



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

**Certificate of
LOCAL GOVERNMENT CHARGES
Pursuant to the Local Government Act, 1999**

Search No: **41513**Assessment No: **A9875**

Bpay Biller Code: 36012

Reference: 1000098754

Valuation No: **4595153919**Property Described as: **LOT 1 RANGE ROAD WEST PAGES FLAT SA 5172**Owners Name: **J & C BYRNE & ASSOCS PTY LTD**

<u>Section</u>	<u>Allotment</u>	<u>Plan</u>	<u>Certificate of Title</u>
308	1	D14324	5673/630

RATES/CHARGESPeriod ending **30/06/25** - declared date: **24/06/24** - First Due Date **01/09/24**

Rates and fines in arrears b/fwd 1st July	0.00
Rates for current Financial year	1,019.90
Service Charges	0.00
Less Pensioner Concessions - Not applicable	0.00
Interest/Legal fees to date	0.00
Fines to date	5.25
Sundry Debtors	0.00
Hills & Fleurieu Regional Landscape Levy	38.00
Less payments made	1,063.15
TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE	0.00

Rates not paid on or before the **DUE DATE** are subject to a **FINE** of 2.00% with further **INTEREST CHARGES** of 0.7625% being added to **ARREARS** each month following.

Miscellaneous: THIS PROPERTY IS RATED AS A SINGLE FARM ENTITY. FIXED CHARGE IS \$440.00.

Authorised Officer: Bryan Francis

Date : 02/10/2024



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Development Act 1993 Repealed

Section 42 - Condition (that continues to apply) of a development authorisation	Nil
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Repealed Act conditions

Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
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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):	Refer to Attached Plan SA Report
Is there a State heritage place on the land or is the land situated in a State heritage area?	No
Is the land designated as a local heritage place?	No
Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	No
Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes
Section 127 - Condition (that continues to apply) of a development authorisation	Refer to Attached Plan SA Report

Development Act 1993 (repealed)

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



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Section 57 - Land management agreement	No
Section 69 - Emergency order	Nil
Section 71 - Fire safety notice	Nil
Section 84 - Enforcement notice	Nil

Section 85(6), 85(10) or 106 - Enforcement order	Nil
Part 11 Division 2 - Proceedings	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
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Food Act 2001

Section 44 - Improvement Notice	Nil
Section 46 - Prohibition Order	Nil

Housing Improvement Act 1940 (repealed)

Section 23 - Declaraion that house is undesirable or unfit for human habitation	Nil
Part 7 (rent control for substandard houses) - Notice or declaration	Nil

Land Acquisition Act 1969

Section 10 - Notice of intention to acquire	Nil
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Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
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Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
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Local Nuisance and Litter Control Act 2016

Section 30 - Nuisance or litter abatement notice	Nil
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Planning, Development and Infrastructure Act 2016

Section 141 - Order to remove or perform work	Nil
Section 142 - Notice to complete development	Nil
Section 155 - Emergency order	Nil
Section 157 - Fire safety notice	Nil
Section 192 or 193 - Land management agreement	No
Section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
Section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1 - Proceedings	Nil
Section 213 - Enforcement notice	Nil
Section 214(6), 214(10) or 222 - Enforcement order	Nil



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Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice	Nil
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Public and Environmental Health (Waste Control) 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 92 - Notice

Nil

South Australian Public Health (Wastewater) Regulations 2013
 Part4-Condition (that continues to apply) of an approval.

Nil

Other Charges

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

Nil



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Particulars of Building indemnity insurance

Note: Building indemnity insurance is not required for -

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

Details of Building Indemnity Insurance still in existence for Building Work on the Land

Building indemnity insurance required	No
<p>Name(s) of person(s) insured: NOT APPLICABLE</p> <p>Name of insurer:</p> <p>Limitations on the liability of the insurer:</p> <p>Name of the Builder:</p> <p>Builders Licence Number:</p> <p>Date of issue of Insurance:</p> <p>Description of insured building work:</p>	



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Exemption from holding insurance

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

No

If **Yes**, give details:

a) Date of the exemption:

b) Name of builder granted the exemption:

c) Licence number of Builder granted the exemption:

d) Details of building work for which the exemption applies:

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



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Particulars Relating to Environment Protection

Further information held by councils

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

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

No

Note-

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

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

It should be noted that-

- (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.

CONFIRMED BY

ENVIRONMENTAL HEALTH OFFICER

Tony Pearson

BUILDING OFFICER

Andreas Karaikos

PLANNING &

Cameron Gibbons

DATE & TIME

2/10/2024

3:48:15PM

Data Extract for Section 7 search purposes

Valuation ID 4595153919

Data Extract Date: 27/09/2024

Parcel ID: D14324 A1

Certificate Title: CT5673/630

Property Address: LOT 1 RANGE RD W PAGES FLAT SA 5172

Zones

Productive Rural Landscape (PRuL)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Aircraft Landing Area)

The Airport Building Heights (Aircraft Landing Area) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of aircraft landing areas.

Building Near Airfields

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

Environment and Food Production Area

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

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

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.

Mount Lofty Ranges Water Supply Catchment (Area 1)

The Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

Native Vegetation

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

Prescribed Water Resources Area

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

Water Resources

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No