

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



City of
Norwood
Payneham
& St Peters

To: Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

Date: 29/06/2016

URGENT

Particulars of the Property:	
Assessment Number	10300
Owner's Name	DJ Inglis
Property Address	71 Kensington Road NORWOOD 5067
Valuation Number	1500197000
Property Description	Lot: 4 FP: 100031 CT: 5077/690

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Facsimile
8332 6338

Email
townhall@npssp.sa.gov.au

Website
www.npssp.sa.gov.au

Particulars of Rates and Charges Raised 2015-2016:	
Balance b/forward 2014-2015	\$0.00
2015-2016 Council Rates + NRM Levy	\$2,716.61
Plus Legal Fees	\$0.00
Plus Fines & Interest	\$0.00
Less Concession/Rebate	\$0.00
Less Payments	-\$2,716.61
Plus Property Related Debts	
Balance Now Due and Payable	\$0.00

2015-2016 Council Rates including NRM Levy	\$2,716.61
2015-2016 Capital Value	\$850,000



Please note that the due date for 2015-2016 4th Quarter of rates is 1st June 2016

Notes for your information:

- The next date for Fines and Interest to be calculated is 5 July 2016.
- If Balance Due above is *Nil*, rates have been paid to 30th June 2016 subject to pensioner concession eligibility.
- Upon settlement of the property, ensure that the total balance of rates to 30th June 2016 is 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

100% Australian Made
Recycled Paper

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
Facsimile (08) 8332 6338

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

To: Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

Certificate Date: 29/06/2016
Certificate No: 14629

Details of Property Referred To:

Rates Assessment Number : 10300 8
Valuer General Number : 1500197000
Owner Details : DJ Inglis
Property Address : 71 Kensington Road NORWOOD 5067
Property Description : Lot: 4 FP: 100031 CT: 5077/690
Hundred : Adelaide
Ward : West Norwood/Kent Town Ward - Ward 5

Prescribed Encumbrances for 71 Kensington Road NORWOOD 5067

Development Act 1993

Part 3 – Development Plan

The title or other brief description or label of the zone or policy area in which the land is situated (as shown in the Development Plan):

Zone: Mixed Use 'B'

Policy: 8.1 Kensington Road Policy Area

For information relating to objectives and provisions of development control that apply specifically to the above-mentioned zoning refer to the Norwood, Payneham & St Peters (City) - Development Plan.

Is the land situated in a designated State Heritage Area?	NO
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Is the land designated as a place of Local Heritage Value?	NO
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Is there a current Development Plan Amendment released for public consultation by Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NO
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Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NO
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Section 42 - Condition (that continues to apply) of a development authorisation	NO
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Repealed Act conditions	YES
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Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)

Application No	150/1363/86A
Description of Application	Retention of two existing dwellings and the erection of three additional two-storey flats at rear
Date approved	19/12/1985

Section 50(1) Requirement to vest land in council to be held as open space	NO
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Section 50(2) Agreement to vest land in council to be held as open space	NO
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Section 55 Order to remove or perform work	NO
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Section 56 Notice to complete development	NO
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Section 57 Land Management Agreement	NO
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Section 69 Emergency Order	NO
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Section 71 Fire Safety Notice	NO
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Section 84 Enforcement Notice	NO
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Section 85(6), 85(10) or 106 Enforcement Notice	NO
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Part 11 Division 2 Proceedings	NO
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Fire and Emergency Services Act 2005

Section 56 Fire Prevention on Private Land	NO
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Section 83

Notice to Prevent Fires on Private Land

NO

Food Act 2001**Section 44**

Improvement Notice

NO

Section 46

Prohibition Order

NO

Housing Improvement Act 1940**Section 23**

Declaration that house is undesirable or unfit for human habitation

NO

Part 7 (Rent Control for substandard houses)

Notice or Declaration

NO

Local Government Act 1934

Notice or Order

NO

Local Government Act 1999

Notice or Order

NO

Refer to separate attachment for Rates and Charges under Section 187

Public and Environmental Health Act 1987**Part 3**

Notice or declaration of Insanitary Conditions

NO

Public and Environmental Health**(Waste Control) Regulations 1995 Part 2**

Condition (that continues to apply) of an approval

NO

Public and Environmental Health**(Waste Control) Regulations 1995 Regulation 19**

Maintenance order (that has not been complied with

NO

Other

Charge of any kind affecting the land (not including any other item)

NO

Housing Indemnity Insurance Certificate applicable

NO

Encumbrance NO

Encroachment over Council Land (Sec 201 or 221 of LG Act 1999) NO

Particulars relating to Environment Protection

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

- (a) commercial or industrial activity at the land; or
 - (b) a change in use of the land or part of the land
(within the meaning of the Development Act 1993)?
- NO

Note: The question relates to information that the council 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.

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 assessment 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.
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Please Note:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

For example, various parts of the City of Norwood, Payneham & St Peters area are known to be prone to flooding in the event of unusually significant rainfall. The Council holds certain information in relation to flooding in its area. You are encouraged to make your own enquiries in relation to whether this property is affected and if affected, the extent of the affect.

Please contact the Council should you require further information.

This statement is made the **29 June 2016**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

29 June 2016

Brenton Ward Real Estate
PO Box 3150
NORWOOD SA 5067

Dear Sir / Madam

Smoke Alarms in Dwellings

In addition to the enclosed details and particulars provided pursuant to the Land and Business (Sales & Conveyancing) Act 1994, please advise any intending purchaser(s) of the following requirements in respect to the installation of smoke alarms in dwellings.

On the 1st February 1998, legislation came into force which varied the Development Regulations requiring the installation of smoke alarms **in all dwellings**.

Development Act 1993 - Regulation 76B
Fire Safety Requirements - Smoke Alarms in Dwellings ('**Dwelling**' means a building or part of a building used as a self-contained residence).

Regulation 76B requires that all dwellings shall be fitted with self contained smoke alarms by 1st January 2000.

However should an existing property title be transferred, the smoke alarm ***shall be installed within six months of the day of transfer*** and such smoke alarms shall comply with AS3786 -1993. That is they ***shall be hardwired through the electricity mains and have a battery backup, or powered by 10 year life non replaceable, non-removable permanently connected batteries..***

The smoke alarms shall be installed in locations that will provide reasonable warning to occupants of bedrooms in the dwelling so that they may safely evacuate in the event of a fire, (ie adjacent to bedrooms within a safe path of travel to an exit).

Should the smoke alarms not be installed to the dwelling, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.

A licensed electrician will be required to install the smoke alarm(s).

Any enquiries relating to this matter should be directed to Council's Urban Planning & Environment Department on 8366 4531, or the South Australian Metropolitan Fire Service on 8204 3611.

Thank you for your assistance in bringing this matter to the attention of intending purchaser(s).

**URBAN PLANNING & ENVIRONMENT DEPARTMENT
CITY OF NORWOOD PAYNEHAM & ST PETERS**

PLANNING DECISION NOTIFICATION

Development Number

Register Copy

FOR DEVELOPMENT APPLICATION

DATED

20 / 6 / 1997

REGISTERED ON

21 / 6 / 1997

To

Location
of
Proposed
Development

Nature of
Proposed
Development

three

From:

In respect of this proposed development you are informed that:

- ☐ consent is refused
☐ consent is granted
☐ consent is granted subject to () condition(s)

representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

Council approves this development application as it is generally consistent with the Objectives and Principles contained in the Development Plan and the following conditions are applied to the approval to ensure that the development will meet those Objectives and Principles.

SEE ATTACHED LIST

Signed:

Date:

☐ Chairman, S.A. Planning Commission

☒ Town Clerk

☐ District Clerk

☐ Sheets attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Regulation 41
Sixth Schedule

South Australia
Planning Act
Development Control Regulations

3-REGISTER COPY

CONDITIONS OF CONSENT

1. That this approval shall apply only to P. and J. Nimon or such other persons approved in writing by Council until all conditions of consent have been complied with except running conditions numbered 3, 6, 11 and 18, which shall continue to apply to the subject land during the continuity of the use hereby approved.
2. That the land shall not be used for the purposes hereby approved until all conditions of consent have been complied with except running conditions numbered 3, 6, 11 and 18.
3. That the holder of this consent shall notify subsequent benefitees under this consent of the conditions imposed thereon and therein.
4. That prior to the commencement of any use of the subject land the holder of this consent shall submit to Council further plans illustrating and incorporating the following amendments to the proposal:
 - (a) fences to Kensington Road to be timber picket or open vertical steel grill;
 - (b) further detailing/modelling of the rear (northern) blank walls of Units 3, 4 and 5 and window surrounds following discussion with the City Architect-Planner;
 - (c) external materials to be as follows for Units 3, 4 and 5:
 - . Roofing: colorbond traditional profile corrugated iron;
 - . Walls: pressed brick, compatible with existing adjoining buildings;
 - . Windows: timber
 - (d) all north-facing windows to be side-hinged on the west side of the window frame and filled with translucent frosted glass;
 - (e) all west facing windows to be side-hinged on the north side of the window frame and filled with translucent glass;
 - (f) retention of two mature trees nearest to the north-west corner of the subject land,each to the separate written approval of Council, such approval not to be unreasonably withheld.
5. That the design, siting, building materials and colours of all buildings and structures and landscaping and planting be as shown on the plans submitted and hereby approved by Council unless varied by any conditions imposed in this approval.

6. That no other buildings be erected on the subject land at any time without prior written consent of Council whether such buildings are accessory to the use of the land herein approved or not.
7. That the holder of this consent shall notify Council of any modifications resulting from:
 - (a) the requirements of other authorities which may from time to time have jurisdiction over the applicant; the land or the buildings erected thereon;
 - (b) further resulting from the requirements of other Acts or Regulations which may have effect regarding the proposed development,and that the written approval of Council be obtained prior to commencing such work.
8. That all footpath crossovers required for the use herein approved shall be constructed to reasonable Council specification and be approved in writing prior to construction.
9. That no existing trees on the subject land shall be removed without the prior written approval of Council, such approval not to be unreasonably withheld.
10. That a further plan showing details of all landscaping and planting proposals on the subject land be submitted for the prior written approval of Council within two (2) months of the date of this consent, such approval not to be unreasonably withheld.
11. That the holder of this consent maintains in good order all landscaping and planting to be retained or intended to be established upon the land, replacing from time to time any planting which may die, be destroyed or become diseased with new planting of the same respective species or of such other species as Council shall approve in writing.
12. That no incinerators be used on the subject land.
13. That, prior to any use being made of the land, fences be constructed along all boundaries of the subject land, the design and extent of such fences to be to the prior written approval of Council.
14. That all internal fences proposed on the subject land shall be a minimum of 1.8 metres in height and constructed of materials approved in writing by Council prior to their erection.

15. That no airconditioning units or plants be installed without the prior written approval of Council, such approval not to be unreasonably withheld.
16. That bollard security lighting be installed in the central vehicle manoeuvring area on the site.
17. That stormwater disposal from the subject site be to the prior written approval of the Engineering Manager, such approval not to be unreasonably withheld.
18. That the land be maintained, kept tidy, sanitary and in good repair and condition at all times.
19. That this approval does not constitute an approval pursuant to the Building Act.
20. Any new fencing proposed on any boundaries of the subject land shall be 1800mm high and any new fencing proposed on the northern boundary shall be at the cost of the developer.
21. That 1800mm high wing extension walls be constructed on the front east wall of Unit 3 and the west wall of Unit 5.

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