

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 5217 Folio 98

Parent Title(s) CT 1692/151

Creating Dealing(s) CONVERTED TITLE

Title Issued 27/09/1994 Edition 5 Edition Issued 06/06/2016

Estate Type

FEE SIMPLE

Registered Proprietor

ASPASIA CALLISTO
OF 2 OWEN STREET TORRENS PARK SA 5062

Description of Land

ALLOTMENT 82 FILED PLAN 19265
IN THE AREA NAMED TORRENS PARK
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12527419	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

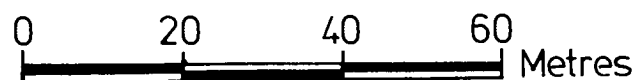
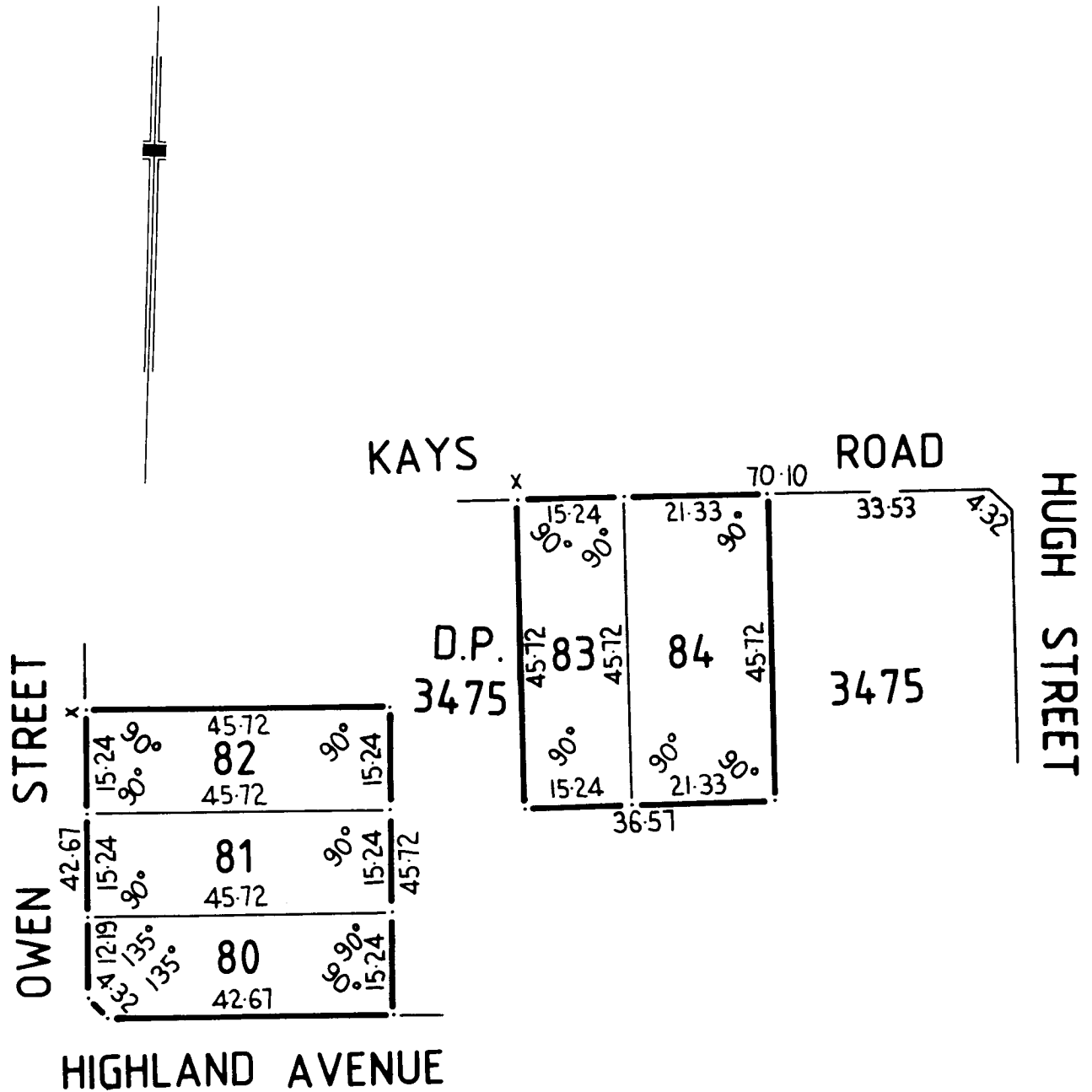
Dealings Affecting Title NIL

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 5217/98	Reference No. 2445114
Registered Proprietors	A*CALLISTO	Prepared 01/03/2023 12:24
Address of Property	2 OWEN STREET, TORRENS PARK, SA 5062	
Local Govt. Authority	CITY OF MITCHAM	
Local Govt. Address	131 BELAIR RD TORRENS PARK, SA 5062	

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

<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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD 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	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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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
9.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11.	<i>Food Act 2001</i>	
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13.	<i>Heritage Places Act 1993</i>	
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14.	<i>Highways Act 1926</i>	
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15.	<i>Housing Improvement Act 1940 (repealed)</i>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16.	<i>Housing Improvement Act 2016</i>	

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

17. *Land Acquisition Act 1969*

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

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| 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*

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

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au |
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20. *Local Government Act 1934 (repealed)*

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| 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 |
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21. *Local Government Act 1999*

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

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| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
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23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT has no record of any restriction affecting this title |
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24. *Mining Act 1971*

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|------|---|---|
| 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
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25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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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/ 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 Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DHW has no record of any order affecting this title
also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> 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.	<i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
34.	<i>Water Industry Act 2012</i>	
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.	<i>Water Resources Act 1997 (repealed)</i>	
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*

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

Additional Information

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

- | | |
|---|---|
| 1. Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. Dog Fence (<i>Dog Fence Act 1946</i>) | 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

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.

DECISION NOTIFICATION FORM

Pergolas of Distinction
talita@pergolasod.com.au
ian@pergolasod.com.au

DEVELOPMENT NUMBER

080/0107/18

LOCATION OF PROPOSED DEVELOPMENT:

2 Owen Street Torrens Park

NATURE OF PROPOSED DEVELOPMENT

Verandah

Building Code classifications assigned to the above proposal is: 10a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted		No. of Conditions
Development Plan Consent	YES	See attached	See attached
Land Division	N/A		
Building Rules Consent	YES	See attached	See attached
DEVELOPMENT APPROVAL	YES	06/02/2018	See attached

You may have a right under Section 86(1)(f) of the Development Act 1993 to apply to a court to review the Council's decisions as to the nature of the development, whether the development is seriously at variance, the status of the development (complying, merit, or non-complying), and the category of the development (1, 2A, 2, 3, or no category), and any other decision that is relevant to Section 35 of the Development Act 1993. These rights of review are subject to quite short time limits.

The Council cannot advise you as to your rights nor court processes, and recommends that you promptly seek professional advice from a town planning consultant or lawyer experienced in such matters if you are interested in exercising any right of review.

Date of Decision: 06/02/2018

Signed:



(✓) Richard Brown
Development Officer (Building) (Delegate)

Date: 06/02/2018

(✓) Private Certifier

CITY OF
MITCHAM



Betty Douflias
9 Kalka Crescent
Pasadena SA 5042
bdouflias@bigpond.com

Mobile 0427 980036

DECISION NOTIFICATION

TO: Pergolas of Distinction 22 Delray Avenue Holden Hill SA 5088	Development Number 080/107/18 Reference: PD18/02
Location of Proposed Development:	2 Owen St Torrens Park
Applicant	Pergolas of Distinction
Nature of Proposed Development	Verandah
Classification	10A

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS
Development Plan Consent	1/2/18	3
Building Rules Consent	2/2/18	1
Other		
DEVELOPMENT APPROVAL		

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

Date of Decision: 2/2/18

Signed:

Private Certifier Betty Douflias

Reg. Number 70

SECTION 42, DEVELOPMENT ACT 1993
CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT

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

1. Structure

The structure and any stiffening brackets shall be installed in accordance with Manufacturer's Specifications.

PROVISIONAL BUILDING RULES CONSENT
NOTES

This consent does not include any existing structures. Separate professional advice may be required to ensure that the existing structures are safe and structurally adequate.

Frame Inspection

Provide name and number of building supervisor who has undertaken the roofing training in accordance with Development Act and Regulations.

Construction work on or near property boundary.

Section 60 & Regulation 75 of the Development Act requires the building owner to notify the adjoining land owner within 28 days of commencing any building work to a site that may affect the stability of adjoining land or premises. The building owner must take such precautions as may be prescribed to protect the affected land or premises.

Stormwater

The method of stormwater disposal must be disposed of in a manner not to cause any damage to the building and not cause damage or nuisance to any other property of building. The discharge of stormwater along council land requires the consent of the council prior to the commencement of site works (seek advice from Council's Engineering Department). The roof & surface stormwater drainage system must be constructed in accordance with AS3500.3.2. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet. The required rainwater tanks to be plumbed into the dwelling in accordance with AS3500 must be provided with an overflow device connected into the stormwater disposal system and mosquito proof, non-degradable screens on the inlet and overflow. Supporting structures must be a proprietary product and/or comply with relevant Australian Standards.

Structural Timber

Structural timber members that are not protected from weather must be of a suitable durability class or preservative treated to hazard level H3 in accordance with AS1604.

Footing system & movement

The footing system has not been designed for tree effects whether they are on or outside of the allotment. Future planting may have an impact on the performance of the footing system. For further information, refer to the Footing Construction Report or seek advice from the design engineer. The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer. The owner's attention should be drawn to Appendix B of AS2870 "Performance Requirement and Foundation Maintenance".

	Betty Douflias 9 Kalka Crescent Pasadena SA 5042 bdouflias@bigpond.com Mobile 0427 980036
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Schedule 22A – Certificate of Consistency

TO: City of Mitcham	Development Number 080/107/18 Reference: PD18/02
Location of Proposed Development	2 Owen St Torrens Park
Applicant	Pergolas of Distinction
Nature of Proposed Development	Verandah

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 2/2/18** for above property is consistent with the following development authorisation giving Development Plan Consent by **City of Mitcham** (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.

Table of variations to meet regulatory requirements – pursuant to section 93(2) of the Development Act 1993.

Item	Legislation/Regulation/Code	Reason for variation
Nil		

Signed:



Private Certifier Betty Douflias

Reg. Number 70

Date 2/2/18

DECISION NOTIFICATION FORM

Pergolas of Distinction
22-26 Delray Ave
HOLDEN HILL SA 5088
C/- bdouflias@bigpond.com

DEVELOPMENT NUMBER

080/0107/18

Dated: 09/01/2018 Registered: 09/01/2018

LOCATION OF PROPOSED DEVELOPMENT:

2 OWEN STREET TORRENS PARK SA 5062
LOT 82 TYP FP SEC 100 PLN 19265 C/T 5217/98

NATURE OF PROPOSED DEVELOPMENT
VERANDAH (PART ON BOUNDARY)

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED		NO. OF CONDITIONS	CONSENT REFUSED
Development Plan Consent	YES	01/02/2018	3	
Land Division	N/A			
Building Rules Consent	NO	REQUIRED		
DEVELOPMENT APPROVAL	NO	REQUIRED		

You may have a right under Section 86(1)(f) of the Development Act 1993 to apply to a court to review the Council's decisions as to the nature of the development, whether the development is seriously at variance, the status of the development (complying, merit, or non-complying), and the category of the development (1, 2A, 2, 3, or no category), and any other decision that is relevant to Section 35 of the Development Act 1993. These rights of review are subject to quite short time limits.

The Council cannot advise you as to your rights nor court processes, and recommends that you promptly seek professional advice from a town planning consultant or lawyer experienced in such matters if you are interested in exercising any right of review.

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

Date of Decision: 01/02/2018

Signed:.....

(✓) Harry Stryker (Delegate)
Development Officer (Planning)

Date: 1 February 2018

(1) Sheet(s) Attached

CITY OF
MITCHAM

The following Council conditions apply to this application:-

DEVELOPMENT PLAN CONSENT CONDITIONS

- (1) The proposal must be developed in accordance with the details submitted to the Council and approved plans except where varied by the following conditions.

Reason: To ensure the proposal is established in accordance with the plans and details submitted

- (2) All free-standing sides of the structure must remain open

Reason: To maintain the visual amenity of the locality

- (3) All stormwater must be suitably disposed of and not disposed of onto adjoining properties.

Reason: To prevent discharge of stormwater onto adjoining properties

CITY OF
MITCHAM

Signed..... *H. Gyle* Page 2

Date Approved: 01/02/2018



**DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
Schedule 11, Regulation 42**

101 Belair Road
Torrens Park,
South Australia 5062
Postal Address:
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062
Telephone (08) 8372 8982
Facsimile (08) 8372 8101
Email:
mitcham@mitchamcouncil.sa.gov.au
Website:
http://www.mitchamcouncil.sa.gov.au

Development Application Dated: 23/03/2006
Registered On: 23/03/2006

Development Application Number 080/425/2006

To: Eden Living
PO Box 225
FULLARTON SA 5063

Location of Proposed Development: 2 Owen Street TORRENS PARK 5062
LOT: 82 TYP: FP SEC: 100 PLN: 19265 C/T: 5217/098

Nature of Proposed Development: CONSTRUCT A TWO STOREY DETACHED DWELLING,
GARAGE AND VERANDAH

Building Classification Assigned: 1A,10A

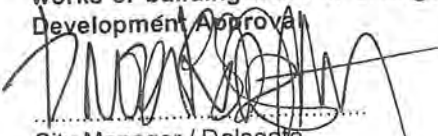
In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Applicable Yes/No
Provisional Development Plan Consent	GRANTED	15 AS PER PDPC ISSUED ON 5/09/2006	YES
Provisional Building Rules consent	GRANTED	1 + NOTES AS ISSUED BY PRIVATE CERTIFIER ON 17/10/2006	YES
Public Space		-	n/a
Other		-	n/a
DEVELOPMENT APPROVAL	GRANTED	16 + NOTES	YES

No Representation(s) from third parties concerning your category 1 proposal were received.

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.

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.


City Manager / Delegate

Date of Decision: 10/11/2006

PLEASE READ THE INFORMATION ATTACHED TO THIS FORM

JM:R:\AUTHDOC\DD\080\FROM000\080-2006-00000425-001\0026APPROVALPC.Doc

The following conditions apply to this application:-

1. The proposal shall be developed in accordance with the details and plans, relating to Development Application Number 080/425/06 except where varied by the following conditions.

Reason: To ensure the proposal is established in accordance with the plans submitted.

2. All works detailed in the approved plans and required by any condition of approval shall be completed prior to the occupation of the development.

Reason: To ensure that all works and conditions are completed in a timely manner.

3. Any additional excavated material not required as fill for the site shall be removed immediately after excavation to prevent bogging and soil washing away.

Reason: To protect the natural environment and to minimise erosion.

4. All scarring or physical disturbances of the land during any excavation work shall be restricted to only that which is shown on the approved plan and only as required for building work and/or access purposes. All exposed excavations and fill shall be covered with top soil and planted with ground cover which will screen the changed land forms and prevent erosion within six (6) months of the work taking place.

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

5. Services to the site and within the subject site shall be placed underground.

Reason: To enhance the amenity of the locality.

6. All upper-storey windows other than street elevation/s shall comprise of fixed obscure glass, fixed shutters or similar screening to a height of not less than 1.7 m from the finished floor level.

Reason: To minimise the impact on privacy to the residents of adjacent dwellings.

7. Stormwater management is required with any new development (excluding additions or alterations to an existing dwelling where the floor area is not increased by more than 50%) to limit the rate of stormwater discharge from the site. The following measures shall be incorporated into the stormwater design for a residential building development up to and including **400 square metres in floor area:-**

- **Roof Stormwater Run-off-** A minimum of **60%** of roof stormwater run-off shall be directed to a stormwater tank of not less than 2000 litres capacity for On-site Stormwater Detention (OSD). The restricted outflow (nominal 19mm

Signed: 

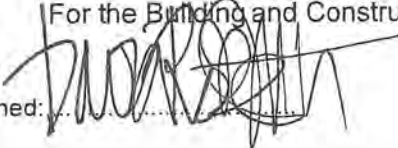
Page 2

Date of Decision: 10/11/2006

outlet) from the tank may be discharged to either Council infrastructure, or to an area for On-site Stormwater Retention (OSR) within the property (landscape area, soakage trench, etc.) The overflow from the tank shall be directed to landscape area within the property, or to an area for On-site Stormwater Retention (OSR). The remaining **40%** (maximum) of roof stormwater run-off may be discharged to either Council infrastructure, or to an area for On-site Stormwater Retention (OSR) within the property (landscape area, soakage trench, etc.) Refer to Council Engineering Detail SD-600 **Sheets 34 & 35** (Draft).

- **Pavement Stormwater Run-off** – A maximum of **50%** of pavement (driveway, paths, & patio) stormwater run-off may be controlled and discharged to Council infrastructure via a pipe system. The remaining **50%** (minimum) of pavement stormwater shall be directed to landscape area within the property, or to an area for On-site Stormwater Retention (OSR). Refer to Council Engineering Detail SD-600 **Sheets 34 & 35** (Draft).
 - Stormwater that is retained on-site (OSR) by utilizing landscaped areas within the property, soakage trenches, or additional tank storage in excess of the required 2000 litres, shall be contained within the site. At no stage shall stormwater resulting from a storm up to and including a 20 year ARI, flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
 - Roof stormwater that is directed to an on-site retention area in lieu of discharge to Council infrastructure shall be designed and certified by a "Chartered Professional Engineer" in the field of stormwater management.
 - Detention tank capacity shall be in addition to any proposed rainwater storage tanks for domestic supply or On-site Stormwater Retention.
8. Stormwater connections to the street water table, shall be in accordance with Council's Engineering Detail SD-600, Sheet 19. Pipes through the council verge area shall be constructed of galvanized steel, not PVC. Trench reinstatements beneath the footpath area shall be in accordance with Council's Engineering detail SD-600 **Sheets 14 B & 15B**.
9. Stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
10. Temporary debris and sediment control measures shall be installed to ensure debris, soil, soil sediments, and litter are maintained within the construction site. At no time shall debris, soil, soil sediments, and litter from the construction site enter Council's drainage system, Council's road network, or neighbouring properties. Pollution prevention measures, shall be in accordance with the "Environmental Protection Authority's Stormwater Pollution Prevention Codes of Practice";
- For the Community
 - For Local, State, and Federal Government
 - For the Building and Construction Industry.

Signed:



Page 3

Date of Decision: 10/11/2006

11. The maximum stormwater discharge rate to the street water table, from any single outlet, shall be limited to 20 Litres/sec., with a maximum discharge velocity of 2 metres/sec.
12. Driveway gradients shall be constructed with a maximum grade of 20 % (1:5) in accordance with Council's Engineering detail **SD-600, Sheet 10**.
13. All earthworks associated with the development shall be stabilized in accordance with standard engineering design and practices against erosion and failure. No earthworks must encroach across neighbouring property boundaries.
14. Stormwater from the site shall be managed during construction and until the site is stabilised to ensure that it does not cause nuisance to any adjoining property. Temporary drainage shall be installed as soon as the roof is constructed.
15. That all street elevation windows and doorways to have selected moulds, and corner quoins to the satisfaction of Council.

NOTE: Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment shall be repaired/reinstated to Council's satisfaction at the developer's expense.

NOTES

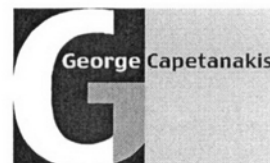
- (1) The Provisional Building Rules Consent issued by George Capetanakis, 24 Tyson Street, ASHFORD SA 5035 on 17/10/2006 who is a Private Certifier has been relied upon for granting this Development Approval. There has been no examination by Council of the submitted documents in relation to any building matters.
- (2) The builder or person responsible for overseeing the building work approved herein shall give Council one full business day's notice at the following stages of building work:
 - Commencement; and
 - Prior to the pouring of concrete to footings/slabs; and
 - Intended completion of wall and roof framing; and
 - Intended completion of Masonry; and
 - Prior to the tiling of wet areas; and
 - Completion of the building work.

Failure to notify Council at any of the above mentioned stages is an offence pursuant to the Development Act and Regulations and may result in a Division 6 fine (\$4000), or Council may allow the offence to be expiated (\$300).

Signed: 

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Date of Decision: 10/11/2006

**DECISION NOTIFICATION FORM
SCHEDULE 11**

Building Surveyor and Consultant

24 Tyson Street
ASHFORD SA 5035
Phone: (08) 8293 7346
Fax: (08) 8351 5640
Mobile: 0438 123 617
Email: georgecap@picknowl.com.au

Development Application: Dated 23 March 2006
Registered 23 March 2006

Development Application No: 080/425/2006

To: CITY OF MITCHAM
PO Box 21
MITCHAM SHOPPING CENTRE
TORRENS PARK SA 5062

Applicant (on behalf of the owner): EDEN LIVING
PO Box 225,
FULLARTON SA 5063

Location of Proposed Development: No 2 Owen Street, TORRENS PARK

Nature of Proposed Development : Two storey dwelling & garage

Building Classification Assigned : Class 1a & 10a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted (Yes/No)	Date of Decision	No of Conditions
Provisional Development Plan Consent	Yes	5/09/06	15
Provisional Building Rules Consent	Yes	17/10/06	1

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

Signed:

George Capetanakis



Private Certifier

Date:

17 October 2006



Sheets attached

NOTE: No work can commence on this development unless a Development Approval has been obtained. The owner must not commence, or authorize the commencement of, any site works or building work or change the use of the land until Notification of Development Approval has been granted.

**CONDITIONS OF PROVISIONAL
BUILDING RULES CONSENT /
FURTHER INFORMATION - SECTION 42**



Building Surveyor and Consultant

DEVELOPMENT APPLICATION No :

080/425/2006

PROPOSED DEVELOPMENT : Two storey Dwelling & Garage at
No 2 Owen Street, TORRENS PARK

24 Tyson Street
ASHFORD SA 5035
Phone: (08) 8293 7346
Fax: (08) 8351 5640
Mobile: 0438 123 617
Email: georgecap@picknowl.com.au

CLASSIFICATION : The building is classified as a **Class 1a & 10a**.

The Provisional Building Rules Consent is issued subject to the following Conditions and Notes:

CONDITIONS:

Smoke alarms – One additional smoke alarm, in compliance with AS 3786 or listed in the SSL Register of Accredited Products, shall be installed in the “Rumpus” area outside “Bed 2”, on the upper level. Smoke alarms must be connected to the consumer mains power. It is recommended that multiple alarms be interconnected.

NOTES:

Notifications of stages of building work - The person proposing to undertake building work on land (or who is in charge of such work) must be aware of their obligation to give the Council notice at stages prescribed in Reg. 74.

Termite Protection – A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating:-

- a) the method of protection; and
- b) the date of installation of the system; and
- c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- d) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

Written statement of compliance - In accordance with Reg. 83AB a written statement declaring that the building work was carried out in accordance with the relevant Development Approval (disregarding any variation of a minor nature which has no adverse effect on the structural soundness or safety of the dwelling or on the health of the occupants) must be provided to the relevant authority within 10 business days of occupation of the building (copy of Statement of Compliance enclosed).

Building work affecting adjoining land - Building Owner and/or person/s undertaking building work must be aware of their obligation to notify the adjoining owner if the building work is likely to affect adjoining land, as prescribed in Reg. 75 (*Building work affecting adjoining land*). The location design and capacity of storm water discharge from the property must be approved by Council. Storm water disposal systems must be completed by the finish of the construction of the building.

Timber framing – The assessment of the timber framing has been based on the understanding that the timber to be used for all structural elements will have a minimum joint strength group of J4 or JD4.

Footings – The footings have been checked only for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owner's attention is drawn to Appendix B of AS2870 'Performance Requirements and Foundation Maintenance'.

Compliance with other legislation - This report does not imply compliance with the Electricity Trust of South Australia Act 1946, as amended, or with the (State) Equal Opportunity Act 1984, or with the Commonwealth Disability Discrimination Act 1993, as amended, or with any other Act imposing requirements on the builder, occupier and/or owner. It is the responsibility of the owner and/or the person/s undertaking the building work to ensure compliance with same.



.....
George Capetanakis
Private Certifier

17 October 2006



131 Belair Road
Torrens Park
South Australia 5062

Postal Address
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062

Telephone (08) 8372 8888
Facsimile (08) 8372 8101

Email:
mitcham@mitchamcouncil.sa.gov.au

Website:
http://www.mitchamcouncil.sa.gov.au

Date

**DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
Schedule 11, Regulation 42**

Refer enquiries to

Development Application Dated: 03/02/2006
Registered On: 03/02/2006

Development Application Number 080/151/2006

To: Mr P Mundy & Mrs S J Mundy
22 Panorama Drive
ABERFOYLE PARK SA 5159

Location of Proposed Development: 2 Owen Street TORRENS PARK 5062
LOT: 82 TYP: FP SEC: 100 PLN: 19265 C/T: 5217/098

Nature of Proposed Development: DEMOLISH EXISTING DWELLING

Building Classification Assigned: MISC

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Applicable Yes/No
Provisional Development Plan consent	GRANTED	1 + - NOTES		YES
Provisional Building Rules consent	GRANTED	- + - NOTE		YES
DEVELOPMENT APPROVAL	GRANTED	1 + - NOTE		YES

Nil Representation(s) from third parties concerning your Complying proposal were received.

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.

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.

Jeffery Stewart
City Manager / Delegate

Date of Decision: 16/02/06

PLEASE READ THE INFORMATION ATTACHED TO THIS FORM

CITY OF MITCHAM

DECISION NOTIFICATION FORM

APPLICATION NO: 080/151/2006

The following conditions apply to this application:-

- (1) The proposal shall be developed in accordance with the plans and details relating to Development Application Number 080/151/2006.

Reason: To ensure the proposal is established in accordance with the plans submitted.

NOTES

nil

Signed:

Jeffery Stewart

Page 2

Date of Decision: 16/02/06



Date

Refer enquiries to

DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
Celebrating 150 years
1853 to 2003
 Schedule 11 Regulation 42

Development Application Dated: 13/05/2004
 Registered On: 13/05/2004

Development Application Number 080/699/2004

131 Belair Road
 Torrens Park
 South Australia 5062

Postal Address
 PO Box 21
 Mitcham Shopping Centre
 Torrens Park SA 5062

Telephone (08) 8372 8888
 Facsimile (08) 8372 8101

Email:
 mitcham@mitchamcouncil.sa.gov.au

Website:
 http://www.mitchamcouncil.sa.gov.au

To: Mr P Mundy & Mrs S J Mundy
 22 Panorama Drive
 ABERFOYLE PARK SA 5159

Location of Proposed Development: **2 Owen Street TORRENS PARK 5062**
 LOT: 82 TYP: FP SEC: 100 PLN: 19265 C/T: 5217/098

Nature of Proposed Development: **DEMOLISH EXISTING DWELLING**

Building Classification Assigned: **MISC**

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Applicable Yes/No
Provisional Development Plan consent	GRANTED	1		YES
Provisional Building Rules consent	GRANTED	NIL		YES
Land Division	-	- -		n/a
Land Division (Strata)	-	- -		n/a
Public Space	-	- -		n/a
Other	-	- -		n/a
DEVELOPMENT APPROVAL	GRANTED	1		YES

No Representation(s) from third parties concerning your category 1 proposal were received.

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.

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.

Jeffery Stewart
 City Manager / Delegate

Date of Decision: 19/05/2004

PLEASE READ THE INFORMATION ATTACHED TO THIS FORM

The following conditions apply to this application:-

- (1) The proposal shall be developed in accordance with the plans and details relating to Development Application Number 080/699/2004.

Reason: To ensure the proposal is established in accordance with the plans submitted.

NOTES

nil

Signed:

Jeffery Stewart

Page 2

Date of Decision: 19/05/2004



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: 2445114

W LEGAL PTY. LTD.
WRP LEGAL & ADVISORY
LEVEL 1
153 FLINDERS STREET
ADELAIDE SA 5000

DATE OF ISSUE

02/03/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

17072828

OWNERSHIP NAME

A CALLISTO

PROPERTY DESCRIPTION

2 OWEN ST / TORRENS PARK SA 5062 / LT 82

ASSESSMENT NUMBER

0815104003

TITLE REF.

(A "+" indicates multiple titles)

CT 5217/98

CAPITAL VALUE

\$1,425,000.00

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
\$	641.25
\$	417.25
\$	0.00
\$	-274.00
\$	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

31/05/2023



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
Email: 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

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



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: 2445114

DATE OF ISSUE

02/03/2023

W LEGAL PTY. LTD.
WRP LEGAL & ADVISORY
LEVEL 1
153 FLINDERS STREET
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

A CALLISTO

FINANCIAL YEAR

2022-2023

PROPERTY DESCRIPTION

2 OWEN ST / TORRENS PARK SA 5062 / LT 82

ASSESSMENT NUMBER

0815104003

TITLE REF.

(A "+" indicates multiple titles)

CT 5217/98

TAXABLE SITE VALUE

\$550,000.00

AREA

0.0706 HA

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

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

Please Note:

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

ON OR BEFORE 31/05/2023

See overleaf for further information



Government of
South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

01 March 2023

WRP Legal & Advisory
Level 1
153 Flinders Street
ADELAIDE SA 5000



LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT0316/23**
Previous Cert No:

Receipt No:

Reference No: **41118**
Valuer General No: **0815104003**
Property Description: **LOT 82 TYP FP SEC 100 PLN 19265 C/T 5217/98**
Property Address: **2 Owen Street TORRENS PARK SA 5062**
Owner: **Aspasia Callisto**

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 property described above:

General Rate/Water Catchment Levy:	Total
General Rate	\$3,174.75
Natural Resources Management Levy	\$105.45
Less 12.5% Capping (If applicable)	\$0.00
<Rates for the current year 2022/2023>	\$3,280.20
Less Payments Received	\$-1,640.20
<Debtor: Monies outstanding in addition to Rates>	\$0.00
<TOTAL BALANCE OUTSTANDING>	\$1,640.00

Please be advised: A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/22, 15/12/22, 15/3/23 and 15/6/23.

If you wish to pay Council Rates settlements by BPay please use the BPay biller code 3186 and the reference number shown on this certificate.

UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE

The Rates team may be contacted for a free Section 187 update by calling (08) 8372 8844 or by emailing rates@mitchamcouncil.sa.gov.au with the property address and certificate number. Free updates for the same financial year will be provided for up to 6 months from the date of the original search.

Authorised Officer

Street Address:
131 Belair Road
Torrens Park SA 5062

Postal Address:
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062

Phone: (08) 8372 8888
Fax: (08) 8372 8101
mitcham@mitchamcouncil.sa.gov.au
www.mitchamcouncil.sa.gov.au

CITY OF



MITCHAM

131 Belair Road Torrens Park SA 5062
 PO Box 21 Mitcham Shopping Centre SA 5062
 Telephone (08) 8372 8888
 Facsimile (08) 8372 8101
 Email mitcham@mitchamcouncil.sa.gov.au
 Web site <http://www.mitchamcouncil.sa.gov.au>

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

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2 Owen Street TORRENS PARK SA 5062			
Applicant	WRP Legal & Advisory Level 1 153 Flinders Street ADELAIDE SA 5000		
Certificate Number	CERT0316/23	Date received	01/03/2023
Property Address	2 Owen Street TORRENS PARK SA 5062		
Property Description	LOT 82 TYP FP SEC 100 PLN 19265 C/T 5217/98		
Property ID	4111	Parcel Number	Parcel Number
Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 2 Owen Street TORRENS PARK SA 5062			
Development Act 1993			
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):	Hills Neighbourhood (HN)		
Is the land situated in a designated State Heritage Area?	No		
Is the land designated as a place of local heritage value?	No		
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NIL		
If YES, state the name of the council:	NIL		

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2 Owen Street TORRENS PARK SA 5062	
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?	Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: http://www.sa.gov.au/topics/planning-and-property/development-plans/amendments-to-development-plans/minister-initiated-amendments-to-development-plans For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link.
Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	080/0107/18 080/0425/06 080/0151/06 080/0699/04
Planning, Development and Infrastructure Act 2016	
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)	Hills Neighbourhood (HN)
Is the land situated in a designated State Heritage Place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land?	No
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations?	Yes https://plan.sa.gov.au/have_your_say/general_consultations
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)	
Refer to note in section 33 (Further Information Held By Councils)	
Development Act 1993	
Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
Section 55—Order to remove or perform work	NIL
Section 56—Notice to complete development	NIL
Section 57—Land management agreement	NIL
Section 60 – Notice of intention by building owner	If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms.
Section 69—Emergency order	NIL
Section 71—Fire safety notice	NIL
Section 84—Enforcement notice	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2 Owen Street TORRENS PARK SA 5062	
Section 85(6), 85(10) or 106—Enforcement order	NIL
Part 11 Division 2—Proceedings	NIL
Planning and Development Act 1966	NIL
Building Act 1971	NIL
Planning Act 1982	NIL
Court Order	NIL
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NIL
Food Act 2001	
Section 44—Improvement notice	NIL
Section 46—Prohibition order	NIL
Housing Improvement Act 1940	
Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Planning, Development and Infrastructure Act 2016	
Section 141 – Orders to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Emergency Order	NIL
Section 157 – Fire Safety Notice	NIL
Section 192 or 193 – Land management agreement	NIL
Section 198(1) – Requirements to vest in a council or the crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or Crown to be held as open space	NIL
Part 16 Division 1 Proceedings	NIL
Section 213 – Enforcement notice	NIL
Public and Environmental Health Act 1987 (Repealed)	
Part 3—Notice	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
South Australian Public Health Act 2011	
section 66—Direction or requirement to avert spread of disease	NIL
section 92-Notice	NIL
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 2 Owen Street TORRENS PARK SA 5062	
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	NIL
33 Other Charges	
Charges of any kind affecting the land (not included in another item)	NIL
Schedule – division 2 – other particulars	
Particulars of Building Indemnity Insurance	NIL
Further information held by Councils	NIL
Does the council hold details of any development approvals relating to:	
(a) Commercial or industrial activity at the land; or	NO
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	NO

Note—

The questions (a) and (b) relate 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 (a) of the question may indicate that a *potentially contaminating activity* has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

It should be noted that—

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

CERTIFIED

02 March 2023
DATE

Data Extract for Section 7 search purposes

Valuation ID 0815104003

Data Extract Date: 02/03/2023

Parcel ID: F19265 A82

Certificate Title: CT5217/98

Property Address: 2 OWEN ST TORRENS PARK SA 5062

Zones

Hills Neighbourhood (HN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 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.

Hazards (Bushfire - Urban Interface) (Urban Interface)

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

(Council input required)

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

Account Number 08 15104 00 3	L.T.O Reference CT521798	Date of issue 2/3/2023	Agent No. 7938	Receipt No. 2445114
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WRP LEGAL AND ADVISORY
LEVEL 1, 153 FLINDERS ST
ADELAIDE SA 5000
admin@wrplegal.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: A CALLISTO
Location: 2 OWEN ST TORRENS PARK LT 82
Description: 10H DG **Capital Value:** \$1 425 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2023

				\$
		Arrears as at: 30/6/2022	:	0.00
Water main available:	1/6/1966	Water rates	:	212.40
Sewer main available:	1/7/1966	Sewer rates	:	706.44
		Water use	:	297.40
		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	:	721.22CR
		Balance outstanding	:	495.02

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

Next quarterly charges: Water supply: 70.80 Sewer: 235.48 Bill: 17/5/2023

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

The last Water Use Year ended on 16/05/2022.

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

South Australian Water Corporation

Name:

A CALLISTO

Water & Sewer AccountAcct. No.: **08 15104 00 3****Amount:** _____**Address:**

2 OWEN ST TORRENS PARK LT 82

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0815104003

**Bill code: 8888**
Ref: 0815104003**Telephone and Internet Banking — BPAY®**

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

**Paying online**

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

**Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 0815104003

**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