



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

PO Box 571

571 Montague Road

Modbury SA 5092

Tel (08) 8397 7444

Fax (08) 8397 7400

TTY (08) 8397 7340

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

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

Certificate No: **81443**  
Receipt No: **473084**

Date: **28/04/2022**  
Application No: **78560**

**SA Land Conveyancers**  
**4/15 Sydney Street**  
**GLENSIDE SA 5065**

## **CERTIFICATE**

Section 187 (1) of the Local Government Act

Assessment No: **531041**  
Valuer General No: **2830057005**  
Property Description: **LOT: 152 ALP: SEC: SEC: 2123 DP: 20764 CT: 5159/543**  
Property Address: **17 Seavista Court WYNN VALE 5127**  
Owner: **Mr G & Mrs E Gibson**

<b>Residential Land Use 2021</b>	\$2,043.44
<b>Regional Landscape Levy 2021</b>	\$48.27
Overdue/Arrears	-\$300.00
Interest/Rounding	\$0.00
Legal Costs	-\$0.01
Less Rebate	\$0.00
Less Payments Received	-\$1,175.00
General Debtors	
<b>Total Amount Due</b>	<b>6<sup>th</sup> June 2022</b>
	<b>\$616.70</b>

### **Please Note:**

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

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

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

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

**Delegated Officer:**



We accept settlement payment of council rates  
BPay Biller Code: 787911 / Reference # 531041

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

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



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Date of Issue: 28 April 2022

Certificate Number 81443

Receipt Number 473084

Assessment Number 531041

SA Land Conveyancers

4/15 Sydney Street

GLENSIDE SA 5065

Valuer General No: 2830057005

Property Description: LOT: 152 ALP: SEC: SEC: 2123 DP: 20764 CT: 5159/543

Property Address: 17 Seavista Court WYNN VALE 5127

Owner: Mr G & Mrs E Gibson

## Provision of Prescribed Information

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

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

### Development Section

Prescribed Encumbrance	Particulars Required
<b>Part 1 – Items that must be included in statement</b>	
<b>Development Act 1993 (Repealed)</b>	
Section 42 – Condition (that continues to apply) of a development authorisation)	07/01/2008 - Development Application APPROVAL 2007/92780 Verandah
<b>Repealed Act Conditions</b>	
<i>Disclaimer: The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) of provisional building rules consent (or its equivalent) granted under the following repealed Acts.</i>	

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

<p>Condition (that continues to apply) of an approval or authorisation granted under any of the following Acts:</p> <p>Building Act 1971 (repealed)</p> <p>City of Adelaide Development Control Act 1976 (repealed)</p> <p>Planning and Development Act 1966 (repealed)</p> <p>Planning Act 1982 (repealed)</p>	<p>21/09/1989 - Provisional Development Plan APPROVAL 1989/10219 Retaining Wall</p> <p>11/12/1989 - Provisional Building Rules APPROVAL 1989/41693 Retaining Wall</p> <p>31/03/1988 - Provisional Building Rules APPROVAL 1988/37240 Retaining Wall</p> <p>06/01/1988 - Provisional Building Rules APPROVAL 1987/36240 Dwelling</p>
<b>Planning, Development and Infrastructure Act 2016</b>	
<p><b>Part 5 – Planning and Design Code</b></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)</p>	Refer PlanSA Extract
Is the land situated in a designated State Heritage place?	Refer PlanSA Extract
Is the land designated as a place of local heritage value?	Refer PlanSA Extract
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Unknown
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to the Property Interest Report
Section 127 – Condition (that continues to apply) of a development authorisation	Refer PlanSA Extract
<b>Part 2 – Items to be included if land affected</b>	
<b>Development Act 1993 (repealed)</b>	
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	N/A

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

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Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space	N/A
Section 55 – Order to remove or perform work	Nil
Section 56 – Notice to complete development	Nil
Section 57 – Land Management Agreement	See Title for Details
Section 69 – Emergency Order	Nil
Section 71 – Fire Safety Notice	Nil
Section 84 – Enforcement Notice	Nil
Section 85(6), 85(10) or 106 – Enforcement Order	NIL
Part 11 Division 2 – Proceedings	Nil
<b>Fire and Emergency Services Act 2005</b>	
Section 105f - Notice of action required concerning flammable materials on land / Notice of action required to protect against outbreak or spread of fire	Nil
<b>Food Act 2001</b>	
Section 44 – Improvement Notice	NIL
Section 46 – Prohibition Order	Nil
<b>Housing Improvement Act 1940 (repealed)</b>	

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 23 – declaration that house is undesirable or unfit for human habitation	Nil
<b>Local Government Act 1934 (repealed)</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Planning, Development and Infrastructure Act 2016</b>	
Section 141 – Order to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Section 155 – Emergency order	NIL
Section 157 – Fire safety notice	NIL
Section 192 or 193 – Land Management Agreement	Refer PlanSA Extract
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NIL
Part 16 Division 1 – Proceedings	NIL

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) or 2222 – Enforcement Order	NIL
<b>Public and Environmental Health Act 1987 (repealed)</b>  <i>Disclaimer: The wastewater from the septic tank must be disposed of in accordance with all relevant Standards &amp; Codes. The nature of the City of Tea Tree Gully records are such that it cannot provide details of conditions (that continue to apply) under the above repealed Act.</i>	
<b>South Australian Public Health Act 2011</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Additional Information (City of Tea Tree Gully)</b>  <i>Note: The following is provided for additional information purposes only and is not provided pursuant to the Land and Business (Sale and Conveyancing) Act 1994 or Regulations 2010</i>	
Miscellaneous	Nil
Easements	EASEMENT – SA WATER
Septic	Nil
CWMS	No

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

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## ***Particulars relating to Environment Protection***

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

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

YES

/

NO

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

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

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

- a) Domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the Development Act 1993 or the repealed Building Act 1971 is or was not required;
- b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995);
- c) Domestic building work commenced before 1 May 1987; or
- d) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 applies under the Building Work Contractors Regulations 1996; or
- e) Building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 has been granted under section 45 of that Act.

## BUILDING INDEMNITY INSURANCE AS ATTACHED OR AS PROVIDED ON PLANSA EXTRACT

YES / NO

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

### Disclaimer

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


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

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

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

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

Authorised Officer.....



Date...28/04/2022.....



## Data Extract for Section 7 search purposes

Valuation ID 2830057005

**Parcel ID:** D20764 A152

**Certificate Title:** CT5159/543

**Property Address:** 17 SEAVISTA CT WYNN VALE SA 5127

Zones

GN General Neighbourhood

Subzones

No

Zoning overlays

Overlays

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

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

**Affordable Housing**

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

**Building Near Airfields**

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

**All structures over 15 metres Defence Aviation Area**

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

**Hazards (Flooding - Evidence Required)**

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

**Prescribed Wells Area**

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

**Regulated and Significant Tree**

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

**Stormwater Management**

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

#### **Traffic Generating Development**

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

#### **Urban Tree Canopy**

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

#### **Water Resources**

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

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 to be a significant tree or trees in the Planning and Design Code

Unknown

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

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

Associated Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

GIS Dataset

**LMAS**

No

**DECISION NOTIFICATION FORM**Development Number: **070/92780/2007**

For Development Application:

Dated:

20/11/2007

Registered On:

22/11/2007

CITY OF

**TEA TREE GULLY***Naturally Better*

To:

Roccas Building Co Pty Ltd  
1429 Main North Road  
PARA HILLS WEST SA 5096

**LOCATION OF PROPOSED DEVELOPMENT:**

17 Seavista Court WYNN VALE 5127

Formal Property Title: LOT: 152 ALP: SEC: SEC: 2123 DP: 20764 CT: 5159/543

Valuer General Number: 2830057005

Development Cost: \$19475

**Class: 10A****Nature Of Proposed Development:**

Verandah

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	Date	No. of Conditions
Development Plan Consent	Granted	29/11/2007	3
Land Division			
Land Division (Community)			
Building Rules Consent	Granted	28/12/2007	1
Public Space			
Other			
<b>DEVELOPMENT APPROVAL</b>	<b>Granted</b>	<b>07/01/2008</b>	<b>4</b>

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

Signed: *J. Wellmott*  
Delegate of Council

Date: *07/01/2008*

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

APPLICATION NO: 070/92780/2007  
APPROVAL DATE: 07/01/2008



CITY OF

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Naturally Better

**DEVELOPMENT PLAN CONSENT CONDITIONS**

(1) The development must be undertaken and completed in accordance with the plans and information detailed in Application No.070/92780/2007 except where varied by any condition(s) listed below.

(2) The materials used on the external surfaces of the building and the colorbond finishes or paintwork thereon must be maintained in good condition at all times. All external paintwork must be completed within 2 months of the erection of the verandah.

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

(3) The verandah must be kept open at all times.

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

**Note(s):**

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


(2) This consent does not obviate the need to obtain any other necessary approvals from any/all parties with an interest in the land, including but not limited to South Australian Urban Projects Authority.

PER ..... 

**BUILDING RULES CONSENT CONDITIONS**

(1) Stormwater shall be disposed of in such a manner so that none of the following conditions occur:

1. the water enters or lies against the building;
2. the water unduly affects the stability of the building or any other building on the same site;
3. the water unduly creates any unhealthy or dangerous condition on the site or within the building;
4. the water discharges into any drain leading to a sewerage system or to a common effluent drainage system and shall not be discharged so that it flows onto adjoining properties without the prior written consent of the property owners.

PER ..... 

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## DEVELOPMENT APPROVAL NOTES

The owner is responsible to ensure that the approved building works are constructed within the property boundary.

Building materials are not to be placed on the road or footpath areas.

You are advised to contact appropriate authorities, such as SA Water, ETSA Utilities, Telstra, Transport SA, Origin Energy and Australia Post, regarding their requirements before construction is commenced.

The Office of the Technical Regulator should be notified by you of all proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity service and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages.

You may have a right of appeal to the Environment, Resources and Development (ERD) Court against the decision if it is either:  
a refusal, or  
an authorisation with conditions.

Such an appeal may be lodged within two months of the day on which you receive notice of the decision or such longer period as the Court may allow.

The administrative process is conducted by the ERD Court. Please contact the ERD Court if you wish to appeal. The Court is situated in the Sir Samuel Way Building, Victoria Square, Adelaide, Telephone 8204 0300.

If your application was the subject of third party representations, any consent shall not operate until after fifteen business days from the date of the decision.

It is recommended that you contact the ERD Court fifteen days after the date of the decision to determine if an appeal has been lodged.

If there is an appeal by a third party, any consent shall not operate until determination or withdrawal of the appeal.

The development must be substantially commenced (or for land division, you must apply to the Council and the Planning Commission for certificates of approval), within 12 months of the date of the decision unless the period has been extended by Council, (or if the decision has been subject to an appeal, 12 months from the date of the determination or withdrawal of the appeal).

If the development has not been substantially completed, any consent granted shall lapse after 3 years from the operative date of the decision or appeal.

If you are unable to satisfy these requirements you will require a fresh consent before commencing or continuing the development.

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PLANNING DECISION NOTIFICATION

South Australia Planning Act Development Control Regulations, 1982

Regulation 41  
Sixth Schedule

For Development Application                      Dated      25/8/89      Development No. 070/10219/89  
   Registered On      25/8/89

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To:                                      Dr SE & Mrs L Stephenson  
   17 Seavista Court  
   WYNN VALE SA 5127

Location of  
Proposed Development:              LOT 152, H.N. 17 Seavista Court, Wynn Vale

Nature of  
Proposed Development:              Erecting a retaining wall

From:                                      City of Tea Tree Gully

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In respect of this proposed development you are informed that CONSENT IS GRANTED SUBJECT TO (3) CONDITION(S).

As there were no third party representations the consent is operative from the date of this form. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the notice attached to this form about appeal rights and operation of consent.

Conditions

- (1) That the development be undertaken in accordance with the plans and information detailed in Application No. 070/10219/89 except where varied by any conditions herein listed which must be fully complied with to the satisfaction of the Council (regardless of any change of occupier or owner of the premises).
- (2) That the external surface of the retaining wall be maintained in good condition at all times.

Note: The Engineering & Water Supply Department need to have been notified and given consent prior to any development that proceeds over their easement.

The decision was made by Council on the basis that with the imposition of conditions, the proposal complies with the provisions of the Development Plan.

Date of Decision: 21.7.89

  
.....  
Senior Planning Officer

Date: 19/9/89  
PLEASE READ THE NOTICE ATTACHED TO THIS FORM.  
F:BM(P)rae-stephenson  
*Berniller*

Grace, Gail

**From:** City of Tea Tree Gully <noreply@cttg.sa.gov.au>  
**Sent:** Thursday, 28 April 2022 1:26 PM  
**To:** Searches  
**Subject:** Online search request  
**Attachments:** CT - 17 SEAVISTA CT WYNN VALE 20220428005599\_Register\_Search- BJORN.pdf

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



Reg No	27391	Assess	53104
Lot	152	Hq	17
Date	28 APR 2022		
Street	Seavista		
RATES	ENC		

## Online search request

A Section 187 or Section 7 online certificate request has been submitted by salandconveyancers. See the form data below

Applicant details	
Company name	salandconveyancers
Company postal address	4/15 SYDNEY STREET
Company email address	sue@salandconveyancers.com
Phone number	0408896068
Details of the property requested	
Property address	17 seavista ct wynn vale
Registered proprietor	gibson
Certificate of title: Volume / Folio	5159/543
Assessment number	
Please select the type of search you require	Full search - \$62.50 - CT required
Search type cost	\$62.50
Upload your certificate of title for your rates only search	
Upload your certificate of title	<u>CT - 17 SEAVISTA CT WYNN VALE</u> <u>20220428005599_Register_Search- BJORN.pdf</u>
Request another search	No
Details of second property request	
Property address (request 2)	
Registered proprietor (request 2)	

Certificate of title: Volume / Folio (request 2)	
Assessment number (request 2)	
Please select the type of search you require for your second search	
second request cost	
Upload your certificate of title for your second request	
Upload your certificate of title for your second request - rates only	
Request a third search	
Details of third property request	
Property address (request 3)	
Registered proprietor (request 3)	
Certificate of title: Volume / Folio (request 3)	
Assessment number (request 3)	
Please select the type of search you require for your third search	
Upload your certificate of title for your third request	
third calculation addition	
third calculation	
Payment	
GST code	T605 - GST25 - Supply- Exempt Taxes, Fees & Charges
Total Calculation	\$62.50
Search payment	Amount: \$62.50 Transaction ID: 473084 Payment gateway: Production SecurePay - SecurePay
Container number	21/937
Record type	Document
Record title 1	Unique ID
Record title 2	Form Title
Record title 3	Name
Record title 4	Address
Record title 5	Date



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 5159 Folio 543

Parent Title(s)	CT 4294/666			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	08/12/1993	Edition 6	Edition Issued	29/03/2012

## Estate Type

FEE SIMPLE

## Registered Proprietor

GLEN GIBSON  
ELAINE DOROTHY GIBSON  
OF 17 SEAVISTA COURT WYNN VALE SA 5127  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 152 DEPOSITED PLAN 20764  
IN THE AREA NAMED WYNN VALE  
HUNDRED OF YATALA

## Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED E FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

## Schedule of Dealings

Dealing Number	Description
6437267	ENCUMBRANCE TO SOUTH AUSTRALIAN URBAN PROJECTS AUTHORITY (SINGLE COPY ONLY)
11732860	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

## Notations

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

