



## Certificate of Title - Volume 5167 Folio 101

Parent Title(s) CT 3225/74

Creating Dealing(s) CONVERTED TITLE

Title Issued 01/02/1994      Edition 6      Edition Issued 13/07/2006

### Estate Type

FEE SIMPLE

### Registered Proprietor

DAVID BARTON FRENCH  
COLLEEN ANNE FRENCH  
OF 1 PARDOO DRIVE MODBURY SA 5092  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 46 DEPOSITED PLAN 7448  
IN THE AREA NAMED VALLEY VIEW  
HUNDRED OF YATALA

### Easements

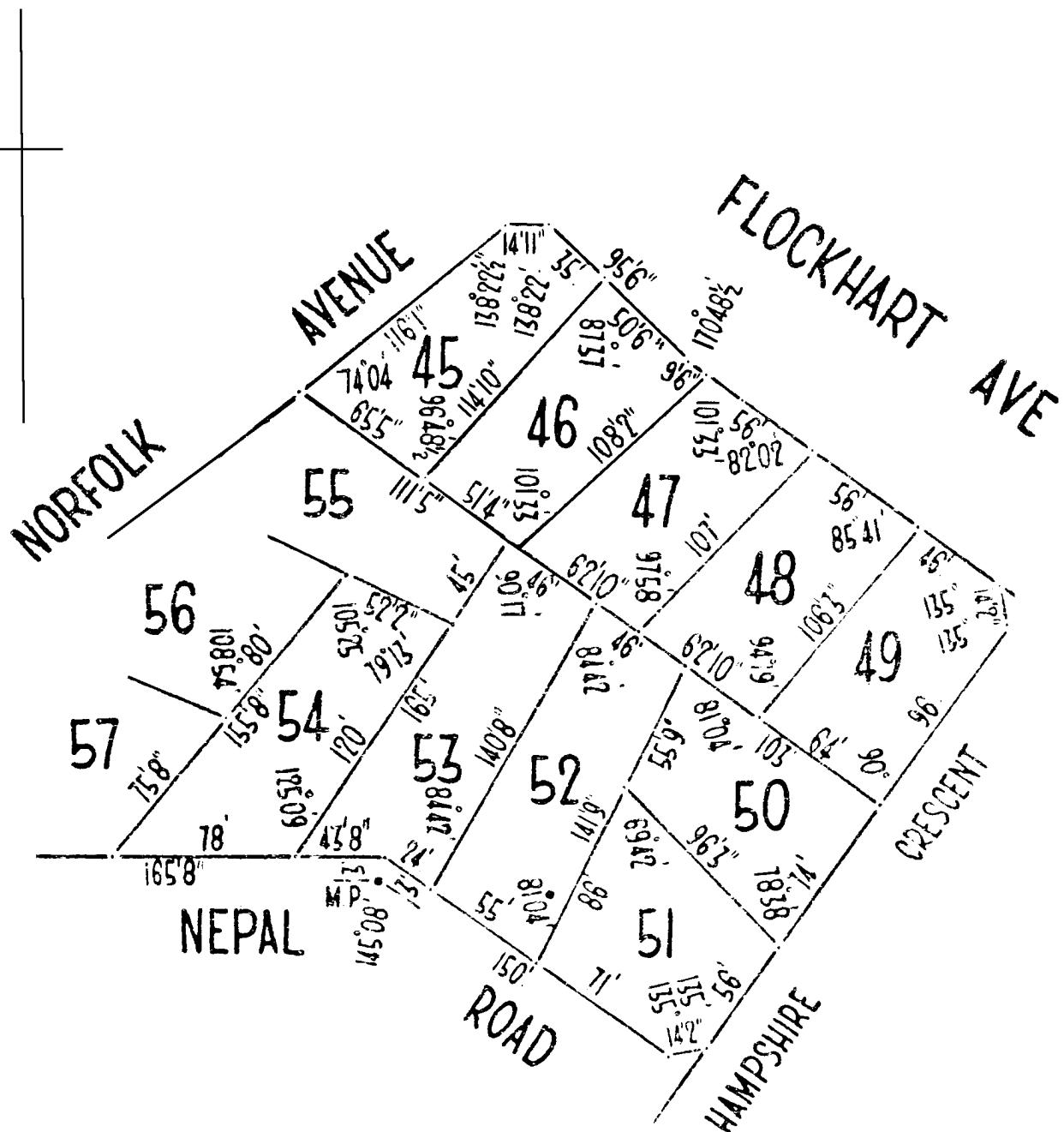
NIL

### Schedule of Dealings

Dealing Number	Description
10498101	MORTGAGE TO POLICE CREDIT UNION LTD.

### Notations

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



SCALE

DISTANCES ARE IN FEET AND INCHES  
FOR METRIC CONVERSION

1 FOOT	=	0.3048 metres
1 INCH	=	0.0254 metres

# Property Interest Report

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

Title Reference	CT 5167/101	Reference No. 2461658
Registered Proprietors	D B & C A*FRENCH	Prepared 02/05/2023 11:01
Address of Property	12 FLOCKHART AVENUE, VALLEY VIEW, SA 5093	
Local Govt. Authority	CITY OF TEA TREE GULLY	
Local Govt. Address	POST OFFICE BOX 571, MODBURY, SA 5092	

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

## Table of Particulars

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

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

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

### 1. General

1.1	Mortgage of land	Refer to the Certificate of Title  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title  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>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
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.)	Refer to the Certificate of Title also Contact the vendor for these details  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
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

*[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

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

## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	<b>An Emergency Services Levy Certificate will be forwarded.</b> 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 <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>
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## 8. Environment Protection Act 1993

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

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

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

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

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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## **18. *Landscape South Australia Act 2019***

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

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.20 section 215 - Orders made by ERD Court  
The regional landscape board has no record of any notice affecting this title

18.21 section 219 - Management agreements  
The regional landscape board has no record of any notice affecting this title

18.22 section 235 - Additional orders on conviction  
The regional landscape board has no record of any notice affecting this title

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

19.1 Notice, order or demand for payment of land tax  
**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](http://www.revenuesaonline.sa.gov.au)**

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

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

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

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

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

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

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

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

## **24. *Mining Act 1971***

24.1 Mineral tenement (other than an exploration licence)  
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations  
Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations  
Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land  
Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence  
Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations  
Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals  
Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement  
Contact the vendor for these details

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

## **25. *Native Vegetation Act 1991***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28.1 section 23(1) - Notice of contribution payable

The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

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

29.1 Part 5 - Planning and Design Code

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

Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

**Code Amendment**

**Miscellaneous Technical Enhancement** - proposes a series of technical amendments which aim to enhance the general performance & operation of the Planning & Design Code (the Code). It is primarily focused on addressing technical & operational elements within the Code, as opposed to changing policy intent or outcomes. For more information, refer to the 'Code Amendments' page on PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone 1800752664.

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
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### **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	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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	Public Health in DHW has no record of any direction or requirement affecting this title
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	spread of disease	
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 Part 4 - Condition (that continues to apply) of an approval</i>	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
<b>33.</b>	<b><i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i></b>	
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
<b>34.</b>	<b><i>Water Industry Act 2012</i></b>	
34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>An SA Water Certificate will be forwarded.</b> <b>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b> 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.
<b>35.</b>	<b><i>Water Resources Act 1997 (repealed)</i></b>	
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
<b>36.</b>	<b><i>Other charges</i></b>	
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

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

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

## Additional Information

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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 (*Dog Fence Act 1946*) The Dog Fence Board has no current interest in Dog Fence rates relating to this title.
9. Pastoral Board (*Pastoral Land Management and Conservation Act 1989*) The Pastoral Board has no current interest in this title
10. Heritage Branch DEW (*Heritage Places Act 1993*) Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11. Health Protection Programs – Department for Health and Wellbeing Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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



CITY OF  
**TEA TREE GULLY**  
*Naturally Better*

PO Box 571  
571 Montague Road  
Modbury SA 5092  
Tel (08) 8397 7444  
Fax (08) 8397 7400  
TTY (08) 8397 7340

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

Email: [searches@cttg.sa.gov.au](mailto:searches@cttg.sa.gov.au)

## CERTIFICATE

Section 187 (1) of the Local Government Act

Assessment No: **130329**  
Valuer General No: **2811008005**  
Property Description: **LOT: 46 ALP: SEC: SEC: 1561 DP: 7448 CT: 5167/101**  
Property Address: **12 Flockhart Avenue VALLEY VIEW 5093**  
Owner: **Mr DB & Mrs C A French**

<b>Residential Land Use 2023</b>	\$1,280.00
<b>Regional Landscape Levy 2023</b>	\$29.32
Overdue/Arrears	\$0.00
Interest/Rounding	\$0.00
Legal Costs	-\$0.02
Less Rebate	\$0.00
Less Payments Received	-\$982.30
General Debtors	
<b>Total Amount Due</b>	<b>5<sup>th</sup> June 2023</b> <b>\$327.00</b>

**Please Note:**

*Further fines & interest may be applied to overdue accounts.*

**NOTE:** Verbal updates will be available for 3 months on current year's rates from the date of issue of this certificate

Charges may be pending for the removal of flammable undergrowth or other flammable or combustible materials or substances under the Fire and Emergency Services Act 2005. The charges that apply will be those that are incurred by the Council.

I certify in terms of Section 187(1) of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

**Delegated Officer:**

We accept settlement payment of council rates  
BPAY Biller Code: 787911 / Reference # 130329



**Account balance and payment available online: Go to [www.teatreegully.sa.gov.au/Payments](http://www.teatreegully.sa.gov.au/Payments)**

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



CITY OF  
TEA TREE GULLY  
*Naturally Better*

Date of Issue: 2 May 2023

Certificate Number 84054  
Receipt Number 413610  
Assessment Number 130329

PO Box 571

571 Montague Road

Modbury SA 5092

Tel (08) 8397 7444

Fax (08) 8397 7400

TTY (08) 8397 7340

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

Email: [searches@cttg.sa.gov.au](mailto:searches@cttg.sa.gov.au)

Duncan Sande & Associates  
PO Box 3033  
NORWOOD SA 5067

Valuer General No: 2811008005  
Property Description: LOT: 46 ALP: SEC: SEC: 1561 DP: 7448 CT: 5167/101  
Property Address: 12 Flockhart Avenue VALLEY VIEW 5093  
Owner: Mr DB & Mrs C A French

## Provision of Prescribed Information

### Section 7 Land and Business (Sales and Conveyancing) Act 1994

The information herein is provided pursuant to Council's Obligations under Section 12 of the Land and Business (Sales and Conveyancing) Act 1994.

### Development Section

Prescribed Encumbrance	Particulars Required
<b>Part 1 – Items that must be included in statement</b>	
<b>Development Act 1993 (Repealed)</b>	
Section 42 – Condition (that continues to apply) of a development authorisation)	05/02/2018 - Development Application APPROVAL 2018/114496 Carport
<b>Repealed Act Conditions</b>	
<i>Disclaimer: The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) of provisional building rules consent (or its equivalent) granted under the following repealed Acts.</i>	

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Condition (that continues to apply) of an approval or authorisation granted under any of the following Acts: Building Act 1971 (repealed) City of Adelaide Development Control Act 1976 (repealed) Planning and Development Act 1966 (repealed) Planning Act 1982 (repealed)	02/04/1980 - Provisional Building Rules APPROVAL 1980/9851 Renovation
<b>Planning, Development and Infrastructure Act 2016</b>	
<b>Part 5 – Planning and Design Code</b> 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 PlanSA Extract
Is the land situated in a designated State Heritage place?	Refer PlanSA Extract
Is the land designated as a place of local heritage value?	Refer PlanSA Extract
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Unknown
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 operation?	Refer to Property Interest Report <u>Land Services SA</u>
Section 127 – Condition (that continues to apply) of a development authorisation	Refer PlanSA Extract
<b>Part 2 – Items to be included if land affected</b>	
<b>Development Act 1993 (repealed)</b>	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A
Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	N/A
Section 55 – Order to remove or perform work	Nil

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 56 – Notice to complete development	Nil
Section 57 – Land Management Agreement	See Title for Details
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
<b>Fire and Emergency Services Act 2005</b>	
Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	Nil
<b>Food Act 2001</b>	
Section 44 – Improvement Notice	NIL
Section 46 – Prohibition Order	Nil
<b>Housing Improvement Act 1940 (repealed)</b>	
Section 23 – declaration that house is undesirable or unfit for human habitation	Nil
<b>Local Government Act 1934 (repealed)</b>	

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Planning, Development and Infrastructure Act 2016</b>	
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	Refer PlanSA Extract
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 2222 – Enforcement Order	NIL

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

## Public and Environmental Health Act 1987 (repealed)

*Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant Standards & Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.*

## South Australian Public Health Act 2011

Notice, order, declaration, charge, claim or demand given or made under the Act

Nil

## Additional Information (City of Tea Tree Gully)

*Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010*

Miscellaneous	Nil
Easements	Nil
CWMS	Nil

## Particulars relating to Environment Protection

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

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

YES

/

NO

**All development approvals on Council records relating to this subject are listed under the heading "Development Act 1993 or the Planning, Development and Infrastructure Act 2016"**

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

## Note – Building Indemnity Insurance is not required for:

- a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the Development Act 1993 or the repealed Building Act 1971 is or was not required;
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995);
- 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 1996; or
- e) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 has been granted under section 45 of that Act.

## BUILDING INDEMNITY INSURANCE AS ATTACHED OR AS PROVIDED ON PLANS A EXTRACT

YES  NO

\*Please note Council may not hold a copy of Building Indemnity Insurance if the Application has been undertaken by a Private Certifier.

### Disclaimer

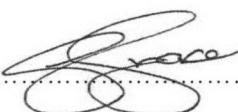
The nature of the City of Tea Tree Gully's records is such that it may not be able to provide details of Building Indemnity Insurance.

The City of Tea Tree Gully endeavours to ensure that the information provided by this search request is current and accurate, however cannot guarantee the accuracy, currency or completeness of the information contained within.

All information provided by this search is for information purposes only and no reliance should be placed on this information for any possible legal purpose or any circumstance where loss or damage could arise as a result of reliance on this information.

The City of Tea Tree Gully does not accept any responsibility or liability should you rely upon the information provided by this property search to your detriment, except as provided by statute. The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994. The information provided should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

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

Authorised Officer.....

Date.....02/05/2023.....

## Data Extract for Section 7 search purposes

Valuation ID 2811008005

**Data Extract Date:** 02/05/2023

**Parcel ID:** D7448 A46

**Certificate Title:** CT5167/101

**Property Address:** 12 FLOCKHART AV VALLEY VIEW SA 5093

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

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

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

**Affordable Housing**

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

**Building Near Airfields**

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

**Hazards (Flooding)**

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

**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.

Unknown

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**

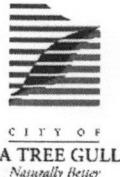
*A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.*

No

Land Management Agreement (LMA)

No

## DECISION NOTIFICATION FORM



Development Number: **070/114496/2018**

For Development Application: Date of Lodgement: 13/01/2018

To:

Mr D French  
12 Flockhart Avenue  
VALLEY VIEW SA 5093

### LOCATION OF PROPOSED DEVELOPMENT:

12 Flockhart Avenue VALLEY VIEW 5093

Formal Property Title: LOT: 46 ALP: SEC: SEC: 1561 DP: 7448 CT: 5167/101  
Valuer General Number: 2811008005  
Development Cost: \$800.00

Class(s): 10A

### **Nature Of Proposed Development:**

Carport

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	Date	No. of Conditions
Development Plan Consent	Granted	24/01/2018	2
Land Division			
Land Division (Community)			
Building Rules Consent	Granted	05/02/2018	4
Public Space			
Other			
<b>DEVELOPMENT APPROVAL</b>	<b>Granted</b>	<b>05/02/2018</b>	<b>6</b>

No work can commence on this development unless the Development Approval has been granted. 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 the Development Approval.

A handwritten signature in black ink, appearing to read 'Cradgerfall'.

Signature of Administration Officer:

Building Officer: Mr N Twigg  
Planning Officer Mr T Bourner  
Delegates of City of Tea Tree Gully

Date: 05/02/2018

APPLICATION NO: **070/114496/2018**

APPROVAL DATE: 05/02/2018

#### **DEVELOPMENT PLAN CONSENT CONDITIONS**

- (1) The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in Application No. 070/114496/2018 except where varied by any condition(s) listed below.
- (2) The carport must be finished in a colour to complement the existing dwelling. The pre-coloured steel finishes or paintwork must be maintained in good condition at all times. All external paintwork must be complied with within 2 months of the erection of the carport.

Reason: *To preserve and enhance the amenity of the site and locality.*

#### **Note(s):**

- (1) The cost of rectifying any damage or conflict with any existing services or infrastructure arising out of this development will be borne by the applicant.
- (2) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.
- (3) The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate.
- (4) This application involves development located on the boundary or within close proximity to the boundary of the allotment. To ensure that the proposed development is constructed within the allotment, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.

#### **BUILDING RULES CONSENT CONDITIONS**

- (1) Stormwater shall be disposed of in such a manner so that none of the following conditions occur:
  1. the water enters or lies against the building;
  2. the water unduly affects the stability of the building or any other building on the same site;
  3. the water unduly creates any unhealthy or dangerous condition on the site or within the building;
  4. the water shall not be discharged so that it flows onto adjoining properties without the prior written consent of the property owners.

Reason: *To prevent stormwater damage to buildings on the site and to adjoining premises.*

- (2) The structure shall be constructed in accordance with all manufacturer's details and recommendations and to the appropriate site design wind speed classification.

Reason: *To ensure that the structure is constructed in accordance with manufacturer's details and recommendations to the appropriate design wind speed classification.*

(3) Additional tie down connections shall be installed to the existing roof structure in accordance with the relevant site design wind speed classification and to meet the full requirements of Australian Standard AS1684.2; tables 9.20 – 9.23. Rafter strengthening member shall be independently tied down in accordance with Australian Standard AS1684.2

Reason: *To ensure that adequate resistance is achieved to resist the additional up lift forces imposed by the attached structure.*

(4) The depth of the pad footings shall be increased to 600mm minimum.

Reason: *To ensure the posts / columns are adequately supported.*

**Note(s):**

(1) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land.

(2) The cost of rectifying any damage or conflict with existing services or infrastructure arising out of this development will be borne by the applicant.

(3) Ensure that all necessary approval has been obtained from the owner of the property prior to erecting the structure.

(4) The existing roof structure shall be inspected and checked by a suitably qualified person (ie Engineer/Licensed Builder) to clarify and ensure that the existing structure is capable of supporting the additional loads (dead load & wind loads) imposed by the attached structure prior to any construction.

(5) A check of the masonry wall ties should be undertaken to ensure they are installed in accordance with Australian Standard AS 3700 and also to check that they are not corroded to provide adequate support for attached structure.

(6) As the building owner proposes to carryout work of a prescribed nature in accordance with the building regulations, that is work which affects the stability of other land or premises, the building owner, must at least 28 days before the building work has commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60 of the Development Act 1993.

(7) It is recommended that a licensed land surveyor is engaged to survey the boundary to ensure that no part of the structure including the gutters will encroach onto the neighbouring property.

(8) You are advised that it is an offence to undertake tree damaging activity in relation to a regulated or significant tree without the prior consent of Council. A tree damaging activity means:

- The killing or destruction of a tree; or
- The removal of a tree; or
- The severing of branches, limbs, stems or trunk of a tree; or
- The ringbarking, topping or lopping of a tree; or
- Any other substantial damage to a tree including severing or damaging any roots; and

includes any other act or activity that causes any of the foregoing to occur, but does not include maintenance pruning that is not likely to affect adversely the general health and appearance of a tree.

## IMPORTANT INFORMATION – PLEASE READ

The following information may be relevant to your authorisation. Please read carefully

### Operative life of your authorisation

Other than where an extension of time has been granted, or where the application is for a variation to a previous development authorisation, this approval will lapse 12 months after the date of the approval (or, in matters where there has been a Court appeal, the finalisation of that appeal). If the relevant development has been lawfully commenced by substantial work within 12 months, then the approval will remain valid for 3 years from the date of the approval (see regulation 48 of the *Development Regulations 2008*). As a guide, for developments involving new residential dwellings, substantial commencement has generally been considered by the Court to consist of the pouring of the footings and slab.

Where the approval is for a variation to an earlier development authorisation, the lifespan of the approval will be calculated from the date of the earlier approval, unless otherwise approved by Council (see section 39(7)(d) of the *Development Act 1993*).

### Extension of time

An application may be made to Council to extend the time for commencing and completing the development. A request must be made in writing to Council and accompanied by the prescribed fee (see section 40(3) of the *Development Act 1993* and regulation 48(2) of the *Development Regulations 2008*).

### Building near powerlines

The Office of the Technical Regulator should be notified by you of all building work activities to occur near overhead electricity service and street mains. Further, building work near overhead electricity conductors sometimes creates dangerous situations, while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable for damages (see Part 6 of the *Electricity Act 1996*).

### Variations

If you want to modify your development, or modify or remove any condition, then an application to vary your approval will need to be submitted to Council for assessment. For further information, please contact Council's City Development Department on 8397 7444.

### Reserved matters for assessment

Where particular elements of Council's assessment are reserved pursuant to section 33(3) of the *Development Act 1993*, the approval is not formally granted until the reserved matter or matters have been addressed to Council's satisfaction. Construction cannot commence until each reserved matter has been appropriately dealt with.

### Your right of appeal

You may have a right of appeal to the Environment, Resources and Development (ERD) Court against the decision if it is either a refusal or an authorisation with conditions. An appeal must be lodged within two months from the date on which you receive notice of the decision or such longer period as the Court may allow (see section 86(4) of the *Development Act 1993*). Please contact the ERD Court, not the Council, for further information if you want to appeal. The Court is situated in the Sir Samuel Way Building, Victoria Square, Adelaide, Telephone: 8204 0300.

### Category 3 applications

A third party representor in a Category 3 development has a right to appeal against the Council's decision within 15 days of the date of the decision (see section 38(14) of the *Development Act 1993*). Approvals for Category 3 developments that were the subject of third party representations therefore must not be acted upon for fifteen business days from the date of the decision. It is recommended that you contact the ERD Court fifteen days after the date of the decision to determine if an appeal has been lodged by a third party. If there is an appeal by a third party, the approval should not be acted upon until either the determination of, or withdrawal of, the appeal.

### Building work affecting neighbouring land

If your development involves work that may impact on the stability of neighbouring land, for certain work you will be required to do the following:

- 28 days prior to the building work commencing, serve on the owner of the affected land a notice of your intention to perform the building work and the nature of that work; and
- take precautions as may be prescribed to protect the affected land or premises, carry out such other building work in relation to that affected land or premises as the adjoining owner is authorised by the Development Regulations to require. (see section 60 of the *Development Act 1993*)

The work for which notification is required is set out in Regulation 75 of the *Development Regulations 2008*. For further information please contact an officer of Council's City Development Team on 8397 7444.

Grace, Gail

**From:** City of Tea Tree Gully <noreply@cttg.sa.gov.au>  
**Sent:** Tuesday, 2 May 2023 11:14 AM  
**To:** Searches  
**Subject:** Online search request  
**Attachments:** 20230502003117\_RegisterSearch\_CT\_5167\_101\_6.pdf

**EXTERNAL SENDER:** Exercise caution before clicking on any links or opening attachments.

Reg No.	12518	Assess	130329
Lot	46	Houses	12
Date	2 - MAY 2023		
Street	Flockhart		
RATES	ENC	6	

## Online search request

A Section 187 or Section 7 online certificate request has been submitted by Duncan Sande. See the form data below. A copy has been sent to Content Manager 22/791

Applicant details	
Company name	Duncan Sande
Company postal address	249 The Parade
Company email address	office@duncansande.com.au
Phone number	83612700
Details of the property requested	
Property address	12 FLOCKHART AVENUE, VALLEY VIEW, SA 5093
Registered proprietor	DAVID BARTON FRENCH COLLEEN ANNE FRENCH
Certificate of title: Volume / Folio	5167/101
Assessment number	
Please select the type of search you require	Full search - \$63.75 - CT required
Search type cost	\$63.75
Upload your certificate of title for your rates only search	
Upload your certificate of title	20230502003117_RegisterSearch_CT_5167_101_6.pdf
Request another search	No
Details of second property request	

Property address (request 2)	
Registered proprietor (request 2)	
Certificate of title: Volume / Folio (request 2)	
Assessment number (request 2)	
Please select the type of search you require for your second search	
second request cost	
Upload your certificate of title for your second request	
Upload your certificate of title for your second request - rates only	
Request a third search	
Details of third property request	
Property address (request 3)	
Registered proprietor (request 3)	
Certificate of title: Volume / Folio (request 3)	
Assessment number (request 3)	
Please select the type of search you require for your third search	
Upload your certificate of title for your third request	
third calculation addition	
third calculation	
Payment	
GST code	T605 - GST25 - Supply- Exempt Taxes, Fees & Charges
Total Calculation	\$63.75
Search payment	Amount: \$63.75 Transaction ID: 413610 Payment gateway: Production SecurePay - SecurePay
Container number	22/791
Record type	Document
Record title 1	Unique ID
Record title 2	Form Title
Record title 3	Name
Record title 4	Address
Record title 5	Date



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 5167 Folio 101

Parent Title(s) CT 3225/74

Creating Dealing(s) CONVERTED TITLE

Title Issued 01/02/1994 Edition 6 Edition Issued 13/07/2006

### Estate Type

FEE SIMPLE

### Registered Proprietor

DAVID BARTON FRENCH  
COLLEEN ANNE FRENCH  
OF 1 PARDOO DRIVE MODBURY SA 5092  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 46 DEPOSITED PLAN 7448  
IN THE AREA NAMED VALLEY VIEW  
HUNDRED OF YATALA

### Easements

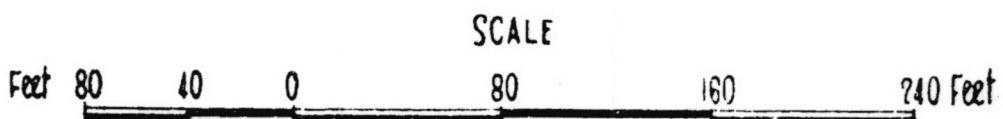
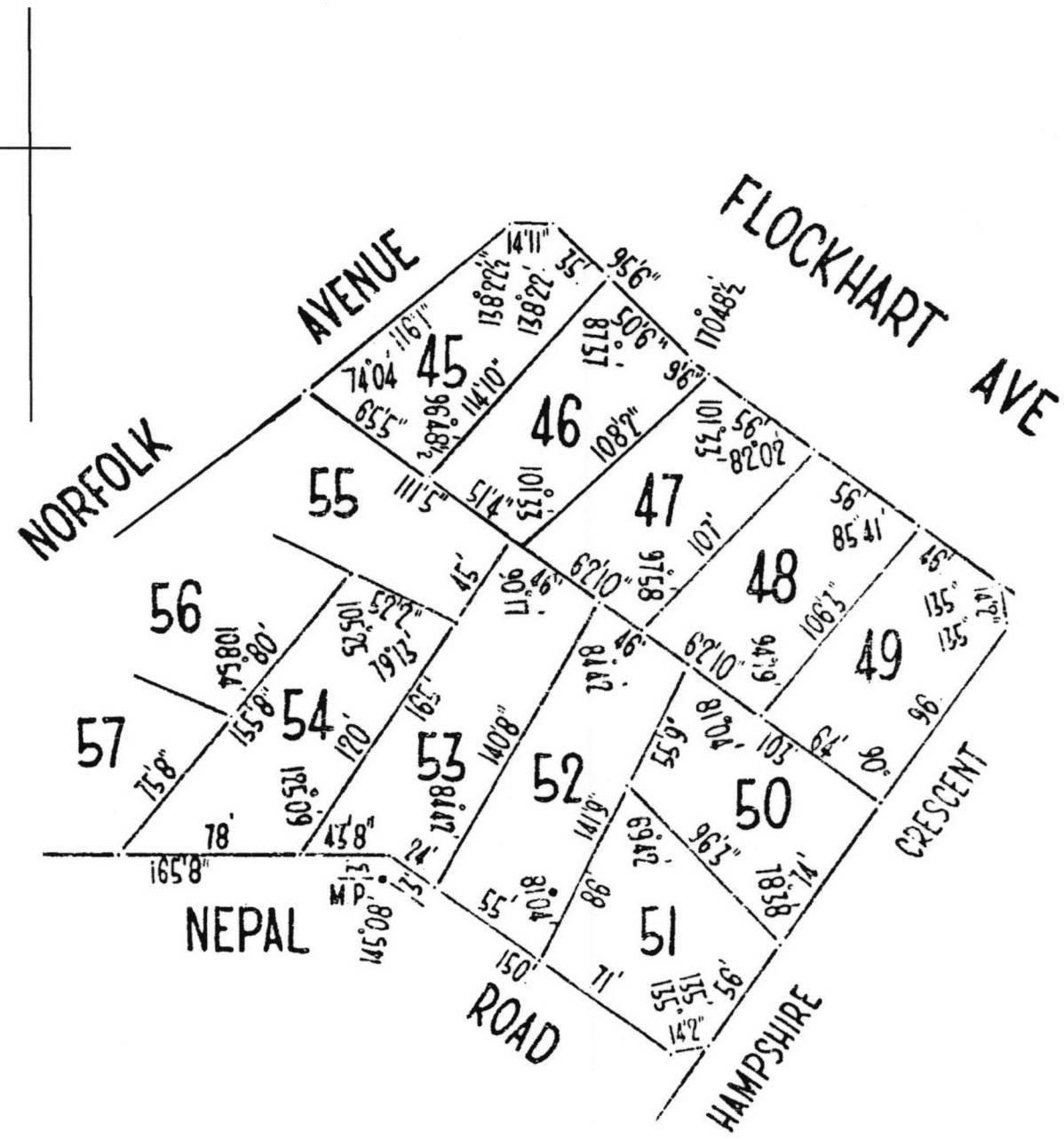
NIL

### Schedule of Dealings

Dealing Number	Description
10498101	MORTGAGE TO POLICE CREDIT UNION LTD.

### Notations

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



DISTANCES ARE IN FEET AND INCHES  
 FOR METRIC CONVERSION  
 1 FOOT = 0.3048 metres  
 1 INCH = 0.0254 metres



# 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:

2461658

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

**DATE OF ISSUE**

02/05/2023

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
01282062	D B & C A FRENCH			
<b>PROPERTY DESCRIPTION</b>				
12 FLOCKHART AVE / VALLEY VIEW SA 5093 / LT 46				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
2811008005	CT 5167/101	\$375,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
<b>FINANCIAL YEAR</b>				
2022-2023				
<b>FIXED CHARGE</b>				
<b>+ VARIABLE CHARGE</b>				
<b>- REMISSION</b>				
<b>- CONCESSION</b>				
<b>+ ARREARS / - PAYMENTS</b>				
<b>= AMOUNT PAYABLE</b>				
\$ 50.00				
\$ 168.75				
\$ 135.45				
\$ 46.00				
\$ -37.30				
\$ 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**

31/07/2023



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

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

**Online at:** **OR** **By Post to:**

**www.revenuesaonline.sa.gov.au**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



# 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:

2461658

DUNCAN SANDE & ASSOCIATES  
POST OFFICE BOX 3033  
NORWOOD SA 5067

DATE OF ISSUE

02/05/2023

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

**OWNERSHIP NAME**  
D B & C A FRENCH

**FINANCIAL YEAR**  
2022-2023

**PROPERTY DESCRIPTION**

12 FLOCKHART AVE / VALLEY VIEW SA 5093 / LT 46

<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> (A "+" indicates multiple titles)	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
2811008005	CT 5167/101	\$280,000.00	0.0538 HA

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

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

**Please Note:**

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

**ON OR BEFORE** 31/07/2023



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

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

**Online at:**

**OR**

**By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

Account Number **28 11008 00 5** L.T.O Reference **CT5167101** Date of issue **3/5/2023** Agent No. **198** Receipt No. **2461658**

DUNCAN SANDE & ASSOC  
PO BOX 3033  
NORWOOD SA 5067  
office@duncansande.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** D B & C A FRENCH  
**Location:** 12 FLOCKHART AVE VALLEY VIEW LT 46  
**Description:** 5H G R/V R/RM      **Capital Value:** \$ 375 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/6/2023

		\$
	Arrears as at: 30/6/2022	0.00
Water main available:	1/6/1966	Water rates
Sewer main available:	1/7/1966	Sewer rates
		Water use
		SA Govt concession
		Recycled Water Use
		Service Rent
		Recycled Service Rent
		Other charges
		Goods and Services Tax
		Amount paid
		<b>Balance outstanding</b>

Degree of concession: **100.00%** Date granted: **10/6/2014**  
 Recovery action taken: **FULLY PAID**

**Next quarterly charges:** Water supply: Not declared    Sewer: Not declared    Bill: 5/7/2023

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

The last Water Use Year ended on 09/06/2022.

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

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



Government of  
South Australia

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

I300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
sawater.com.au

## South Australian Water Corporation

**Name:**  
D B & C A FRENCH

**Water & Sewer Account**  
Acct. No.: **28 11008 00 5**

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

**Address:**  
12 FLOCKHART AVE VALLEY VIEW LT  
46

### Payment Options

#### **EFT**

#### **EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2811008005



**Biller code: 8888**  
**Ref: 2811008005**

#### **Telephone and Internet Banking — BPAY®**

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



#### **Paying online**

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



#### **Paying by phone**

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

SA Water account number: 2811008005



**Government of  
South Australia**

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

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