

## Land and Business (Sale and Conveyancing) Act

### Property Interest Report

<b>Request No.:</b>	Cert1432\17	<b>Date of Issue:</b>	26/10/2017
<b>Applicant:</b>	Brenton Ward Real Estate PO Box 3150 NORWOOD SA 5067	<b>CT No.:</b>	ALLOT 97 Sec 274 FP 140658 Vol 5697 Fol 726 ALLOT 56 Sec 274 DP 2459 Vol 5866 Fol 136
<b>Property:</b>	19 Grandview Grove TOORAK GARDENS SA 5065		

*Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.*

### PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED

#### Part 3 – Development Plan, Development Act 1993

• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan): <b>Historic Conservation - Toorak Gdns (Fergusson Sq)</b>	HCPA 7
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	No
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a 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?	Yes
<b>Section 42</b> – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	No

#### REPEALED ACT CONDITIONS

Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): <ul style="list-style-type: none"> <li>○ Building Act 1971</li> <li>○ City of Adelaide Development Control Act 1976</li> <li>○ Planning and Development Act 1966</li> <li>○ Planning Act 1982</li> </ul>	No
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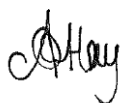
#### DEVELOPMENT ACT 1993

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 work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	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 11 – proceedings	No

<b>ANIMAL AND PLANT CONTROL</b>				
Section 60 – notice for costs of destruction or control of plants on road reserve				No
<b>FIRE AND EMERGENCY SERVICES ACT 2005</b>				
Section 105F – fire prevention or notice to prevent fires on private land				No
<b>HEALTH – FOOD ACT 2001</b>				
Section 44 – improvement notice				No
Section 46 – prohibition order				No
<b>HOUSING IMPROVEMENT ACT 1940</b>				
Section 23 – declaration that house is undesirable or unfit for human habitation				No
<b>LOCAL GOVERNMENT ACT 1934</b>				
Notice, order, declaration, charge, claim or demand given/made under the Act				No
<b>LOCAL GOVERNMENT ACT 1999</b>				
Notice, order, declaration, charge, claim or demand given/made under the Act				No
<b>PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987</b>				
Notice or declaration of insanitary conditions				No
<b>BUILDING INDEMNITY INSURANCE</b>				
<b>Approval No.</b>	<b>Insurer</b>	<b>Policy Issued</b>	<b>Contract Date</b>	<b>Builder</b>
N/A				
<b>ENVIRONMENT PROTECTION</b>				
• Does the council hold details of any development approvals relating to (a) commercial or industrial activity at the land; or (b) change in the use of the land or part of the land (per the Development Act 1993)?				No No
<b>Notes</b>				

**Contributory Item:** For further information please contact the Development & Policy Department on 8366 4105.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS  
No



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Authorised Officer  
City of Burnside

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.
- The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.
- Refer to attached Decision Notification Forms for details of development authorisation(s) granted.