

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 6123 Folio 782

**Parent Title(s)** CT 5703/986, CT 5712/426

**Creating Dealing(s)** RTU 12028917

**Title Issued** 12/11/2013      **Edition** 3      **Edition Issued** 20/08/2019

## Estate Type

FEE SIMPLE

## Registered Proprietor

RYAN MURRAY COURT  
OF 26 GOULD STREET FLINDERS PARK SA 5025

## Description of Land

ALLOTMENT 5 DEPOSITED PLAN 92601  
IN THE AREA NAMED MARLESTON  
HUNDRED OF ADELAIDE

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
13158661	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

# Property Interest Report

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

Title Reference	CT 6123/782	Reference No. 2468620
Registered Proprietors	R M*COURT	Prepared 26/05/2023 16:21
Address of Property	9 ST ANTON STREET, MARLESTON, SA 5033	
Local Govt. Authority	CITY OF WEST TORRENS	
Local Govt. Address	165 SIR DONALD BRADMAN DRIVE HILTON SA 5033	

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
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### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | 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<br>(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.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>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 has no registered entries for Aboriginal sites or objects affecting this title |
| 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Trade and Investment 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 Trade and Investment 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 Trade and Investment 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
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## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	<b>An Emergency Services Levy Certificate will be forwarded.</b> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b>  <b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b> <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b>
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## 8. Environment Protection Act 1993

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

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

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

## **17. *Land Acquisition Act 1969***

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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## **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 | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|---|---|

## **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
<b>25. <i>Native Vegetation Act 1991</i></b>		
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
<b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>		
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
<b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b>		
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
- Code Amendment**
- Miscellaneous Technical Enhancement - proposes a series of technical amendments which aim to enhance the general performance & operation of the Planning & Design Code (the Code). It is primarily focused on addressing technical & operational elements within the Code, as opposed to changing policy intent or outcomes. For more information, refer to the 'Code Amendments' page on PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone 1800752664.**
- Code Amendment**
- 107 Port Road Thebarton (Thebarton Brewery Precinct) - Lion Beer, Spirits & Wine Pty Ltd is proposing to rezone this land to Urban Corridor (Boulevard) or Urban Corridor (Business) - or a combination of both - with an area retained as Open Space. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone 1800752664.**
- 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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*

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

*Control) Regulations 2010 (revoked)*  
regulation 19 - Maintenance order (that has not been complied with)

also

Contact the Local Government Authority for other details that might apply

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

32.1 section 66 - Direction or requirement to avert spread of disease

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

32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

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

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

**An SA Water Certificate will be forwarded.  
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

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

35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

### **36. *Other charges***

36.1 Charge of any kind affecting the land (not included in another item)

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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

To: DUNCAN SANDE &  
ASSOCIATES  
PO BOX 3033  
NORWOOD SA 5067

Certificate Date: 29 May 2023

## PROPERTY INFORMATION AND PARTICULARS

in response to an enquiry pursuant to Section 7 of the  
LAND & BUSINESS (SALE & CONVEYANCING) ACT, 1994

### DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	475491
Valuer General No	:	2129463259
Owner	:	Ryan Murray Court
Property Address	:	9 St Anton Street MARLESTON SA 5033
Volume / Folio	:	CT-6123/782
Lot / Plan Number	:	D92601 Lot 5
Ward	:	Plympton

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Listed hereafter are the MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES, of SCHEDULE 1, Division 1 to which Council must respond according to TABLE 1, SCHEDULE 2, of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994.

In addition, Building Indemnity Insurance and Particulars of Environment Protection details are given, if applicable, pursuant to SCHEDULE 1, Division 2 of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed / imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

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## Development Act 1993 (Repealed)

### Part 3—Development Plan

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

Is the land situated in a designated State Heritage Area? **N/A**

Is the land designated as a place of local heritage value? **N/A**

Is there a current Code Amendment released for public consultation by a private proponent on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **NO**

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? **N/A**

Pursuant to the provisions of the REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994, Council hereby provides the following information in response to your enquiries:

5.1	Section 42 - Condition (that continues to apply) of a development authorisation:	<b>YES</b>
	1. 211/847/2013	
	2. 211/854/2013	
	3. 211/771/2013	
	4. 211/626/2015	

Copy of approval/s attached.

### Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	<b>NO</b>
10.1	Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire	<b>NO</b>
11.1	Notice under Section 44 of the Food Act 2001 improvement order	<b>NO</b>
11.2	Notice under Section 46 of the Food Act 2001 prohibition order.	<b>NO</b>
15.1	Notice or declaration under Part 3, Section 23 and Part 7 of the Housing	<b>NO</b>
15.2	Improvement Act 1940	<b>NO</b>
20.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1934	<b>NO</b>
21.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.	<b>NO</b>



29.	<i>Planning, Development and Infrastructure Act 2016</i>	
29.1	Part 5 - Planning and Design Code	
	Refer attached	
29.2	section 127 - Condition (that continues to apply) of a development authorisation	
	Refer attached	
<b>Planning, Development and Infrastructure Act 2016</b>		
Part 5 – Planning and Design Code		
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):		
Is the land situated in a designated State Heritage place?		
<i>Refer to PlanSA Section 7 Report attached</i>		
Is the land designated as a place of local heritage value?		
<i>Refer to PlanSA Section 7 Report attached</i>		
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?		<b>NO</b>
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but amendment has not yet come into operation?		<b>YES</b>
<b>Glandore Character Area Protection Code Amendment</b>		
<b>107 Port Road Thebarton (Thebarton Brewery Precinct) Code Amendment</b>		
29.3	section 139 - Notice of proposed work and notice may require access	
29.4	section 140 - Notice requesting access	
29.5	section 141 - Order to remove or perform work	<b>NO</b>
29.6	section 142 - Notice to complete development	<b>NO</b>
29.7	section 155 - Emergency order	<b>NO</b>
29.8	section 157 - Fire safety notice	<b>NO</b>
29.9	section 192 or 193 - Land management agreement	<b>NO</b>
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	<b>NO</b>

29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	<b>NO</b>
29.12	Part 16 Division 1 - Proceedings	<b>NO</b>
29.13	section 213 - Enforcement notice	<b>NO</b>
29.14	section 214(6), 214(10) or 222 - Enforcement order	<b>NO</b>
31.1	Notice under Part 3 of the Public and Environmental Health Act 1978 (revoked).	<b>NO</b>
31.2	Part 2 - Condition (that continues to apply) of an approval under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	<b>NO</b>
31.3	Regulation 19 - Maintenance order (that has not been complied with) under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	<b>NO</b>
32.2	Notice under Section 92 of the South Australia Public Health Act 2011.	<b>NO</b>
32.3	Part 4 – Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013	<b>NO</b>

**PLEASE NOTE:**

Only that information that is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 29 May 2023



**Pat Mosca**  
**Development Support Officer**

## FURTHER INFORMATION HELD BY COUNCILS

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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)?

YES

**Note-**

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

*However, it is expected that the ability to supply further details will vary considerably between councils.*

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

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

## PARTICULARS OF BUILDING INDEMNITY INSURANCE

**Note: Building Indemnity Insurance is not required for:**

- a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; 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.
- 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 1996*; 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.

YES

Application No. :	211/847/2013
Name(s) of persons(s) insured:	Ryan Murray Court
Name of Insurer:	QBE
Certificate Number:	620051631BWI-39
Name of Builder:	Fazche Pty Ltd
Date of Issue of Insurance:	21 November 2013
Description of insured building work:	single dwelling construction

## **ADVISORY NOTES**

### **Flood Prone Areas**

There are a number of rivers and creeks in the City of West Torrens including the River Torrens and Brown Hill Keswick Creek. Some properties in the City of West Torrens are located in flood prone areas. The City of West Torrens publishes information on known flooding hazards on its website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Building-in-flood-prone-areas>

Flood hazards are also mapped in the West Torrens (Council) Development Plan. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

<https://www.sa.gov.au/topics/planning-and-property/development-plans/greater-metropolitan-adelaide-development-plans/west-torrens-council-development-plan>

Further information is available from the City of West Torrens City Assets department on 8416 6333.

### **Heritage and Contributory items**

Heritage and contributory items are mapped in the West Torrens (Council) Development Plan. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

<https://www.sa.gov.au/topics/planning-and-property/development-plans/greater-metropolitan-adelaide-development-plans/west-torrens-council-development-plan>

Further information is available from the City of West Torrens City Development department on 8416 6333.

### **Areas Affected by Aircraft Noise**

The Adelaide Airport is located within the City of West Torrens. Most operations at the Airport are international and domestic regular passenger services using medium to large aircraft.

Some properties within the City of West Torrens may be subject to overflight and aircraft noise from Adelaide Airport. Residents or business proprietors are advised that living or working in the vicinity of the Adelaide Airport may result in noise from the Airport operations and that individual sensitivity can vary from person to person.

Information about development and aircraft noise can be found on the City of West Torrens website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Aircraft-noise-considerations-for-building-or-developing>

The Australian Noise Exposure Forecast (ANEF) can be viewed on the City of West Torrens online mapping tool called West Maps Public on its website:

<https://maps.wtcc.sa.gov.au/mapviewer/>

The following information from other organisations may be useful:

Internet link	Organisation
<a href="https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/">https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/</a>	Adelaide Airport Master Plan - Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system.
<a href="https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx">https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx</a>	Australian Government Federal Agency - Aircraft noise and complaints information
<a href="http://aircraftnoise.com.au/">http://aircraftnoise.com.au/</a>	Airservices Australia and Australian Airports Association initiative - information on aircraft noise, its management, and what you can do to reduce its impact.
<a href="http://www.airservicesaustralia.com/aircraftnoise/">http://www.airservicesaustralia.com/aircraftnoise/</a>	<p>Australian Government Airservices Australia</p> <p>Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and fact sheets</p>
<a href="https://www.aviationcomplaints.gov.au/">https://www.aviationcomplaints.gov.au/</a>	Australian Government site for aviation complaints.
<a href="http://www.ano.gov.au/">http://www.ano.gov.au/</a>	Federal Aircraft Noise Ombudsman office - Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.

Enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333.

## Smoke Alarms in Dwellings

Regulation 95 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires all dwellings to be fitted with a self-contained smoke alarm.

Should an existing building that is captured by regulation 95 be transferred, a smoke alarm(s) **shall be installed within six months from the day of transfer** and shall comply with AS3786. That is, the smoke alarms(s) **shall be hardwired through the electricity mains or powered by 10 year life non replaceable, non-removable permanently connected batteries.**

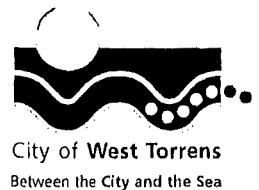
If a smoke alarm(s) is/are not installed, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.00.

The following information from other organisations may be useful:

Internet link	Organisation
<a href="https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms">https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms</a>	Department of Planning, Transport and Infrastructure - Owning a property - Smoke alarms
<a href="https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/">https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/</a>	South Australian Metropolitan Fire Service - Smoke Alarms - What you Need to Know

Any enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333 or the South Australian Metropolitan Fire Service on 8204 3611.

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel 08 8416 6333  
Fax 08 8443 5709  
Email: csu@wtcc.sa.gov.au  
Web: westtorrens.sa.gov.au



## DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

INTEGRITY NEW HOMES  
PO BOX 438  
SALISBURY SOUTH SA 5106

City of West Torrens

30 APR 2014

City Development

DEVELOPMENT NUMBER: 211/847/2013

Dated: 15 August 2013

Registered on: 15 August 2013

### Location of Proposed Development

Address: 9 St Anton Street, MARLESTON SA 5033

Plan and Lot: D92601 Lot 5 Certificate of Title: CT-6123/782

### Nature of Proposed Development:

Construction of a single storey detached dwelling

In respect of this proposed development you are informed that:

Nature of Decision	Date	Conditions
DEVELOPMENT PLAN CONSENT	2 OCTOBER 2013	8
BUILDING RULES CONSENT	21 NOVEMBER 2013	3 P/CERT
DEVELOPMENT APPROVAL	13 DECEMBER 2013	11
Building Classification Granted:	1A	

If there were third party representations, any consent/approval or consent/approval with conditions, does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

Date of Decision: 13 December 2013

Janine Lennon  
Authorised Officer  
City Development  
City of West Torrens



#### PLANNING CONDITIONS 211/847/2013

1. That the development shall be undertaken and completed in accordance with the plans and information detailed in this application except where varied by any condition(s) listed below.
2. That the finished floor level shall be a minimum of 350mm above the highest point of the watertable adjacent to the subject site.
3. That all stormwater design and construction shall be in accordance with Australian Standards and recognised engineering best practices to ensure that stormwater does not adversely affect any adjoining property or public road and for this purpose stormwater drainage shall not at any time:-
  - a) Result in the entry of water into a building; or
  - b) Affect the stability of a building; or
  - c) Create unhealthy or dangerous conditions on the site or within the building; or
  - d) Flow or discharge onto the land of an adjoining owner; and not flow across footpaths or public ways.

For this purpose final stormwater management details including stormwater detention, re-use and use of proprietary stormwater quality devices, including calculations and design information shall be submitted to and approved by Council prior to application for Building Rules Consent. (See enclosed memo extract from Council's Civil Engineer).

4. That any retaining walls shall be designed to accepted engineering standards, and not of timber construction if retaining a difference in ground level exceeding 200mm.
5. That all driveways, parking and manoeuvring areas shall be formed, surfaced with concrete, bitumen or paving, and be properly drained, and shall be maintained in reasonable condition at all times.
6. That all planting and landscaping shall be completed within three (3) months of the commencement of the use of this development and be maintained in reasonable condition at all times. Any plants that become diseased or die shall be replaced with a suitable species.
7. Evidence that separate land titles have been issued for allotments 1 to 10 as shown on the Plan of Division approved for Development Application 211/771/2013 provided by Andrew Butcher Project Management (Reference Number ABPM01389dwg02rev03 dated 27 June 2013), shall be submitted to Council prior to or at the time of application for Building Rules Consent.
8. Council requires one business day's notice of the following stages of building work:
  - Commencement of building work on site
  - Commencement of placement of any structural concrete
  - Completion of wall and roof framing prior to the installation of linings
  - Completion of building work

**Note:**

When a building-owner gives notice for the commencement of building work, they shall advise Council of the relevant person, (name, address and telephone number) who will provide the Statement of Compliance required under regulation 83AB. The relevant person must be:

- The licensed building contractor who performed the work, or
- A registered building work supervisor, private certifier or registered architect.

## **BUILDING CONDITIONS 211/847/2013**

The Building Rules Consent has been issued by a Private Certifier.  
Refer to conditions/notes attached to their Decision Notification.

### **Notes:**

- a) If you are building up to a common boundary, you are strongly encouraged to consult with the adjoining property owner before commencing any work.

Section 5 of the Fences Act, 1975 requires you to give formal notification to, and consult with, the adjoining property owner if you are replacing an existing fence or building a freestanding wall along the common boundary that would, for all purposes, be a dividing fence. A wall that forms part of a building to be located along the boundary is also subject to this formal requirement.

- b) It is highlighted that any existing crossing places not providing vehicle access on the approved plans shall be closed off to Council's requirements and any new or modified crossing places shall be constructed to Council's requirements. New vehicle crossing places shall be located a minimum of 1000mm from any existing or proposed verge features (ie: crossing places, stormwater connections, stobie poles) and a minimum of 2000mm from any existing street tree (unless approval is granted by Council for a closer offset).

An "Application to Construct a Vehicular Crossing Place(s) Across Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Council's crossing place and reinstatement design details are contained within this application.

- c) It is highlighted that any existing stormwater drainage connection(s) not required on the approved plans shall be removed to Council's requirements and any new or modified stormwater drainage connection(s) shall be constructed to Council's requirements. New stormwater drainage connection(s) shall be located a minimum of 1000mm from any existing or proposed verge features (ie: crossing places, stormwater connections, stobie poles) and a minimum of 2000mm from any existing street tree (unless approval is granted by Council for a closer offset).

An "Application to Connect a Stormwater Drain(s) Across Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Council's stormwater connection design details are contained within this application.

- d) It is highlighted that any new or modified underground consumer mains connection(s) with the road reserve shall be constructed to Council's requirements.

An "Application for Permission to Lay Underground Consumer Mains within Council Land" is required to be lodged (including payment of lodgement fee) and approved by Council's City Assets Department prior to the undertaking of any works. Relevant requirements and design details are contained within this application.

- e) The cost of rectifying any conflict with existing Council infrastructure arising out of this development will be borne by the applicant.
- f) No street trees are to be removed without prior approval from Council and shall be replaced at the applicant's expense to the satisfaction of Council.
- g) Any access over or works undertaken on Council owned land (including but not limited to works relating to reserves, crossovers, driveways, landscaping, footpaths,

street trees and stormwater connections), will require the approval of the Council's City Assets Department. Further information and/or specific details can be obtained by phoning Council on 8416 6333.

- h) Prior to the commencement of construction of the development herein approved, it is recommended that the applicant employs the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.
- i) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Refer: [http://www.epa.sa.gov.au/xstd\\_files/Water/Report/building\\_sites.pdf](http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf) for additional detail.
- j) The applicant is reminded that in accordance with the Aboriginal Heritage Act, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains. The Kaurna Nation Cultural Heritage Association Inc is responsible for undertaking heritage surveys in this area, their contact details are:  
Darren Wanganeen, Chairperson  
c/- Emma Riggs  
Camatta Lempens Pty Ltd Lawyers  
Phone: (08) 8410 0211  
Email: ERiggs@camattalempens.com.au
- k) Once development approval is granted, the development must be:
  - a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
  - b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
  - c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.
- l) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

Document Issue Date 13 December 2013



**Janine Lennon**  
**Authorised Officer**  
**City Development - City of West Torrens**

**DECISION NOTIFICATION**

SCANNED

10 DEC 2013

REF No. 265093

**TO:**  
City of West Torrens

Development Number: 211/847/2013

Reference: 1190/2013/IH

FOR DEVELOPMENT APPLICATION

BRC LODGED DATE: 30-Oct-2013

**APPLICANT**

Integrity New Homes  
PO Box 438  
SALISBURY SOUTH SA 5106

City of West Torrens

10 DEC 2013

City Development

**LOCATION OF PROPOSED DEVELOPMENT:**

**Subject Site:** Lot 5, St Anton Street, Marlestone SA 5033

**Parcel:** Lot 5

**Certificate of Title:** -

**Nature of Proposed Development:**

**CONSTRUCTION OF A SINGLE STOREY DETACHED DWELLING**

In respect of this proposed development you are informed that:

Nature of Decision	Consent	No. of Conditions
Development Plan Consent		
Building Rules Consent	GRANTED	THREE
Other	-	-
DEVELOPMENT APPROVAL	<b>*NOTE</b>	-

Building Classification: 1A

This approval does not purport to represent approval under the Development Plan Consent and does not provide approval for compliance with the conditions of the Development Plan Consent. If there were third party representations, any consent/approval or consent / approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the Development Plan Consent.

**\*NOTE: No development may be undertaken unless the development is an approved development (Section 32). A development is an approved development if, and only if, a relevant authority has assessed the development against, and granted a consent in respect of each of the matters prescribed in Section 33 (1).**

Date of Decision: 21-Nov-2013

Signed:

Private Certifier: Alan Taylor

Reg. Number: 020

**SALISBURY DEVELOPMENT SERVICES  
BUILDING RULES CONSENT  
SCHEDULE OF CONDITIONS**

**Regulation 42 Eleventh Schedule    Development Number:**    211/847/2013

**Reference:**    1190/2013/IH

**BUILDING RULES CONSENT** in respect of the proposed development is **GRANTED** subject to the following conditions:

1. The footing design Engineer shall inspect the footing construction and provide written certification that the footing has been constructed in accordance with the approved plans and the design Engineer's specifications.

*Reason:*    *To ensure structural adequacy.*

2. The roof trusses for the tile or sheet steel roof shall:

- be a proprietary product designed using certified software\* and manufactured by a licensed manufacturer to the provisions of AS1720.1 and AS1649,
- have the top and bottom chords and webs restrained in accordance with the requirements of the truss design parameters,
- where battens terminate on a truss (ie gable truss, hip truss, etc) the battens shall either continue past the face of the truss by at least 75mm or the truss shall be provided with blocking, spacers or equivalent,
- where bottom chord and web restraints are joined they shall be overlapped at the truss (with the ends continuing past the face of the truss by at least 75mm),
- be provided with top and bottom chord bracing in accordance with AS4440 and the manufacturer's specification
- be stored, erected and installed in accordance with AS4440 and the manufacturer's specification,

\*Note: The proprietary software and design aids shall be the subject of a certificate from an independent technical expert in accordance with Regulations 85 & 88 certifying that they comply with the provision of Parts B1 and P2.1 of Volumes 1 & 2 of the BCA. If applicable, any trusses falling outside of the scope of the certified program shall be separately certified pursuant to Regulation 88.

*Reason:*    *To ensure structural adequacy.*

3. Any changes to building materials or systems that may affect the structural soundness or safety of a building, must be submitted to the authority prior to commencing construction.

*Reason:*    *To ensure structural adequacy.*

*Your attention is drawn to the Notes appended to this Consent. They have been included as a matter of information only, and do not profess to represent a definitive statement of requirements.*

Signed:

Private Certifier:    Alan Taylor

Reg. Number:    020

Decision Date:    21-Nov-2013

**SALISBURY DEVELOPMENT SERVICES  
BUILDING RULES CONSENT  
APPENDED NOTES**

**Regulation 42 Eleventh Schedule    Development Number:**    211/847/2013

**Reference:**    1190/2013/IH

**BUILDING RULES CONSENT** in respect of the proposed development has been **GRANTED** subject to Conditions and the **NOTES** below are included for your attention:

**Dwelling notifications**

The Builder/Owner is required to give Council one business days notice of the following stages of construction;

- Prior to placement of concrete for footings or other structural purposes; and
- Where an Engineer carries out an inspection, a copy of the Engineer's inspection certificate shall be provided to the council within fourteen (14) days of the inspection date;
- Notification shall be provided, in writing, to the council at the completion of wall and roof framing, and prior to the fixing of any internal linings; and
- Within one business day of wall and roof framing notification a completed supervisor's checklist (as required by Regulation 74 of the Development Regulations 2008) shall be provided to council; and
- The roof framing shall not be concealed for a period of two (2) business days following the receipt of the above notification by the council, so as to allow council the opportunity to inspect the completed work; and
- At the completion of the building work, prior to hand over.

A person who breaches one of the above requirements is guilty of an offence.

Maximum penalty: \$10 000

Expiation fee: \$500

**Truss manufacturer's notification**

The person who is engaged to manufacture the roof truss(es) must, before commencing the work, send a fully completed truss manufactures check list (as detailed in Clause 1 (1) (g) of Schedule 5 of the Development Regulations 2008), to both the builder/person responsible for the proposed building work and the Council.

A person who breaches one of the above requirements is guilty of an offence.

Maximum penalty: \$5 000

Expiation fee: \$315

**STATEMENT OF COMPLIANCE – Class 1 Buildings**

A statement shall be supplied to Council by the Owner of the land on which the building work is carried out or, the responsible Licensed Builder, at the completion of the building work.

This statement shall be signed by the relevant person and shall declare that the building work carried out is in accordance with the relevant approvals.

**SALISBURY DEVELOPMENT SERVICES  
BUILDING RULES CONSENT  
APPENDED NOTES CONTINUED**

**Regulation 42 Eleventh Schedule    Development Number:**    211/847/2013

**Reference:**    1190/2013/IH

A statement pro-forma is enclosed which may be used to submit to Council.

**CONSTRUCTION WORK ON THE PROPERTY BOUNDARY**

Where the building work or excavation is deemed to affect the stability of adjoining land or premises, the building owner must give 28 days notice to the adjoining land owner before any building work is commenced.

The building owner must take such precautions as may be prescribed to protect the affected land or premises.

**TIMBER ROOF TRUSSES MANUFACTURED WITH NAIL PLATE CONNECTORS**

Prefabricated timber roof trusses are manufactured to engineering standards and are designed for normal roof, ceiling and wind loads to suit specific jobs and conditions and do not include allowances for special loads such as solar units, water heaters, air conditioning, household storage, future building alterations / additions and attachments such as carports, verandahs, pergolas etc. Further advice must be sought from the truss designer / fabricator prior to construction.

Prefabricated timber roof trusses should not be unloaded on site unless there is a (level) area provided for their satisfactory storage. Trusses when stored on the job site should be placed on timber bearers clear off the ground and in a flat position to avoid distortion.

Any damaged trusses should be reported immediately and not repaired on site without approval of the truss fabricator. Where it is likely that the trusses will be stored on site for an extended period of time before erection, adequate provision should be made to protect them with a protective covering against the effects of the weather.

Prefabricated timber roof trusses are designed for specific loading, geometry and support conditions. Under no circumstances should truss timber members be cut, removed or trusses be modified in any way to permit the installation of building services without prior approval of the truss fabricator.

Variations to the original truss design / details must be provided to the relevant authority prior to installation.

Private Certifier:    Alan Taylor  
Reg. Number:    020

Decision Date:    21-Nov-2013

22 November 2013

City of West Torrens  
165 Sir Donald Bradman Dr,  
HILTON SA 5033

City of West Torrens

10 DEC 2013

City Development

**Development Number:** 211/847/2013

**Subject Site:** Lot 5, St Anton Street , Marleston SA 5033  
**Parcel:** Lot 5  
**Description:** CONSTRUCTION OF A SINGLE STOREY DETACHED DWELLING

Pursuant to Section 93(1)(b) of the Development Act 1993 you are hereby advised that **BUILDING RULES CONSENT HAS BEEN GRANTED** for the proposed development work described on the attached Decision Notification Form.

Attached for your attention are :

- Two copies of the Decision Notification Form,
- Two copies of the documentation endorsed with the Certifier's consent,
- The Schedule of Essential Safety Provisions (if applicable)

All as prescribed in Development Regulation 92.

Pursuant to Regulation 92(2)(e), the Applicant has confirmed, and we certify that the Building Rules Consent is consistent with the Development Plan Consent and any condition or notes that apply in relation to the Development Plan Consent (if such consent was required).

If all of the requisite Consents have been granted the development is an approved development pursuant to Section 33. Please notify the applicant that the proposed work is an approved development effective from the date of the last consent issued.

The Applicant is also reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environmental, Resources and Development Court against this decision, or the imposition of conditions attaching to the authorisation, within two months after receipt of this notice (Section 86(4) of the Act).

The Applicant is also reminded that no work can commence on the land as a result of this decision – this consent is for Development Plan and Building Rules Consent, only the Council must issue Development Approval prior to the commencement of any work.

Private Certifier: Alan Taylor  
Reg. Number: 020



**Statement of Compliance**  
**Development Act 1993**  
**Development Regulation 1993 – Regulation 83AB**

***Note: Pursuant to section 45(1) of the Development Act, 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.***

**This statement relates to:**

**Council:** City of West Torrens  
**Development Number:** 211/847/2013  
(1190/2013/IH)  
**Building Work:** CONSTRUCTION OF A SINGLE STOREY DETACHED DWELLING  
**Site Address:** Lot 5, St Anton Street , Marleston SA 5033  
**Applicant:** Integrity New Homes  
**Decision Date:** 21-Nov-2013  
**Classification:** 1A

**PART A – BUILDERS WRITTEN STATEMENT**

***This statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.***

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any other variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority.
3. All requirements under regulation 76(3) of the *Development Regulations 1993* relating to the essential safety provisions have been satisfied.
4. All notifications requires under section 59 of the *Development Act 1993* have been given in accordance with that Act and the requirements of the *Development Regulations 1993*.

Signed: ..... Name: .....

Date: ..... Status: .....

Licence Number: ..... Contact number: .....

Address: .....

---

**PART B – OWNERS WRITTEN STATEMENT**

***This statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf.***

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any other variation undertaken with the consent of the relevant authority) are consistent with the relevant development approval issued on the **21-Nov-2013**.

1. Any conditions of approval relating to the building work have been satisfied.

Signed: ..... Name: .....

Date: ..... Address: .....

Salisbury 

**DEVELOPMENTS SERVICES**

a Division of the City of Salisbury

## Schedule 22A – Certificate of Consistency

To: **City of West Torrens**

**Development No:** 211/847/2013

**Proposed Development:** CONSTRUCTION OF A SINGLE STOREY DETACHED DWELLING

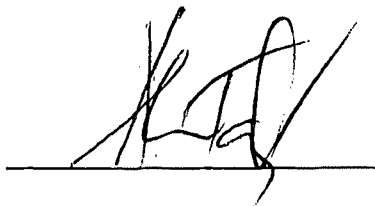
**Site Address:** Lot 5, St Anton Street , Marleston SA 5033

I verify that I have examined carefully a copy of the development plan consent (including any conditions and notes) described below, together with a copy of the plans approved and endorsed pursuant to regulation 42(4) of the *Development Regulations 2008* for that consent.

The plans and supporting documentation submitted for Building Rules Consent have been assessed for compliance with the Building Rules, while the development plan consent plans have been reviewed to ensure that all buildings and structures included in the building rules assessment are consistent with the Development Plan Consent.

I hereby certify in accordance with Regulation 92(2)(e) of the *Development Regulations 2008* that the Building Rules Consent issued on 21-Nov-2013 for Lot 5, St Anton Street , Marleston SA 5033 is consistent with the following development authorisation (including any conditions and notes) giving Development Plan Consent 211/847/2013 issued on **2-Oct-2013** by City of West Torrens (*relevant authority*) subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of Section 93(2) of the *Development Act 1993*, which are necessary for compliance with the Building Rules or any other legislation specified therein.

Signed:



Registered Private Certifier: Alan Taylor

Registration number: 020

Date: 21-Nov-2013

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel 08 8416 6333  
Fax 08 8443 5709  
Email: [csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)  
Web: [westtorrens.sa.gov.au](http://westtorrens.sa.gov.au)



## DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

**AA ADVANCEMENTS & JM BLUE PTY LTD**  
58 Anzac Hwy  
EVERARD PARK SA 5035

**DEVELOPMENT NUMBER: 211/854/2013**

**Dated:** 16-Aug-2013

**Registered on:** 16-Aug-2013

City of West Torrens

21 AUG 2013

### Location of Proposed Development

**Address:** 22 Cudmore Terrace, MARLESTON SA 5033

**Plan and Lot:** D3838 Lot 87, D3838  
Lot 88, D3838 Lot 134,  
D3838 Lot 135

**Certificate of Title:** CT-5712/429, CT-  
5712/430, CT-5712/426,  
CT-5703/986

### Nature of Proposed Development:

#### Demolition of dwelling and outbuildings

In respect of this proposed development you are informed that:

Nature of Decision	Date	Conditions
BUILDING RULES CONSENT	21-AUG-2013	2
DEVELOPMENT APPROVAL	21-AUG-2013	2
<b>Building Classification Granted:</b>	NA	

If there were third party representations, any consent/approval or consent/approval with conditions, does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

**Date of Decision:** 21-Aug-2013

**Andrew Romaniuk**  
Authorised Officer  
City Development  
City of West Torrens

## **BUILDING CONDITIONS 211/854/2013**

1. Demolition work shall be undertaken in accordance with the provisions of Australian Standard 2601-2001 "The Demolition of Structures".
  - Where an excavation affects adjacent land in terms of Regulation 75 of the Development Act, the Building Owner must serve notice on the adjoining owner 28 days prior to building work commencing.
  - Demolition work must not proceed if it is likely to cause damage to, or adversely affect the structural integrity of adjoining buildings.
2. Council will require one business day's notice of the COMMENCEMENT and COMPLETION of the building work on the site.

### **Notes:**

- a) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Refer: [http://www.epa.sa.gov.au/xstd\\_files/Water/Report/building\\_sites.pdf](http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf) for additional detail.
- b) The owner/applicant/demolition contractor is to ensure that the requirements of other legislation or authorities are satisfied: eg. EPA, Occupational Health, Safety and Welfare Act, SA Water, Transport SA, Department of Industrial Affairs.
- c) Building materials or other debris associated with the demolition shall not be burnt on the site. (Refer to the Environment Protection Authority (Burning policy).
- d) Footways adjacent to the site are to be kept in a safe condition at all times to protect pedestrians. All footways traversed by vehicles using the site shall be maintained for the duration of the work. On completion of the works the footways shall be reinstated to the satisfaction of Council.
- e) To avoid nuisance or damage being caused to persons or property, effective measures shall be taken to prevent building materials, rubbish, and soil from falling or being blown from the building or site onto other properties or roadways.
- f) Enquires are made with the Safe Work SA, Mineral Fibre Unit 8303 0405 for the removal and disposal of asbestos wastes.
- g) If you are removing a building from a common boundary, you are strongly encouraged to consult with the adjoining property owner before commencing any work. Section 5 of the Fences Act, 1975 requires you to give formal notification to and consult with the adjoining property owner if you are replacing an existing fence or removing a building along the common boundary that would, for all purposes, be a dividing fence.

- h) Where building work affects a public footway or street, the applicant must seek approval from Council's Compliance Dept for authorisation pursuant to Section 221 of the Local Government Act.
- i) The applicant is reminded that in accordance with the Aboriginal Heritage Act, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains. The Kurna Nation Cultural Heritage Association Inc is responsible for undertaking heritage surveys in this area, their contact details are:  
Darren Wanganeen, Chairperson  
c/- Emma Riggs  
Camatta Lempens Pty Ltd Lawyers  
Phone: (08) 8410 0211  
Email: ERiggs@camattalempens.com.au
- j) Once development approval is granted, the development must be:  
a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;  
b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and  
c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.
- k) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

Document Issue Date 21-Aug-2013



**Andrew Romaniuk**  
**Authorised Officer**  
**City Development**  
**City of West Torrens**

## DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

JSJ & A NOMINEES PTY LTD  
C/- ANDREW BUTCHER PROJECT MANAGEMENT  
PO BOX 548  
MODBURY SA 5092

**DEVELOPMENT NUMBER: 211/771/2013**

**Dated:** 31-Jul-2013

**Registered on:** 31-Jul-2013

### Location of Proposed Development

**Address:** 22 Cudmore Terrace, MARLESTON SA 5033

**Plan and Lot:** D3838 Lot 87, D3838

Lot 88, D3838 Lot 134, D3838 Lot 135 **Certificate of Title:** CT-5712/429, CT-5712/430, CT-5712/426, CT-5703/986

### Nature of Proposed Development:


**Land Division - Torrens Title**  
**DAC No - 211/D085/13**  
**Create six (6) additional allotments**

In respect of this proposed development you are informed that:

Nature of Decision	Date	Conditions
DEVELOPMENT PLAN CONSENT	19-SEP-2013	1
LAND DIVISION (TORRENS TITLE)	19-SEP-2013	4
DEVELOPMENT APPROVAL	19-Sep-2013	5

( SEE ATTACHED SHEET FOR CONDITIONS OF APPROVAL )

**Date of Decision:** 19-Sep-2013



**Jasmine Walters**  
**Authorised Officer**  
**City Development**  
**City of West Torrens**

## **LAND DIVISION REQUIREMENT CONDITIONS**

**211/771/2013**

**DAC No. - 211/D085/13**

### ***DEVELOPMENT PLAN CONSENT*** **COUNCIL CONDITIONS:**

1. Development is to take place in accordance with the plans prepared by Andrew Butcher Project Management relating to Development Application No. 211/771/2013 (DAC 211/D085/13).

### **DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:**

Nil

### ***LAND DIVISION CONSENT*** **COUNCIL CONDITIONS:**

1. That prior to the issue of Section 51 Clearance to this division approved herein, the existing dwelling, carport, verandah and outbuildings shall be removed from proposed Allotment(s) 1 through 10. For this purpose a separate application to Council is required.

### **DEVELOPMENT ASSESSMENT COMMISSION CONDITIONS:**

2. That the financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0009353).

The internal drains shall be altered to the satisfaction of the SA Water Corporation.

Water main extension may be required.

That all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

3. Payment of \$38,928.00 into the Planning and Development Fund (6 allotment(s) @ \$6,488.00/allotment). Payment may be made by credit card via the internet at [www.edala.sa.gov.au](http://www.edala.sa.gov.au) or by phone (8303 0724), by cheque payable to the Development Assessment Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 136 North Terrace, Adelaide.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the Development Assessment Commission for Land Division Certificate Purposes.

**Notes:**

- a) Pursuant to Section 48 of the Development Regulations 2008, any consent or approval hereby granted will lapse at the expiration of 12 months from the date of the consent or approval.

If an application for a certificate under Section 51 of the Development Act 1993 is lodged with the Development Assessment Commission within 12 months from the operative date of the consent and/or approval hereby granted, the relevant consent or approval will lapse at the expiration of three years from the operative date of the consent or approval.

- b) Street numbering for this proposal has not yet been allocated, please contact the City of West Torrens - Rates Department on 8416 6333 for street numbering advice.
- c) Pursuant to Regulation 60(4)(b)(ii) Council has no record of when the dwelling/s on site were approved for construction.
- d) In order to request Section 51 Clearance email [development@wtcc.sa.gov.au](mailto:development@wtcc.sa.gov.au) or fax 8443 5709 with the following details:
- i. Council's Development Application Number ie no letters from part of Development Application numbers generated by Council);
  - ii. Address of subject site; and
  - iii. Confirmation the works required to be undertaken prior to the issue of Section 51 Clearance have been completed.
- e) The applicant is reminded that in accordance with the Aboriginal Heritage Act, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains. The Kaurna Nation Cultural Heritage Association Inc is responsible for undertaking heritage surveys in this area, their contact details are:
- Darren Wanganeen, Chairperson  
c/- Emma Riggs  
Camatta Lempens Pty Ltd Lawyers  
Phone: (08) 8410 0211  
Email: [ERiggs@camattalempens.com.au](mailto:ERiggs@camattalempens.com.au)

**Document Issue Date** 19-Sep-2013



**Jasmine Walters**  
**Authorised Officer**  
**City Development**  
**City of West Torrens**



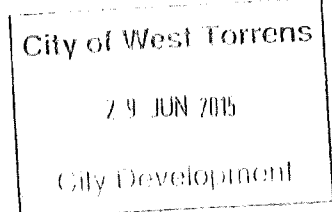
Civic Centre  
165 Sir Donald Braddon Drive  
Hilton, SA 5033  
Tel 08 8416 6333  
Fax 08 8443 5709  
Email: [csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)  
Web: [westtorrens.sa.gov.au](http://westtorrens.sa.gov.au)



## DECISION NOTIFICATION FORM

Development Act 1993 – Regulation 42

BIG DIFFERENCE PTY LTD  
PO BOX 146  
BURNSIDE SA 5066



DEVELOPMENT NUMBER: 211/626/2015

Dated: 4 June 2015

Registered on: 4 June 2015

### Location of Proposed Development

Address: 9 St Anton Street, MARLESTON SA 5033

Plan and Lot: D92601 Lot 5 Certificate of Title: CT-6123/782

### Nature of Proposed Development:

Construction of a verandah attached to the rear roof frame of an existing dwelling

In respect of this proposed development you are informed that:

Nature of Decision	Date	Conditions
BUILDING RULES CONSENT	12 JUNE 2015	1 P/CERT
DEVELOPMENT APPROVAL	25 JUNE 2015	1
Building Classification Granted:	10A	

If there were third party representations, any consent/approval or consent/approval with conditions, does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

Date of Decision: 25 June 2015

Janine Lennon  
Authorised Officer  
City Development  
City of West Torrens

## **BUILDING CONDITIONS 211/626/2015**

1. The Building Rules Consent has been issued by a Private Certifier. Refer to conditions/notes attached to their Decision Notification.
2. Council will require one business day's notice of the COMMENCEMENT and COMPLETION of the building work on the site.
3. Council requires one business day's notice of the completion of any verandah or carport that has been attached to existing roof framing.

**Note:**

A Regulation 74 Supervisor's Checklist must be completed by a registered building work supervisor for roof framing and returned to Council within one business day of the notification.

### **Notes:**

- 1) Prior to the commencement of construction of the development herein approved, it is recommended that the applicant employs the services of a licensed Land Surveyor to carry out an identification survey of the subject land and to peg the true boundaries, to ensure that building work will be either on the true boundaries or the specified distance from the true boundaries of the subject land, as the case may be.
- 2) The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. Refer: [http://www.epa.sa.gov.au/xstd\\_files/Water/Report/building\\_sites.pdf](http://www.epa.sa.gov.au/xstd_files/Water/Report/building_sites.pdf) for additional detail.
- 3) The applicant is reminded that in accordance with the Aboriginal Heritage Act, it is an offence to damage, disturb or interfere with any Aboriginal site, object or remains. The Kurna Nation Cultural Heritage Association Inc is responsible for undertaking heritage surveys in this area, their contact details are:  
Darren Wanganeen, Chairperson  
c/- Emma Riggs  
Camatta Lempens Pty Ltd Lawyers  
Phone: (08) 8410 0211  
Email: [ERiggs@camattalempens.com.au](mailto:ERiggs@camattalempens.com.au)
- 4) Once development approval is granted, the development must be:
  - a) Substantially commenced within twelve (12) months from the date of the decision of this Consent or Approval, otherwise this Consent or Approval will lapse at the expiration of twelve (12) months from this date (unless Council extends this period), and a new development application shall be required;
  - b) Fully completed within three (3) years from the date of the decision of this Approval, otherwise this Approval will lapse at the expiration of three (3) years from this date (unless Council extends this period), and a new development application shall be required; and
  - c) Any request for an extension of time must be lodged in writing with the Council prior to the expiry of the above-mentioned periods.

- 5) Pursuant to Section 86(1)(a) of the Development Act, 1993, you have the right of appeal to the Environment, Resources and Development Court against either (1) a refusal of consent or (2) any condition(s) which have been imposed on a consent. Any such appeal must be lodged with the Court within two (2) months from the day on which you receive this notification or such longer period allowed by the Court.

The Environment, Resources and Development Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide SA 5000 (GPO Box 2465, Adelaide SA 5001).

Document Issue Date 25 June 2015

A handwritten signature in black ink, appearing to be 'J. Lennon', with a long horizontal stroke extending to the right.

**Janine Lennon**  
**Authorised Officer**  
**City Development**  
**City of West Torrens**

**DECISION NOTIFICATION FORM**

**DEVELOPMENT NO.:**

**PBS REFERENCE NO.: 35875**

DEVELOPMENT APPLICATION Received: 11 June 2015

To: Big Difference Pty Ltd  
PO Box 146  
BURNSIDE SA 5066

**LOCATION OF PROPOSED DEVELOPMENT**

9 St Anton Street MARLESTON

SCANNED

**NATURE OF PROPOSED DEVELOPMENT**

17 JUN 2015

REF No. 3664894

Verandah

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

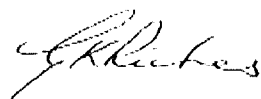
NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent				***
Building Rules Consent	12/06/2015	ONE		
Development Approval	TO BE ISSUED BY COUNCIL			

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

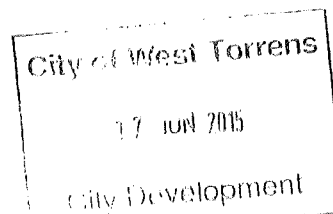
This building has been assigned a classification **10a** (verandah) for the purposes of Section 66 of the Development Act.

Dated: 12 June 2015

Signed: Grant Riches



Building Surveyor / Private Certifier



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

## NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.
2. You may have a right of appeal if this Notification is:  
A refusal, OR  
A consent or approval with conditions  
  
Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.
3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.  
  
If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.
4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. **Any new building or part thereof (except Class 1A and outbuildings) the subject of this approval/consent must not be occupied until a Certificate of Occupancy has been issued by Council or PBS Australia.**

To facilitate the issue of the Certificate of Occupancy, the **owner must lodge with the Council or PBS Australia a Written Statement** from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

- (a) public electricity source;
- (b) public water supply;
- (c) public sewer;
- (d) septic tank effluent drainage system;
- (e) public telecommunications system;
- (f) other service or facility provided by a public authority or utility

have been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.

6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211

## **BUILDING RULES CONSENT CONDITIONS**

- 1 The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create unsanitary conditions.

## **BUILDING RULES CONSENT NOTES**

- 1 Notification by the owner must be given to the Council at the following stages:
  - one business day's notice of the intended commencement of building work on the site, and
  - one business days notice of the completion of the building work.

Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.

- 2 All members of the community have a general environmental duty under the Environment Protection Act. The Environment Protection Agency Code of Practice for the Building and Construction Industry provides benchmarks of best practice and contains certain mandatory provisions for preventing contaminants entering the stormwater system.
- 3 Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business day's of the commencement of the building work.
- 4 This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of the Electricity Trust of South Australia's Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact the Electricity Trust of South Australia.
- 5 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.

# DECLARATION

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

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

Grant K Riches



Building Surveyor/Private Certifier

- 2. Pursuant to Regulation 79 of the Regulations under the Development Act the levy under the Construction Industry Training Fund has been paid: *Not required***

**Dated: 12 June 2015**

City of West Torrens

17 JUN 2015

City Development

Ph: 8374 2211  
Fax: 8374 3322

ACN 063 490 880  
Email: pbs@pbsaust.com.au

## Data Extract for Section 7 search purposes

Valuation ID 2129463259

**Data Extract Date:** 29/05/2023

**Parcel ID:** D92601 A5

**Certificate Title:** CT6123/782

**Property Address:** 9 ST ANTON ST MARLESTON SA 5033

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

**Aircraft Noise Exposure (ANEF 20)**

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

**Airport Building Heights (Regulated) (All structures over 15 metres)**

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

**Affordable Housing**

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

**Building Near Airfields**

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

**Hazards (Flooding - Evidence Required)**

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

**Prescribed Wells Area**

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

**Regulated and Significant Tree**



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

#### **Stormwater Management**

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

#### **Traffic Generating Development**

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

#### **Urban Tree Canopy**

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

NO

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



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: 2468620

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

DATE OF ISSUE

29/05/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

16286816

OWNERSHIP NAME

Registered Proprietor is Suppressed

PROPERTY DESCRIPTION

9 ST ANTON ST / MARLESTON SA 5033 / LT 5 D92601

ASSESSMENT NUMBER

2129463259

TITLE REF.

(A "+" indicates multiple titles)

CT 6123/782

CAPITAL VALUE

\$520,000.00

AREA / FACTOR

R4  
1.000

LAND USE / FACTOR

RE  
0.400

LEVY DETAILS:

FINANCIAL YEAR

2022-2023

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$	50.00
\$	234.00
\$	152.30
\$	0.00
\$	-131.70
\$	0.00

Please Note:

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

EXPIRY DATE

27/08/2023



Government of  
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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: 2468620

**DATE OF ISSUE**

29/05/2023

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

Registered Proprietor is Suppressed

**FINANCIAL YEAR**

2022-2023

**PROPERTY DESCRIPTION**

9 ST ANTON ST / MARLESTON SA 5033 / LT 5 D92601

**ASSESSMENT NUMBER**

2129463259

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6123/782

**TAXABLE SITE VALUE**

\$315,000.00

**AREA**

0.0303 HA

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

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

**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** 27/08/2023

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

## LOCAL GOVERNMENT RATES SEARCH

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel: 08 8416 6333  
Email: [info@wtcc.sa.gov.au](mailto:info@wtcc.sa.gov.au)  
SMS: 0429 205 943  
Web: [westtorrens.sa.gov.au](http://westtorrens.sa.gov.au)



29 May 2023

TO: DUNCAN SANDE & ASSOCIATES  
PO BOX 3033  
NORWOOD SA 5067

### DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO : 47549 1  
VALUER GENERAL NO : 2129463259  
OWNER : Ryan Murray Court  
PROPERTY ADDRESS : 9 St Anton Street, MARLESTON SA 5033  
VOLUME/FOLIO : CT-6123/782  
LOT/PLAN NUMBER : D92601 Lot 5  
WARD : Plympton

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of, and are a charge against the above property.

Rates and fines in arrears	0.00
Interest on Arrears charged in current financial year	0.00
Rates for current 2022/2023 financial year	1,068.50

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on **September 1, 2022; December 1, 2022; March 1, 2023 and June 1, 2023.**

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

Less rebates	0.00
Fines (current)	0.00
Legal fees (current)	0.00
Less current year's payments	-1,068.50
Overpayment	0.00
Refunds	0.00

Balance - Rates Due and payable	\$0.00
Sundry Property Debts	0.00

**TOTAL BALANCE**

**\$0.00**

### AUTHORISED OFFICER

This statement is made on the 29 May, 2023

### Payment Methods

#### BPAY



Billers Code: 88567  
Reference: 475491

#### Credit Card

Payments can be made online at [westtorrens.sa.gov.au/online services](http://westtorrens.sa.gov.au/online services) or phone 08 84166333 (during business hours).

## LOCAL GOVERNMENT RATES SEARCH

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel: 08 8416 6333  
Email: [info@wtcc.sa.gov.au](mailto:info@wtcc.sa.gov.au)  
SMS: 0429 205 943  
Web: [westtorrens.sa.gov.au](http://westtorrens.sa.gov.au)



### NOTIFICATION OF CHANGE OF OWNERSHIP

29 May 2023

**Vendor/Purchaser or representative of same to complete and return to:**

CITY OF WEST TORRENS  
165 SIR DONALD BRADMAN DRIVE  
HILTON SA 5033

Telephone (08) 8416 6333  
Email [info@wtcc.sa.gov.au](mailto:info@wtcc.sa.gov.au)

**Notification of change of owner in respect of:**  
Ryan Murray Court

**for the property at:**  
**9 St Anton Street, MARLESTON SA 5033**  
**title reference;**  
CT-6123/782

**Please remove the aforementioned names from the Assessment Book referenced to:**

**Rates Assessment No** : 47549 1  
**Valuer General No** : 2129463259

**and replace with the following new ownership details:**  
(please list all names IN FULL)

SURNAME or COMPANY NAME	GIVEN NAMES	TITLE (Mr, Mrs, Ms, Dr etc.)	SIGNATURE

**The new owner/s address for issue of rate notices is:**

**New details provided by (strike out if not applicable):**

DUNCAN SANDE & ASSOCIATES  
PO BOX 3033  
NORWOOD SA 5067

**Signed** \_\_\_\_\_ **Date** \_\_\_\_\_

Account Number <b>21 29463 25 9</b>	L.T.O Reference CT6123782	Date of issue 29/5/2023	Agent No. 198	Receipt No. 2468620
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DUNCAN SANDE & ASSOC  
PO BOX 3033  
NORWOOD SA 5067  
office@duncansande.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** MR RM COURT  
**Location:** 9 ST ANTON ST MARLESTON LT 5 D92601  
**Description:** 5HG **Capital Value:** \$ 520 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/6/2023

			\$
	Arrears as at: 30/6/2022	:	0.00
Water main available:	1/7/2014	Water rates	: 283.20
Sewer main available:	1/7/2014	Sewer rates	: 343.72
		Water use	: 573.45
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 1,200.37CR
		<b>Balance outstanding</b>	: 0.00

Degree of concession: 00.00%  
Recovery action taken: FULLY PAID

**Next quarterly charges:** Water supply: Not declared Sewer: Not declared Bill: 12/7/2023

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

The last Water Use Year ended on 27/03/2023.

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

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



## South Australian Water Corporation

**Name:**  
MR RM COURT

**Water & Sewer Account**  
Acct. No.: **21 29463 25 9**

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

**Address:**  
9 ST ANTON ST MARLESTON LT 5  
D92601

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### Payment Options

**EFT**

#### EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2129463259



**Bill code: 8888**  
**Ref: 2129463259**

#### Telephone and Internet Banking — BPAY®

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



#### Paying online

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



#### Paying by phone

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

SA Water account number: 2129463259



**Government of  
South Australia**

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

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)