

72 Woodville Road, Woodville, South Australia 5011
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Local Government Search (Form 1)

Certificate Number:	CERT1396/23
Date:	22 May 2023



Billor Code: 10330
Ref No: 1479831

Elders Fleurieu Hills & Vales
11-13 Victoria St
VICTOR HARBOR SA 5211

Property No: 147983
Assessment No: 2556828005

Owner: Mrs J M Goodhand
Property: 158 Military Road HENLEY BEACH SA 5022

Lot/Section/Title Reference: Lot 101 FP 704 Vol 6110 Fol 674 Part Lot 101 FP 704 Vol 6110 Fol 675

Ward: Henley

Pursuant to Section 187 of the Local Government Act 1999 I certify that the following amounts are due and payable in respect of, and are a charge against, the above property as at the date of this certificate:

Rates for Financial Year 01/07/22 to 30/06/23	\$1,886.50
Levies for Financial Year 01/07/22 to 30/06/23	
Regional Landscape Levy	\$70.55
Payments/Adjustments for Current Financial Year	(\$1,957.05)
Amount Due & Payable	\$0.00

Please note: City of Charles Sturt uses a **differential rating system** with a minimum amount. This is where a different rate in the dollar is used to determine the rates levied based on whether the land is used for residential, commercial, industrial, primary production, vacant or other purposes. Should the land use change within the financial year there may be an adjustment to the differential rate charged for the future financial year and rates levied.

Outstanding rates balance is correct as at the above date. If you are seeking updated rating information more than 30 days from the above date or in a new financial year, a new Section 187 request is required to be lodged.

Chief Executive Officer

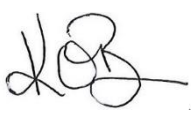
Per Authorised Officer:



Property No: 147983
Property Address: 158 Military Road HENLEY BEACH SA 5022




Prescribed enquiries under section 7 of the Land and Business (Sale and Conveyancing) Act and Regulations.

Prescribed Encumbrances	Other Particulars Required
<i>Development Act 1993 (Repealed)</i>	
Part 3 – Development Plan Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan): For updated zoning information, refer to the PlanSA Section 7 Report below. Is the land situated in a designated State Heritage area? Is the land designated as a place of Local Heritage value?	 No No
<i>Development Act 1993 (Repealed)</i>	
Section 42 – Condition (that continues to apply) of a development authorisation	No
Building Indemnity Insurance - No	
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 (Repealed)?	No
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	No
<i>Planning, Development and Infrastructure Act 2016</i>	
Part 5 – Planning and Design Code	Refer to the PlanSA Data Extract for Section 7 Search purposes below.

Prescribed Encumbrances	Other Particulars Required
Section 127 – Condition (that continues to apply) of a development authorisation Copies of Decision Notification Forms can be downloaded from the PlanSA website – Development application register PlanSA	Refer to the PlanSA Data Extract for Section 7 Search purposes below.
<i>Development Act 1993 (Repealed)</i>	
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 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) – Enforcement order	No
Section 106 – Enforcement order	No
Part 11 Division 2 – Proceedings	No
<i>Planning, Development and Infrastructure Act 2016</i>	
Section 141 – Order to remove or perform work	No

Prescribed Encumbrances	Other Particulars Required
Section 142 – Notice to complete development	No
Section 155 – Emergency order	No
Section 157 – Fire safety notice	No
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) – Applications to Court	No
Section 222 – Enforcement order to rectify breach	No
Confirmed – Planning and Development: 	
<i>Fire and Emergency Services Act 2005</i>	
Section 105F (or Section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land	No
<i>Local Nuisance and Litter Control Act 2016</i>	
Section 30 – Nuisance or litter abatement notice	No

Prescribed Encumbrances	Other Particulars Required
Local Government Act 1934 and/or Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	No
Confirmed – Community Safety: 	
Food Act 2001	
Section 44 – Improvement notice	No
Section 46 – Prohibition order	No
Public and Environmental Health Act 1987 (repealed)	
Part 3 – Notice	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> Part 2 – Condition (that continues to apply) of an approval	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> Regulation 19 – Maintenance order (that has not been complied with)	No
South Australian Public Health Act 2011	
Section 66 – Direction or requirement to avert spread of disease	No
Section 92 – Notice	No
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	No
Confirmed – Environmental Health: 	
Local Government Act 1934 (repealed) and/or Local Government Act 1999	

Prescribed Encumbrances	Other Particulars Required
Notice, order, declaration, charge, claim or demand given or made under the Act	No
Confirmed – Engineering: 	
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	No
Confirmed – Water Business Unit: 	
Land Acquisitions Act 1969	
Section 10 Notice of intention to acquire	No
Confirmed – Property Services: 	

Prescribed Encumbrances	Other Particulars Required
<p>The information herein is provided pursuant to Council's obligations under Section 7 of the Land and Business (Sales and Conveyancing) Act and Regulations. Only information, which is required to be provided, has been given and that information should not be taken as a representation as to whether or not any charges or encumbrances affect the Subject Land.</p> <p>NOTICES</p> <p>Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.</p> <p>Both Vendors and Purchasers should take reasonable steps to determine if ACP has been identified on any buildings on the land, and also the status of any required remediation works related to the presence of ACP on such building.</p> <p>INFORMATION NOTE</p> <p>CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA</p> <p>The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.</p> <p>Council takes this opportunity to inform you that pursuant to the Planning Development and Infrastructure Act 2016 (Section 65, Clause 2 of Schedule 6 and Clause 9 (7) of Schedule 8), the Council's Development Plan will be repealed in full and replaced with the Planning and Design Code (Code) at a time on or before 1 July 2020. For further information regarding this change, including the opportunity for comment in relation to the content of the Code, please refer to the SA Planning Portal at https://www.saplanningportal.sa.gov.au.</p> <p>Additional Information</p> <p>This information is provided as additional information, it is not information that Council is statutorily obliged to provide.</p> <p>Parts of the City are subject to flooding. This situation may be subject to change over time. Flood plain mapping data is available on Council's website.</p>	

Data Extract for Section 7 search purposes

Valuation ID 2556828005

Data Extract Date: 25/05/2023

Parcel ID: F704 A101, F704 A101

Certificate Title: CT6110/674, CT6110/675

Property Address: 158 MILITARY RD HENLEY BEACH SA 5022; 158 MILITARY RD HENLEY BEACH SA 5022

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

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

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

Building Near Airfields

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

Historic Area (ChSt18)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic 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

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

No

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

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