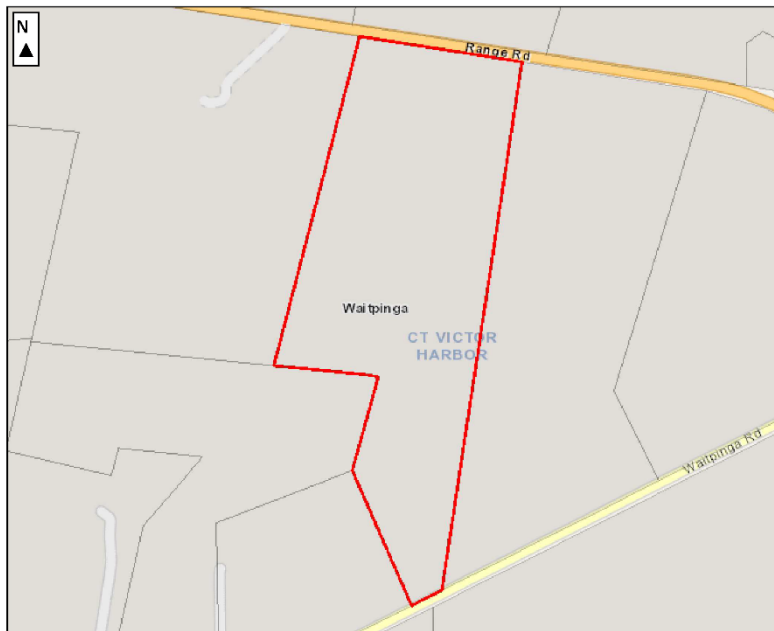
Date: 27/09/2022

Craig Cooney
Team Leader [Adelaide]
Delegate of Minister for Climate, Environment and Water

SAPPA Parcel Report

Date Created: September 29, 2022

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



Address Details

Unit Number:
Street Number: 464
Street Name: WAITPINGA
Street Type: RD
Suburb: WAITPINGA
Postcode: 5211

Scale ≈ 1:9028 (on A4 page)

250 metres≈

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

Property Details:

Council: CITY OF VICTOR HARBOR
State Electorate: FINNISS (2014), FINNISS (2018), FINNISS (2022)
Federal Electorate: MAYO (2013), MAYO (2016), MAYO (2019)
Hundred: WAITPINGA
Valuation Number: 4500620001
Title Reference: CT5467/32
Plan No. Parcel No.: F1170A11

Zoning details next page

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accepts no liability for the use of this
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Zone Details

Zones

Rural (Z5404) - Ru

Overlays

Environment and Food Production Area (O1502)

The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment.

Hazards (Bushfire - Medium Risk) (O2408) - Medium

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

Hazards (Flooding - Evidence Required) (O2416)

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

Limited Land Division (O3605)

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Native Vegetation (O4202)

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

Prescribed Water Resources Area (O4802)

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

Water Resources (O6902)

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

464 Waitpinga Rd, Waitpinga



Map data is compiled from a variety of sources and hence its accuracy is variable.

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0 1.48 Kms

Compiled: 29-Sep-2022
Generated at: www.naturemaps.sa.gov.au
Datum: Geocentric Datum of Australia, 2020
Projection: Web Mercator (Auxiliary Sphere)



464 Waitpinga Rd, Waitpinga



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0 1: 10,000 500 Metres

Compiled: 29-Sep-2022
Generated at: www.naturemaps.sa.gov.au
Datum: Geocentric Datum of Australia, 2020
Projection: Web Mercator (Auxiliary Sphere)



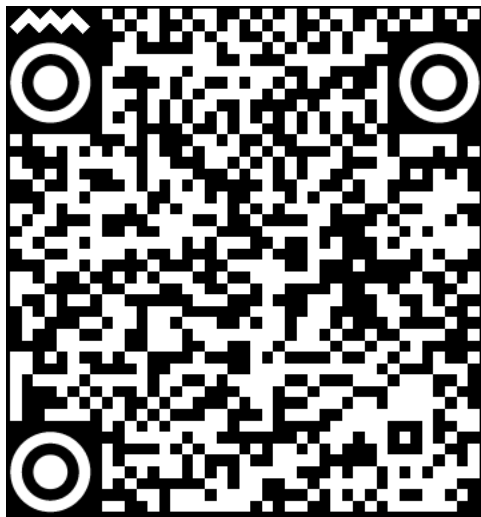
Government of South Australia
Department for Environment
and Water



Propps is a digital offers process that enables you to quickly and simply submit an offer on a property listed with Elders Real Estate.

Once you are registered with Propps, you will be able to easily submit your offer price, preferred settlement period, any conditions and more.

Just scan the below QR code to get started.



Make an offer

11 Abigail Ave

←

How much would you like to offer for this property?

Offer amount

\$1,150,000

The agent has indicated this property is likely to sell for \$1,100,000 or higher.

Elders

IMPORTANT INFORMATION

This Information Memorandum (“Information Memorandum”) has been prepared by Elders Rural Services Australia Limited (“Elders”). The purpose of the Information Memorandum is to provide the recipient (“Recipient”) with general information concerning the properties the subject of the Information Memorandum (“Properties”) to assist the Recipient in deciding whether to acquire them.

CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all

liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.

4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.

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 recommends 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.
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