

# Form 1 - Vendor's statement

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

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## Preliminary

### To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

### Instructions to the vendor for completing this statement:



*means the Part, Division, particulars or item may not be applicable.*

*If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.*

*If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.*

\* *means strike out or omit the option that is not applicable.*

*All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).*

*If there is insufficient space to provide any particulars required, continue on attachments.*

## Part A - Parties and land

1 Purchaser:

Address:

2 ~~Purchaser's registered agent:~~

☐

Address:

3 Vendor:

Sylvia Veronika Blanco

Address:

43 Gardiner Avenue St Morris SA 5068

4 Vendor's registered agent:

Young Real Estate SA

☒

Address:

Level 1, 33 Richmond Road Keswick SA 5035

5 Date of contract (if made before this statement is served):

6 Description of the land: *[Identify the land including any certificate of title reference]*

ALLOTMENT 185 DEPOSITED PLAN 2421 IN THE AREA NAMED ST MORRIS HUNDRED OF ADELAIDE  
BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5231 FOLIO 654 MORE  
COMMONLY KNOWN AS 43 GARDINER AVENUE ST MORRIS SA 5068

## Part B - Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

### Right to cool-off (section 5)

#### 1 - Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS -

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

#### 2 - Time for service

The cooling-off notice must be served -

- (a) if this form is served on you before the making of the contract - before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract - before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

#### 3 - Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

#### 4 - Methods of service

The cooling-off notice must be -

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

43 Gardiner Avenue St Morris SA 5068

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:

EMAIL: jyoung@youngrealestatesa.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

Level 1, 33 Richmond Road Keswick SA 5035

(being ~~\*the agent's address for service under the Land Agents Act 1994~~ an address nominated by the agent to you for the purpose of service of the notice).

**Note -** Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that -

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

#### 5 - Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than -

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

**Proceeding with the purchase**

If you wish to proceed with the purchase -

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

**Part C - Statement with respect to required particulars**

(section 7(1))

To the purchaser:

~~I/We,~~ Sylvia Veronika Blanco

of 43 Gardiner Avenue St Morris SA 5068

being the \*vendor(s) / ~~person authorised to act on behalf of the vendor(s)~~ in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date:

Signed

Date:

Signed

Date:

Signed

Date:

Signed

**Part D - Certificate with respect to prescribed inquiries by registered agent**

(section 9)

To the purchaser:

I, Ryan Edwards of Electronic Form 1 Co. Pty Ltd on behalf of Young Real Estate SA

certify \*that the responses / ~~that, subject to the exceptions stated below, the responses~~ to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

NIL

Date: 26/06/2023

Signed:



~~\*Vendor's / Purchaser's agent~~

\*Person authorised to act on behalf of \*Vendor's / ~~Purchaser's~~ agent

**Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land**  
**(section 7(1)(b))**

**Note -**

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless -

- (a) there is an attachment to this statement and -
  - (i) all the required particulars are contained in that attachment; and
  - (ii) the attachment is identified in column 2; and
  - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance -
  - (i) is 1 of the following items in the table:
    - (A) under the heading 1. General -
      - 1.1 Mortgage of land
      - 1.4 Lease, agreement for lease, tenancy agreement or licence
      - 1.5 Caveat
      - 1.6 Lien or notice of a lien
    - (B) under the heading 36. Other charges -
      - 36.1 Charge of any kind affecting the land (not included in another item); and
  - (ii) is registered on the certificate of title to the land; and
  - (iii) is to be discharged or satisfied prior to or at settlement.

## Table of particulars

### Column 1

### Column 2

### Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.

Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]

[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for *each* such mortgage, charge or prescribed encumbrance.]

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If *all* of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

## 1. General

### 1.1 Mortgage of land

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

*Is this item applicable?*

*Will this be discharged or satisfied prior to or at settlement?*

*Are there attachments?*

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*



YES

NO

Number of mortgage (if registered):

10275837

Name of mortgagee:

National Australia Bank Ltd

**1.2 Easement**

(whether over the land or annexed to the land)

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

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

**Is this item applicable?**

**Will this be discharged or satisfied prior to or at settlement?**

**Are there attachments?**

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer attached Certificate of Title Volume 5231 Folio 654 and Property Interest Report page 12

Description of land subject to easement:

Portion of the land in the said Certificate of Title

Nature of easement:

Statutory easements may apply - Refer Property Interest Report page 12

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:



NO

YES

**1.3 Restrictive covenant**

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

**Is this item applicable?**

**Will this be discharged or satisfied prior to or at settlement?**

**Are there attachments?**

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?



NO

YES

**14** 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.)

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

*Is this item applicable?*

*Will this be discharged or satisfied prior to or at settlement?*

*Are there attachments?*

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

Name of parties:

Period of lease, agreement for lease etc:

From   
to

Amount of rent or licence fee:

\$  per  (period)

Is the lease, agreement for lease etc in writing?

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due (including any interest or penalty):



## 5. Development Act 1993 (repealed)

5.1 section 42 - Condition (that continues to apply) of a development authorisation

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

*Is this item applicable?*

*Will this be discharged or satisfied prior to or at settlement?*

*Are there attachments?*

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

Refer attached Council search - pages 11-22

Condition(s) of authorisation:

Refer attached Council search

155/00635/00 - pages 11-13

155/00271/00 - pages 14-16

155/00292/00 - pages 17-19

155/00085/99 - pages 20-22



NO

YES

## 6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

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

*Is this item applicable?*

*Will this be discharged or satisfied prior to or at settlement?*

*Are there attachments?*

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

Nature of condition(s):

☐  
☐  
☐

## 7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy

*Is this item applicable?*

*Will this be discharged or satisfied prior to or at settlement?*

*Are there attachments?*

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

See attached Emergency Services Levy Certificate

Date of notice:

15/06/2023

Amount of levy payable:

\$572.45

☒  
 YES  
 YES

## 21. Local Government Act 1999

000002746490

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

*Is this item applicable?*

*Will this be discharged or satisfied prior to or at settlement?*

*Are there attachments?*

*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

Refer to attached Council search - page 1

Date of notice, order etc:

16/06/2023

Name of council by which, or person by whom, notice, order etc is given or made:

City of Norwood, Payneham & St Peters

Land subject thereto:

The whole of the land in Certificate of Title Volume 5231 Folio 654

Nature of requirements contained in notice, order etc:

Payment of outstanding Council rates

Time for carrying out requirements:

To be paid on or prior to settlement

Amount payable (if any):

\$7,673.28



YES

YES

## 22. Local Nuisance and Litter Control Act 2016

22.1 section 30 - Nuisance or litter abatement notice

~~*Is this item applicable?*~~

~~*Will this be discharged or satisfied prior to or at settlement?*~~

~~*Are there attachments?*~~

~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~

~~Date of notice:~~

~~Notice issued by:~~

~~Nature of requirements contained in notice:~~

~~Time for carrying out requirements:~~

☐

## 000002746490

**Is this item applicable?**

~~Will this be discharged or satisfied prior to or at settlement?~~

~~Are there attachments?~~

~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~

Does the restriction apply to all of the land?

If NO, give details about the part of the land to which the restriction applies:

## 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 attachment even if not applicable.]*

**Is this item applicable?**



**Will this be discharged or satisfied prior to or at settlement?**

NO

**Are there attachments?**

YES

*If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):*

Refer to attached SAPPA Report  
Refer to attached Council Search - pages 3, 5, 6, 9 & 10  
Refer to attached Property Interest Report - pages 8 & 9

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 SAPPA Report  
Refer to attached Council Search - pages 9 & 10

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

**Note** - For further information about the Planning and Design Code visit [www.code.plan.sa.gov.au](http://www.code.plan.sa.gov.au).

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 attachment  
even if not applicable.]**

***Is this item applicable?***

***Will this be discharged or satisfied prior to or at settlement?***

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

**Date of authorisation:**

**Name of relevant authority that granted authorisation:**

**Condition(s) of authorisation:**

☐



29.3 section 139 - Notice of  
proposed work and notice may  
require access

***Is this item applicable?***

***Will this be discharged or satisfied prior to or at settlement?***

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

**Date of notice:**

**Name of person giving notice of proposed work:**

**Building work proposed (as stated in the notice):**

**Other building work as required pursuant to the Act:**

☐

29.4 section 140 - Notice requesting access

***Is this item applicable?***

☐

***Will this be discharged or satisfied prior to or at settlement?***

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

Date of notice:

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

***Is this item applicable?***

☐

***Will this be discharged or satisfied prior to or at settlement?***

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

**29.6** section 142 - Notice to complete development

***Is this item applicable?***

☐

***Will this be discharged or satisfied prior to or at settlement?***

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

**Date of notice:**

**Requirements of notice:**

**Building work (if any) required to be carried out:**

**Amount payable (if any):**

**29.7** section 155 - Emergency order

***Is this item applicable?***

☐

***Will this be discharged or satisfied prior to or at settlement?***

***Are there attachments?***

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

**Date of order:**

**Name of authorised officer who made order:**

**Name of authority that appointed the authorised officer:**

**Nature of order:**

**Amount payable (if any):**



## 29.8 section 157 - Fire safety notice

***Is this item applicable?***☐***Will this be discharged or satisfied prior to or at settlement?******Are there attachments?******If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):*****Date of notice:****Name of authority giving notice:****Requirements of notice:****Building work (if any) required to be carried out:****Amount payable (if any):**

## 29.9 section 192 or 193 - Land management agreement

***Is this item applicable?***☐***Will this be discharged or satisfied prior to or at settlement?******Are there attachments?******If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):*****Date of agreement:****Names of parties:****Terms of agreement:**

**29.10** section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

***Is this item applicable?***

☐

***Will this be discharged or satisfied prior to or at settlement?***

☐

***Are there attachments?***

☐

*If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):*

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

**29.11** section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

***Is this item applicable?***

☐

***Will this be discharged or satisfied prior to or at settlement?***

☐

***Are there attachments?***

☐

*If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):*

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

## 29.12 Part 16 Division 1 - Proceedings

~~*Is this item applicable?*~~☐~~*Will this be discharged or satisfied prior to or at settlement?*~~~~*Are there attachments?*~~~~*If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):*~~~~*Date of commencement of proceedings:*~~~~*Date of determination or order (if any):*~~~~*Terms of determination or order (if any):*~~

## 29.13 section 213 - Enforcement notice

~~*Is this item applicable?*~~☐~~*Will this be discharged or satisfied prior to or at settlement?*~~~~*Are there attachments?*~~~~*If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):*~~~~*Date notice given:*~~~~*Name of designated authority giving notice:*~~~~*Nature of directions contained in notice:*~~~~*Building work (if any) required to be carried out:*~~~~*Amount payable (if any):*~~

29.14 section 214(6), 214(10) or  
222 - Enforcement order

***Is this item applicable?***

☐

***Will this be discharged or satisfied prior to or at settlement?***

☐

***Are there attachments?***

☐

***If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):***

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:



## Particulars relating to environment protection

### 1-Interpretation

- (1) In this and the following items (items 1 to 7 inclusive)-

**domestic activity** has the same meaning as in the *Environment Protection Act 1993*;

**environmental assessment**, in relation to land, means an assessment of the existence or nature or extent of-

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

**EPA** means the Environment Protection Authority established under the *Environment Protection Act 1993*;

**pre-1 July 2009 site audit**, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining-

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

**pre-1 July 2009 site audit report** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

**prescribed commercial or industrial activity**-see item 1(2);

**prescribed fee** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

**public register** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

**site contamination audit** has the same meaning as in the *Environment Protection Act 1993*;

**site contamination audit report** has the same meaning as in the *Environment Protection Act 1993*.

- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2009*) is a prescribed commercial or industrial activity:

#### EPA Prescribed Commercial or Industrial Activity

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater treatment, storage or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

## 2-Pollution and site contamination on the land-questions for vendor

(1) Is the vendor aware of any of the following activities ever having taken place at the land:

- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
- (b) importation of soil or other fill from a site at which-
  - (i) an activity of a kind listed in paragraph (a) has taken place; or
  - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

(4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

(5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

### Note-

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

### 3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

NO

- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

NO

- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

NO

- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

NO

- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

NO

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

NO

#### Note-

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions-

- in the case of a licence or exemption under the *Environment Protection Act 1993*-
  - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
  - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act-the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to-

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

#### 4-Pollution and site contamination on the land-details recorded by EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

NO

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

NO

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

NO

- (d) a copy of a site contamination audit report?

NO

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

NO

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO

- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

NO

- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

NO

- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

NO

#### Note-

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

#### 5-Pollution and site contamination on the land-other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

NO

- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

NO

- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

NO



- (d) a copy of a pre-1 July 2009 site audit report?

NO

- (e) details relating to the termination before completion of a pre-1 July 2009 site audit?

NO

**Note-**

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

**6-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-

- 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.

**7-Further information for purchasers**

**Note-**

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(1)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee. If-

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
  - a notice of declaration of special management area in relation to the land has been gazetted; or
  - a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land;
- or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

**ANNEXURES**

~~There are no documents annexed hereto~~ / The following documents are annexed hereto -

Form R3 – Buyers Information Notice  
Copy of certificate(s) of title to the land

Local Government Authority prescribed inquiry (Council Search) (22 pages)  
Property Interest Report including Land Tax and SA Water Certificates (21 pages)  
Emergency Services Levy Certificate dated 15/06/2023 (1 page)  
SAPPA Report (2 pages)  
Form R7 - Warning Notice

(\*Strike out whichever is not applicable)

**ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT**  
(Section 7, *Land and Business (Sale and Conveyancing) Act 1994*)

\*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

**Dated this**  **Day of**

Signed:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Purchaser(s)

# Form R3

## Buyers information notice

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*Land and Business (Sale and Conveyancing) Act 1994 section 13A*

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

## Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

# Form R7

## Warning Notice

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### Financial and Investment Advice

*Land and Business (Sale and Conveyancing) Act 1994 section 24B*

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.



## **Certificate of Title**

REAL PROPERTY ACT, 1886



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 5231 Folio 654

Parent Title(s) CT 1317/98

Creating Dealing(s) CONVERTED TITLE

Title Issued 30/11/1994 Edition 4 Edition Issued 10/08/2005

## Estate Type

FEE SIMPLE

## Registered Proprietor

SYLVIA VERONIKA BLANCO  
OF 43 GARDINER AVENUE ST MORRIS SA 5068

## Description of Land

ALLOTMENT 185 DEPOSITED PLAN 2421  
IN THE AREA NAMED ST MORRIS  
HUNDRED OF ADELAIDE

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
10275837	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (SINGLE COPY ONLY)

## Notations

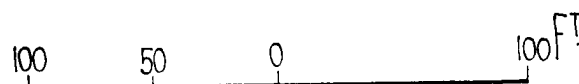
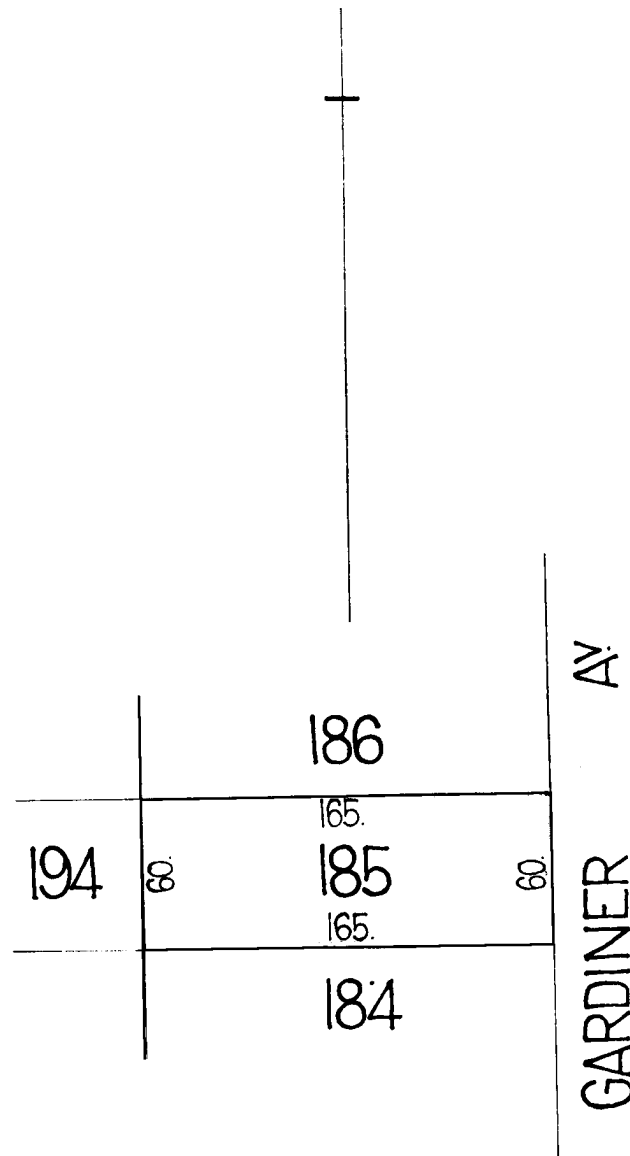
Dealings Affecting Title NIL

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



**Local Government Authority  
prescribed inquiry  
(Council Search)  
(22 pages)**

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# CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



**City of  
Norwood  
Payneham  
& St Peters**

**To:** Carrington Conveyancers  
PO Box 6193  
Halifax Street  
ADELAIDE SA 5000

**Date: 16/06/2023**

Particulars of the Property:	
Assessment No	<b>6145</b>
Owner's Name	Mrs SV Blanco
Valuation No	1900115000
Property Address	43 Gardiner Avenue ST MORRIS 5068
Property Description	Lot 185 DP 2421 Adelaide CT 5231/654

175 The Parade  
Norwood SA 5067

PO Box 204  
Kent Town SA 5071

Telephone  
8366 4555

Email  
townhall@npsp.sa.gov.au

Website  
www.npsp.sa.gov.au

Particulars of Rates and Charges Raised 2022-2023:	
Balance b/forward 2021-2022	\$4,696.82
<b>2022-2023 Rates + Landscape Levy</b>	<b>\$2,705.66</b>
Plus Legal Fees	\$0.00
Plus Fines & Interest	\$324.11
Less Concession/Rebate	-\$53.31
Less Payments	\$0.00
Plus Property Related Debts	
<b>Balance Now Due and Payable</b>	<b>\$7,673.28</b>
<b>Settlement via BPay</b>	<b>Bill Code: 3251 Reference: 0061453</b>



100% Australian Made  
Recycled Paper

<b>2022-2023 Rates including Landscape Levy</b>	<b>\$2,705.66</b>
<b>2022-2023 Capital Value</b>	<b>\$1,350,000</b>

**Please Note: The next quarter of rates is due on 6 June 2023.**

## Notes for your information:

- The next date for Fines and Interest to be calculated is 9 June 2023.
- If Balance Due above is *Nil*, rates have been paid to 30 June 2023.
- Upon settlement of the property, the total balance of rates to 30 June 2023 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: flats, shops, etc.) additional certificates will only be issued upon payment of additional fees.

Mario Barone  
**CHIEF EXECUTIVE OFFICER**

Community  
Well-being is...  
Social Equity  
Cultural Vitality  
Economic Prosperity  
Environmental  
Sustainability



City of  
Norwood  
Payneham  
& St Peters

## City of Norwood Payneham & St Peters

Head Office: 175 The Parade, Norwood  
Mailing Address: PO Box 204, KENT TOWN SA 5071  
Telephone (08) 8366 4555

### Property Information and Particulars in response to an enquiry pursuant to Section 7 of the Land & Business (Sale & Conveyancing Act 1994)

<b>To:</b> Carrington Conveyancers PO Box 6193 Halifax Street ADELAIDE SA 5000	<b>Certificate Date:</b> 16/06/2023 <b>Certificate No:</b> 24263
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#### Details of Property Referred To:

<b>Rates Assessment Number</b>	: 6145 3
<b>Valuer General Number</b>	: 1900115000
<b>Owner Details</b>	: Mrs SV Blanco
<b>Property Address</b>	: 43 Gardiner Avenue ST MORRIS 5068
<b>Property Description</b>	: Lot 185 DP 2421 Adelaide CT 5231/654
<b>Hundred</b>	: Adelaide
<b>Ward</b>	: Maylands/Trinity Ward - Ward 4

#### Prescribed Encumbrances for 43 Gardiner Avenue ST MORRIS 5068

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<b><i>Development Act 1993 (repealed)</i></b>	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: <b>06/12/2000</b> Name of relevant authority that granted authorisation: <b>The City of Norwood Payneham &amp; St Peters</b> Condition(s) of authorisation: <b>See attached Decision Notification Form 155/00635/00</b>
	Date of authorisation: <b>20/07/2000</b> Name of relevant authority that granted authorisation: <b>The City of Norwood Payneham &amp; St Peters</b> Condition(s) of authorisation: <b>See attached Decision Notification Form 155/00292/00</b>

Column 1 Prescribed encumbrance	Column 2 Other particulars required
	<p>Date of authorisation: <b>17/04/2000</b></p> <p>Name of relevant authority that granted authorisation: <b>The City of Norwood Payneham &amp; St Peters</b></p> <p>Condition(s) of authorisation: <b>See attached Decision Notification Form 155/00271/00</b></p> <p>Date of authorisation: <b>03/03/2000</b></p> <p>Name of relevant authority that granted authorisation: <b>The City of Norwood Payneham &amp; St Peters</b></p> <p>Condition(s) of authorisation: <b>See attached Decision Notification Form 155/00085/99</b></p>
<b>Repealed Act conditions</b>	
<p>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)</p>	<p>Nature of condition(s): <b>N/A</b></p>
<b>Planning, Development and Infrastructure Act 2016</b>	
<p>Part 5 – Planning and Design Code</p>	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): <b>(Refer to PlanSA Section 7 extract report)</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? <b>NO</b></p> <p>Is the land designated as a local heritage place? <b>NO</b></p> <p>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? <b>NO</b></p> <p>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? <b>YES</b></p> <p>For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website: <a href="https://plan.sa.gov.au/have_your_say/code_amendments">https://plan.sa.gov.au/have_your_say/code_amendments</a></p>
<p>Section 127 - Condition (that continues to apply) of a development authorisation</p>	<p><b>(Refer to PlanSA Section 7 extract report)</b></p>

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<b><i>Development Act 1993 (repealed)</i></b>	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NO
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NO
section 55—Order to remove or perform work	NO
section 56—Notice to complete development	NO
section 57—Land management agreement	NO
section 69—Emergency order	NO
section 71—Fire safety notice	NO
section 84—Enforcement notice	NO
section 85(6), 85(10) or 106—Enforcement order	NO
Part 11 Division 2—Proceedings	NO
<b><i>Fire and Emergency Services Act 2005</i></b>	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NO
<b><i>Food Act 2001</i></b>	
section 44—Improvement notice	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 46—Prohibition order	NO
<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
section 23—declaration that house is undesirable or unfit for human habitation	NO
Part 7 (rent control for substandard houses) – Notice or declaration	N/A
<b><i>Land Acquisition Act 1969</i></b>	
Section 10 – Notice of intention to acquire	NO
<b><i>Local Government Act 1934 (repealed)</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
<b><i>Local Government Act 1999</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
<b><i>Local Nuisance and Litter Control Act 2016</i></b>	
Section 30 – Nuisance or litter abatement notice	N/A
<b><i>Planning, Development and Infrastructure Act 2016</i></b>	
section 141 – Order to remove or perform work	NO
section 142 – Notice to complete development	NO
section 155 – Emergency order	NO
section 157 – Fire safety notice	NO
Section 192 or 193 – Land management agreement	(Refer to PlanSA Section 7 extract report)

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NO
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NO
Part 16 Division 1 – Proceedings	NO
section 213 – Enforcement notice	NO
Section 214(6), 214(10) or 222- Enforcement order	N/A
<b>Public and Environmental Health Act 1987 (repealed)</b>	
Part 3—Notice	NO
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	NO
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	NO
<b>South Australian Public Health Act 2011</b>	
Section 92-Notice	NO
South Australian Public Health (Wastewater) Regulations 2013 Part 4- Condition (that continues to apply) of an approval	NO
<b>Other charges</b>	
Charge of any kind affecting the land (not included in another item)	N/A

### 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 is required....**NO** (refer above note):

- 1 Name(s) of person(s) insured:.....
- 2 Name of insurer:.....
- 3 Limitations on the liability of the insurer:.....
- 4 Name of builder:.....
- 5 Builder's licence number:.....
- 6 Date of issue of insurance:.....
- 7 Description of insured building work:.....  
.....  
.....

### 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?

**N/A**

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



## ***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.

This statement is made the **22 June 2023**

MARIO BARONE  
**CHIEF EXECUTIVE OFFICER**

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## Data Extract for Section 7 search purposes

Valuation ID 1900115000

**Data Extract Date:** 22/06/2023

**Parcel ID:** D2421 A185

**Certificate Title:** CT5231/654

**Property Address:** 43 GARDINER AV ST MORRIS SA 5068

### Zones

Established Neighbourhood (EN)

### Subzones

No

### Zoning overlays

#### Overlays

#### **Airport Building Heights (Regulated) (All structures over 45 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.

#### **Character Area (NPSPC5)**

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

#### **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 (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

# DECISION NOTIFICATION FORM

**South Australia - Regulations Under the Development Act, 1993 - Regulation 42**

FOR DEVELOPMENT APPLICATION	NUMBER	:	155/00635/00
	DATED	:	06/10/2000
	REGISTERED ON	:	10/10/2000

TO:	Mr S Blanco C/- Tectus Design 25 Chesser Street ADELAIDE SA 5000
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LOCATION OF PROPOSED DEVELOPMENT
43 Gardiner Avenue, ST MORRIS SA 5068

NATURE OF PROPOSED DEVELOPMENT	
Alterations and additions to dwelling	

***In respect of this proposed development you are informed that :***


NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	25/10/2000	3
PROVISIONAL BUILDING RULES CONSENT	Certified	04/12/2000	nil
DEVELOPMENT APPROVAL	Granted		

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

The classification assigned to this building is Class 1a & 10a, for the purposes of Section 66 and Regulation 82 of the Development Act, 1993.

**Council requires 24 hours notice of commencement of this Development, please ring 8366 4531**

**Date of Decision:** 06/12/2000 ☐ **Council or Delegate**

**Signed:**  ☒ **Council Chief Executive Officer or Delegate**

**Date:** 6 December, 2000 ☒ **Private Certifier**

☒ **Sheets Attached**



City of  
NORWOOD  
PAYNEHAM  
ST PETERS

**DEVELOPMENT APPLICATION NUMBER** : 155/00635/00  
**APPLICANT** : Mr S Blanco  
**LOCATION** : 43 Gardiner Avenue, ST MORRIS SA 5068  
**PROPOSED DEVELOPMENT** : Alterations and additions to dwelling  
**DECISION** : **Development Approval Granted**  
**DATE OF DECISION** : 06/12/2000

### REASONS FOR DECISION

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

The abovementioned conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

### PROVISIONAL DEVELOPMENT PLAN CONSENT

#### Conditions of Consent

1. The development, unless otherwise approved by the Council, shall proceed in accordance with the plans and reports including amended site plan dated 17 October 2000 submitted with the application as amended by conditions herein.
2. Stormwater from all roofs, gutters, downpipes, paved areas and garden areas be drained to an underground sump or underground sumps situated adjacent to the boundary of the subject land, thence to the street watertable through steel, concrete or class 12 PVC pipes or steel box sections located below the level of the footpath.
3. The external finishes and materials used in the new building work shall match or blend with the existing building to the reasonable satisfaction of Council.

### PROVISIONAL BUILDING RULES CONSENT

#### Conditions of Consent

The following conditions are as per the Certifiers Provisional Building Rules Consent dated 04/12/00

Nil

**Chris Holland**  
**DEVELOPMENT OFFICER - BUILDING**  
06 December 2000



City of  
NORWOOD  
PAYNEHAM  
ST PETERS

## IMPORTANT NOTICE

- **Regulation 74(1)(b)(c)(d):** One business day's notice shall be given to the Council when the following stages of building work have been reached:
  - (a) at the commencement of work or after placement of steelwork in footings and before the concrete is placed. A certificate, indicating that the footings have been constructed in accordance with the requirements of the engineers report shall be submitted to Council prior to work commencing on the walls.
  - (b) after the completion of the building work.
- The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the **Environmental Protection Agency**. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
- **Allotment boundaries** will not be certified by Council staff. The onus of ensuring that buildings / structures are sited in the approved position on the correct allotment is the responsibility of the owner.
- The owner of any building to be erected or altered which is used for health care or food preparation, is obliged to obtain consent from the **Eastern Metropolitan Regional Health Authority**. (phone 8362 7655)
- This application has been assessed pursuant to the Building Rules. Your attention is drawn to the provisions of the **Disability Discrimination Act**, which prescribe your legal responsibilities to comply with that Act.
- Building work adjacent to street boundaries is required to be provided with a **hoarding** and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.
- **Development Act 1993, Section 60 & Regulation 75 - Building work affecting adjoining land**  
Where any building work or excavation is deemed to affect the stability of land or premises on adjoining properties, as per schedule 15, the building owner must serve notice on the owner of the affected land or premises at least 28 days before building work is commenced.  
  
The building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises carry out such other building work to protect or strengthen the foundations of any building affected by the proposed building work.
- **Section 779 of the Local Government Act** provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
- A separate application to the **Council Works and Technical Services Department** is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
- The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
- An **approved toilet** privy is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
- A minimum standard for **refuse containers** on a building site to restrain 'blowable' materials is to be either;
  - (a) a commercial type removable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
  - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
- The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation, in accordance with the brochure "Maintenance of Rainwater Tanks" available at the front counter of the Norwood Town Hall.



City of  
NORWOOD  
PAYNEHAM  
ST PETERS

## DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

FOR DEVELOPMENT APPLICATION NUMBER : 155/00271/00  
DATED : 05/04/2000  
REGISTERED ON : 11/04/2000

TO:	Mr S Blanco 43 Gardiner Avenue ST MORRIS SA 5068
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LOCATION OF PROPOSED DEVELOPMENT
43 Gardiner Avenue, ST MORRIS SA 5068

NATURE OF PROPOSED DEVELOPMENT
garage/shed

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	12/04/2000	2
PROVISIONAL BUILDING RULES CONSENT	Granted	17/04/2000	nil
DEVELOPMENT APPROVAL	Granted		

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

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

This building had been assigned a classification 10a for the purposes of Section 82 of the Development Act.

Date of Decision:	17/04/2000	<input type="checkbox"/> Council or Delegate
Signed:		<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date:	17 April, 2000	<input type="checkbox"/> Private Certifier
		<input checked="" type="checkbox"/> Sheets Attached



City of  
NORWOOD  
PAYNEHAM  
ST PETERS

DEVELOPMENT APPLICATION NUMBER : 155/00271/00  
APPLICANT : Mr S Blanco  
LOCATION : 43 Gardiner Avenue, ST MORRIS SA 5068  
PROPOSED DEVELOPMENT : garage/shed  
DECISION : Development Approval Granted  
DATE OF DECISION : 17/04/2000

### REASONS FOR DECISION

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

The abovementioned conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

### PROVISIONAL DEVELOPMENT PLAN CONSENT

#### Conditions of Consent

1. The development, unless otherwise approved by the Council, shall proceed in accordance with the plans and reports submitted with the application as amended by conditions herein.
2. Stormwater from all roofs, gutters, downpipes, paved areas and garden areas be drained to an underground sump or underground sumps situated adjacent to the boundary of the subject land, thence to the street watertable through steel, concrete or class 12 PVC pipes or steel box sections located below the level of the footpath.

### PROVISIONAL BUILDING RULES CONSENT

#### Conditions of Consent

Nil

Andrew McKay  
DEVELOPMENT OFFICER - BUILDING

17 April 2000





## IMPORTANT NOTICE

- **Regulation 74(1)(b)(c)(d):** One business day's notice shall be given to the Council when the following stages of building work have been reached:
    - (a) at the commencement of work or after placement of steelwork in footings and before the concrete is placed. A certificate, indicating that the footings have been constructed in accordance with the requirements of the engineers report shall be submitted to Council prior to work commencing on the walls.
    - (b) after the completion of the building work.
  - The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the Environmental Protection Agency. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
  - Allotment boundaries will not be certified by Council staff. The onus of ensuring that buildings / structures are sited in the approved position on the correct allotment is the responsibility of the owner.
- The owner of any building to be erected or altered which is used for health care or food preparation, is obliged to obtain consent from the Eastern Metropolitan Regional Health Authority. (phone 8362 7655)
- This application has been assessed pursuant to the Building Rules. Your attention is drawn to the provisions of the Disability Discrimination Act, which prescribe your legal responsibilities to comply with that Act.
  - Building work adjacent to street boundaries is required to be provided with a hoarding and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.
  - **Development Act 1993, Section 60 & Regulation 75 - Building work affecting adjoining land**  
Where any building work or excavation is deemed to affect the stability of land or premises on adjoining properties, as per schedule 15, the building owner must serve notice on the owner of the affected land or premises at least 28 days before building work is commenced.
- The building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises carry out such other building work to protect or strengthen the foundations of any building affected by the proposed building work.
- **Section 779 of the Local Government Act** provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
- A separate application to the Council Works and Technical Services Department is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
- The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
  - An approved toilet privy is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
  - A minimum standard for refuse containers on a building site to restrain 'blowable' materials is to be either;
    - (a) a commercial type removable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
    - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
  - The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation, in accordance with the brochure "Maintenance of Rainwater Tanks" available at the front counter of the Norwood Town Hall.



City of  
NORWOOD  
PAYNEHAM  
ST PETERS

P/03176

## DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

FOR DEVELOPMENT APPLICATION NUMBER : 155/00292/00  
DATED : 13/04/2000  
REGISTERED ON : 18/04/2000

<b>TO:</b>	S V Blanco 43 Gardiner Avenue ST MORRIS SA 5068
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<b>LOCATION OF PROPOSED DEVELOPMENT</b>
43 Gardiner Avenue, ST MORRIS SA 5068

<b>NATURE OF PROPOSED DEVELOPMENT</b>
To erect masonry front wall & a carport to the side of the existing dwelling

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	19/06/2000	3
PROVISIONAL BUILDING RULES CONSENT	Certified	18/07/2000	1
DEVELOPMENT APPROVAL	Granted		

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

The classification assigned to this building is Class 10a & 10b, for the purposes of Section 66 and Regulation 82 of the Development Act, 1993.

Council requires 24 hours notice of commencement of this Development, please ring 8366 4531

Date of Decision:	20/07/2000	<input type="checkbox"/> Council or Delegate
Signed:		<input checked="" type="checkbox"/> Council Chief Executive Officer or Delegate
Date:	20 July, 2000	<input checked="" type="checkbox"/> Private Certifier
		<input checked="" type="checkbox"/> Sheets Attached



City of  
NORWOOD  
PAYNEHAM  
ST PETERS

**DEVELOPMENT APPLICATION NUMBER** : 155/00292/00  
**APPLICANT** : S V Blanco  
**LOCATION** : 43 Gardiner Avenue, ST MORRIS SA 5068  
**PROPOSED DEVELOPMENT** : To erect masonry front wall & a carport to the side of the existing dwelling  
**DECISION** : **Development Approval Granted**  
**DATE OF DECISION** : 20/07/2000

### REASONS FOR DECISION

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

The abovementioned conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

### PROVISIONAL DEVELOPMENT PLAN CONSENT

#### Conditions of Consent

1. The development, unless otherwise approved by the Council, shall proceed in accordance with the plans and reports submitted with the application as amended by conditions herein.
2. Stormwater from all roofs, gutters, downpipes, paved areas and garden areas be drained to an underground sump or underground sumps situated adjacent to the boundary of the subject land, thence to the street watertable through steel, concrete or class 12 PVC pipes or steel box sections located below the level of the footpath.
3. The external finishes and materials used in the new building work shall match or blend with the existing building to the reasonable satisfaction of Council.

### PROVISIONAL BUILDING RULES CONSENT

#### Conditions of Consent

The following conditions are as per the Certifiers Provisional Building Rules Consent dated 18/07/00

1. A Certificate of Insurance in the form required by Part 5 of the Building Work Contractors Act 1995 shall be submitted to the Council prior to work being commenced; (Reg. 21)

Chris Holland  
DEVELOPMENT OFFICER - BUILDING

20 July 2000



City of  
NORWOOD  
PAYNEHAM  
ST PETERS

## IMPORTANT NOTICE

- **Regulation 74(1)(b)(c)(d):** One business day's notice shall be given to the Council when the following stages of building work have been reached:
  - (a) at the commencement of work or after placement of steelwork in footings and before the concrete is placed. A certificate, indicating that the footings have been constructed in accordance with the requirements of the engineers report shall be submitted to Council prior to work commencing on the walls.
  - (b) after the completion of the building work.
- The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the **Environmental Protection Agency**. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
- **Allotment boundaries** will not be certified by Council staff. The onus of ensuring that buildings / structures are sited in the approved position on the correct allotment is the responsibility of the owner.
- The owner of any building to be erected or altered which is used for health care or food preparation, is obliged to obtain consent from the **Eastern Metropolitan Regional Health Authority**. (phone 8362 7655)
- This application has been assessed pursuant to the Building Rules. Your attention is drawn to the provisions of the **Disability Discrimination Act**, which prescribe your legal responsibilities to comply with that Act.
- Building work adjacent to street boundaries is required to be provided with a **hoarding** and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.

### **Development Act 1993, Section 60 & Regulation 75 - Building work affecting adjoining land**

Where any building work or excavation is deemed to affect the stability of land or premises on adjoining properties, as per schedule 15, the building owner must serve notice on the owner of the affected land or premises at least 28 days before building work is commenced.

The building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises carry out such other building work to protect or strengthen the foundations of any building affected by the proposed building work.

- **Section 779 of the Local Government Act** provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
- A separate application to the **Council Works and Technical Services Department** is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
- The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
- An **approved toilet privy** is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
- A minimum standard for refuse containers on a building site to restrain 'blowable' materials is to be either;
  - (a) a commercial type removable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
  - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
- The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation, in accordance with the brochure "**Maintenance of Rainwater Tanks**" available at the front counter of the Norwood Town Hall.

P/03176

**South Australia - Regulations Under the Development Act, 1993 - Regulation 42**

TO:	Mr S Blanco 43 Gardiner Avenue ST MORRIS SA 5068
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### Additions & Alterations to existing residence

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
PROVISIONAL DEVELOPMENT PLAN CONSENT	Granted	14/04/1999	3
PROVISIONAL BUILDING RULES CONSENT	Granted	29/02/2000	1
DEVELOPMENT APPROVAL	Granted		

This building had been assigned a classification 1a & 10a for the purposes of Section 82 of the Development Act.

Date of Decision: 03/03/2000  
Signed: [Signature]  
Date: 3 March, 2000

☐ Council or Delegate  
☒ Council Chief Executive Officer or Delegate  
☒ Private Certifier  
☒ Sheets Attached



City of  
NORWOOD  
PAYNEHAM  
ST PETERS

**DEVELOPMENT APPLICATION NUMBER** : 155/00085/99  
**APPLICANT** : Mr S Blanco  
**LOCATION** : 43 Gardiner Avenue, ST MORRIS SA 5068  
**PROPOSED DEVELOPMENT** : Additions & Alterations to existing residence  
**DECISION** : **Development Approval Granted**  
**DATE OF DECISION** : 03/03/2000

### REASONS FOR DECISION

Consent is granted, since the proposed development is not considered to be at serious variance with the provisions of the Development Plan.

The abovementioned conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Principles of Development Control applicable to such a use in the locality.

### PROVISIONAL DEVELOPMENT PLAN CONSENT

#### Conditions of Consent

1. The development, unless otherwise approved by the Council, shall proceed in accordance with the plans and reports submitted with the application as amended by conditions herein.
2. The upper level windows in the addition hereby approved shall be constructed in such a manner which restricts the potential for over looking into adjoining properties. This may be achieved by either installing fixed obscure glass to 1.5 metres above floor level, fixed external screens or achieving a sill height of 1.5 metres above floor level.
3. Stormwater from all roofs, gutters, downpipes, paved areas and garden areas be drained to an underground sump or underground sumps situated adjacent to the boundary of the subject land, thence to the street watertable through steel, concrete or class 12 PVC pipes or steel box sections located below the level of the footpath.

### PROVISIONAL BUILDING RULES CONSENT

#### Conditions of Consent

The following conditions are as per the Certifiers Provisional Building Rules Consent dated 29/02/00

1. The Certificate of (Housing Indemnity) Insurance in the form prescribed in Regulation 14 and Part 5 of the Building Work Contractors Act, 1995 shall be submitted to Council prior to work being commenced; (Reg. 21)

  
**CHRIS HOLLAND**  
**DEVELOPMENT OFFICER - BUILDING**

03 March 2000



City of  
NORWOOD  
PAYNEHAM  
ST PETERS

## IMPORTANT NOTICE

- **Regulation 74(1)(b)(c)(d):** One business day's notice shall be given to the Council when the following stages of building work have been reached:
  - (a) at the commencement of work or after placement of steelwork in footings and before the concrete is placed. A certificate, indicating that the footings have been constructed in accordance with the requirements of the engineers report shall be submitted to Council prior to work commencing on the walls.
  - (b) after the completion of the building work.
- The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the Environmental Protection Agency. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
- **Allotment boundaries** will not be certified by Council staff. The onus of ensuring that buildings / structures are sited in the approved position on the correct allotment is the responsibility of the owner.
- The owner of any building to be erected or altered which is used for health care or food preparation, is obliged to obtain consent from the Eastern Metropolitan Regional Health Authority. (phone 8362 7655)
- This application has been assessed pursuant to the Building Rules. Your attention is drawn to the provisions of the Disability Discrimination Act, which prescribe your legal responsibilities to comply with that Act.
- Building work adjacent to street boundaries is required to be provided with a hoarding and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.
- **Development Act 1993, Section 60 & Regulation 75 - Building work affecting adjoining land**  
Where any building work or excavation is deemed to affect the stability of land or premises on adjoining properties, as per schedule 15, the building owner must serve notice on the owner of the affected land or premises at least 28 days before building work is commenced.  
  
The building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises carry out such other building work to protect or strengthen the foundations of any building affected by the proposed building work.
- **Section 779 of the Local Government Act** provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
- A separate application to the Council Works and Technical Services Department is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
- The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
- An approved toilet privy is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
- A minimum standard for refuse containers on a building site to restrain 'blowable' materials is to be either:
  - (a) a commercial type removeable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
  - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
- The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation, in accordance with the brochure "Maintenance of Rainwater Tanks" available at the front counter of the Norwood Town Hall.
-

**Property Interest Report including  
Land Tax and SA Water Certificates  
(21 pages)**

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# Property Interest Report

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

Title Reference	CT 5231/654	Reference No. 2472949
Registered Proprietors	S V*BLANCO	Prepared 14/06/2023 15:31
Address of Property	43 GARDINER AVENUE, ST MORRIS, SA 5068	
Local Govt. Authority	NORWOOD PAYNEHAM & ST PETERS	
Local Govt. Address		

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<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |

### 2. Aboriginal Heritage Act 1988

- |     |   |   |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object              | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title                            |

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title

also

Refer to the Certificate of Title

3. ***Burial and Cremation Act 2013***

3.1 section 8 - Human remains interred on land

Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

4. ***Crown Rates and Taxes Recovery Act 1945***

4.1 section 5 - Notice requiring payment

Crown Lands Program in DEW has no record of any notice affecting this title

5. ***Development Act 1993 (repealed)***

5.1 section 42 - Condition (that continues to apply) of a development authorisation

State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply  also  Contact the vendor for these details

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
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## 7. Emergency Services Funding Act 1998

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

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

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

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

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

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

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

Act

- |       |  |   |
|-------|--|---|
| 18.18 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court   | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements  | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction  | The regional landscape board has no record of any notice affecting this title |

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

- |      |   |   |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|---|---|

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

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

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

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

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

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

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

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

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

- |      |   |   |
|------|---|---|
| 24.1 | Mineral tenement (other than an exploration licence)  | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |
| 24.2 | section 9AA - Notice, agreement or order to waive exemption from authorised operations            | Contact the vendor for these details  |
| 24.3 | section 56T(1) - Consent to a change in authorised operations                                     | Contact the vendor for these details  |
| 24.4 | section 58(a) - Agreement authorising tenement holder to enter land                               | Contact the vendor for these details  |
| 24.5 | section 58A - Notice of intention to commence authorised operations or apply for lease or licence | Contact the vendor for these details  |
| 24.6 | section 61 - Agreement or order to pay compensation for authorised operations                     | Contact the vendor for these details  |
| 24.7 | section 75(1) - Consent relating to extractive minerals   | Contact the vendor for these details  |
| 24.8 | section 82(1) - Deemed consent or agreement   | Contact the vendor for these details  |

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
<b>25. <i>Native Vegetation Act 1991</i></b>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
<b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
<b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

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

- 28.1 section 23(1) - Notice of contribution payable The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Miscellaneous Technical Enhancement - proposes a series of technical amendments which aim to enhance the general performance & operation of the Planning & Design Code (the Code). It is primarily focused on addressing technical & operational elements within the Code, as opposed to changing policy intent or outcomes. For more information, refer to the 'Code Amendments' page on PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone 1800752664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
- also



Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order Contact the Local Government Authority for details relevant to this item

also

State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

### **30. *Plant Health Act 2009***

30.1 section 8 or 9 - Notice or order concerning pests Plant Health in PIRSA has no record of any notice or order affecting this title

### **31. *Public and Environmental Health Act 1987 (repealed)***

31.1 Part 3 - Notice Public Health in DHW has no record of any notice or direction affecting this title  
also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DHW has no record of any order affecting this title  
also

Contact the Local Government Authority for other details that might apply

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

32.1 section 66 - Direction or requirement to avert Public Health in DHW has no record of any direction or requirement affecting this title

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

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

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

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

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

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

also

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

also

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

also

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

also

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

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

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

**36. *Other charges***

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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

## Certificate of Title

**Title Reference:** CT 5231/654  
**Status:** CURRENT  
**Edition:** 4

## Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

## Certificate of Title

**Title Reference:** CT 5231/654  
**Status:** CURRENT  
**Parent Title(s):** CT 1317/98  
**Dealing(s) Creating Title:** CONVERTED TITLE  
**Title Issued:** 30/11/1994  
**Edition:** 4

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
29/07/2005	10/08/2005	10275837	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
29/07/2005	10/08/2005	10275836	TRANSFER	REGISTERED	SYLVIA VERONIKA BLANCO
29/07/2005	10/08/2005	10275835	DISCHARGE OF MORTGAGE	REGISTERED	9389607
29/07/2005	10/08/2005	10275834	DISCHARGE OF MORTGAGE	REGISTERED	7812543
23/07/2002	31/07/2002	9389607	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
20/10/1994	06/12/1994	7812543	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
20/10/1994	06/12/1994	7812542	DISCHARGE OF MORTGAGE	REGISTERED	7264169
18/03/1992	15/04/1992	7264169	MORTGAGE	REGISTERED	

## Certificate of Title

**Title Reference** CT 5231/654  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 13707363  
**Address for Notices** 43 GARDINER AVE ST MORRIS 5068  
**Area** NOT AVAILABLE

## Estate Type

Fee Simple

## Registered Proprietor

SYLVIA VERONIKA BLANCO  
OF 43 GARDINER AVENUE ST MORRIS SA 5068

## Description of Land

ALLOTMENT 185 DEPOSITED PLAN 2421  
IN THE AREA NAMED ST MORRIS  
HUNDRED OF ADELAIDE

## Last Sale Details

**Dealing Reference** TRANSFER (T) 10275836  
**Dealing Date** 29/07/2005  
**Sale Price** \$0  
**Sale Type** CHANGE OF OWNERSHIP FOR NO MONETARY CONSIDERATION OR UNDISCLOSED CONSIDERATION

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	10275837	NATIONAL AUSTRALIA BANK LTD.

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1900115000	CURRENT	43 GARDINER AVENUE, ST MORRIS, SA 5068

## Notations

### Dealings Affecting Title



NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

Valuation Number	1900115000
Type	Site & Capital Value
Date of Valuation	01/01/2022
Status	CURRENT
Operative From	01/07/1966
Property Location	43 GARDINER AVENUE, ST MORRIS, SA 5068
Local Government	NORWOOD PAYNEHAM & ST PETERS
Owner Names	SYLVIA VERONIKA BLANCO
Owner Number	13707363
Address for Notices	43 GARDINER AVE ST MORRIS 5068
Zone / Subzone	EN - Established Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	9H DCP
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
D2421 ALLOTMENT 185	CT 5231/654

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$850,000	\$1,350,000			
Previous	\$740,000	\$1,000,000			

## Building Details

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Valuation Number	1900115000
Building Style	Art Deco
Year Built	1950
Building Condition	Good
Wall Construction	Stone; Freestone
Roof Construction	Colourbond
Equivalent Main Area	303 sqm
Number of Main Rooms	9

*Note – this information is not guaranteed by the Government of South Australia*

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2472949

**DATE OF ISSUE**

15/06/2023

CARRINGTON CONVEYANCERS (SA) PTY LTD  
POST OFFICE BOX 6193  
HALIFAX STREET SA 5000

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

S V BLANCO

**FINANCIAL YEAR**

2022-2023

**PROPERTY DESCRIPTION**

43 GARDINER AVE / ST.MORRIS SA 5068 / LT 185

**ASSESSMENT NUMBER**

1900115000

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5231/654

**TAXABLE SITE VALUE**

\$850,000.00

**AREA**

0.0920 HA

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

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

**Please Note:**

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

**ON OR BEFORE** 13/09/2023

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

**CERTIFICATE OF LAND TAX PAYABLE****PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

Account Number <b>19 00115 00 0</b>	L.T.O Reference CT5231654	Date of issue 15/6/2023	Agent No. 8724	Receipt No. 2472949
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CARRINGTON CONVEYANCERS (SA) PTY LTD  
PO BOX 6193 HALIFAX STREET  
ADELAIDE SA 5000  
info@ccproperty.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** MS S BLANCO  
**Location:** 43 GARDINER AVE ST.MORRIS LT 185  
**Description:** 9H DCP **Capital Value:** \$1 350 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/6/2023

			\$
Arrears as at: 30/6/2022			566.71CR
Water main available:	1/6/1966	Water rates	283.20
Sewer main available:	1/7/1966	Sewer rates	892.36
		Water use	265.45
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	52.95
		Goods and Services Tax	0.00
		Amount paid	600.00CR
		<b>Balance outstanding</b>	<b>327.25</b>

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

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

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

The last Water Use Year ended on 29/06/2022.

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.

## South Australian Water Corporation

**Name:**

MS S BLANCO

**Water & Sewer Account**

Acct. No.: 19 00115 00 0

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

43 GARDINER AVE ST.MORRIS LT 185

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### Payment Options

**EFT****EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1900115000

**Bill code: 8888**  
**Ref: 1900115000****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: 1900115000

**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)

**Emergency Services Levy Certificate**  
**dated 15/06/2023**  
**(1 page)**

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ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2472949

CARRINGTON CONVEYANCERS (SA) PTY LTD  
POST OFFICE BOX 6193  
HALIFAX STREET SA 5000

DATE OF ISSUE

15/06/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

13707363

OWNERSHIP NAME

S V BLANCO

PROPERTY DESCRIPTION

43 GARDINER AVE / ST.MORRIS SA 5068 / LT 185

ASSESSMENT NUMBER

1900115000

TITLE REF.

(A "+" indicates multiple titles)

CT 5231/654

CAPITAL VALUE

\$1,350,000.00

AREA / FACTOR

R4  
1.000

LAND USE / FACTOR

RE  
0.400

LEVY DETAILS:

FINANCIAL YEAR

2022-2023

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00  
\$ 607.50  
\$ 395.30  
\$ 0.00  
\$ 310.25  
\$ 572.45

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

13/09/2023



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

### PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

13707363

OWNERSHIP NAME

S V BLANCO

ASSESSMENT NUMBER

1900115000

AMOUNT PAYABLE

\$572.45

AGENT NUMBER

100032682

AGENT NAME

CARRINGTON CONVEYANCERS (SA) PTY LTD

EXPIRY DATE

13/09/2023

+80011383840022> +001571+ <0550380192> <0000057245> +444+

**SAPPA Report (2 pages)**



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



Address Details

**Unit Number:**  
**Street Number:** 43  
**Street Name:** GARDINER  
**Street Type:** AV  
**Suburb:** ST MORRIS  
**Postcode:** 5068

Scale ≈ 1:1128 (on A4 page)

50 metres ≈

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

Property Details:

**Council:** THE CITY OF NORWOOD PAYNEHAM AND ST PETERS  
**State Electorate:** DUNSTAN (2014), DUNSTAN (2018), DUNSTAN (2022)  
**Federal Electorate:** STURT (2013), STURT (2016), STURT (2019) (c) copyright Government of South Australia.  
**Hundred:** ADELAIDE  
**Valuation Number:** 1900115000  
**Title Reference:** CT5231/654  
**Plan No. Parcel No.:** D2421A185

The Government of South Australia  
accepts no liability for the use of this  
data, or any reliance placed on it.

This report and its contents are

Zoning details next page



Government of South Australia  
Attorney-General's Department

Zone Details

Zones

Established Neighbourhood (Z1506) - EN

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 45 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.

Character Area (O0901) - NPSPC5

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

Prescribed Wells Area (O4804)

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

Regulated and Significant Tree (O5404)

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

Stormwater Management (O5710)

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

Traffic Generating Development (O6001)

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 (O6302)

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.

Variations

Minimum Frontage (V0004) - \_11\_9\_\_18\_

Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 9m; group dwelling is 18m

Minimum Site Area (V0005) - \_400\_400\_\_400\_

Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm; group dwelling is 400 sqm

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels

Minimum Side Boundary Setback (V0011) - 1\_3

Minimum side boundary setback is 1m for the first building level; 3m for any second building level or higher

Site Coverage (V0012) - 50

Maximum site coverage is 50 per cent