



City of Salisbury
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10 September 2018

Brenton Ward Real Estate - Norwood
PO Box 3150
NORWOOD SA 5067

Dear Sir / Madam

Request for Information

We refer to your request and now attached particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

Yours faithfully

A handwritten signature in black ink, appearing to read "H. Crossley".

Heidi Crossley
Delegate
Telephone: (08) 8406 8209
Email: hcrossley@salisbury.sa.gov.au



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**LAND AND BUSINESS (SALE AND CONVEYANCING) ACT
INFORMATION PURSUANT TO SECTION 7 CERTIFICATE**

APPLICANT	Brenton Ward Real Estate - Norwood	Certificate No: 68125
	PO Box 3150 NORWOOD SA 5067	Date of Issue: 10 September 2018

DESCRIPTION OF LAND	Unit 19 / 14 Bradbury Street , Parafield Gardens SA 5107
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Dear Sir/Madam

We refer to your request for information and now attach particulars and documentary material, which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

DEVELOPMENT ACT 1993

Part 3 – Development Plan

Development Plan under the Development Act 1993.

Title: CT-5993/902
Zone or Policy Area: R
Residential

in which the land is situated as shown in the Development Plan.

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 current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

REFER TO ATTACHMENT

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?

REFER TO ATTACHMENT

SECTION 42

Condition (that continues to apply) of a development authorisation

Application No: 361/2281/2008/2A
Description: TWO STOREY GROUP DWELLING ON A SITE
CONTAINING SEVENTEEN (17) TWO STOREY GROUP
DWELLINGS (UNIT 19)
Decision Date: 14-Aug-2009
Decision: Approved
Conditions: 4

1. The proposal shall be developed in accordance with the details and Council stamped approved plans lodged with the application, except where varied by the conditions herein.

Reason: To ensure the proposal is established in accordance with the submitted plans.

2. The proposed building(s) finished floor level is to be a minimum of 300mm above the top of the roadside kerb immediately adjacent to the building site.

Reason: To allow disposal of stormwater.

3. Windows facing the rear and side yards of adjoining neighbours on the upper floor of the dwelling shall comprise fixed obscure glazing to a minimum height of 1500mm above the level of the floor.

Reason: To minimise the impact on the privacy of the resident of the adjacent dwellings.

4. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to achieve a high level of residential amenity. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping is to be completed within 3 months of the approved use commencing.

Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.

Application No: 361/796/2004/CT
Description: COMMUNITY TITLE
Decision Date: 15-Nov-2004
Decision: Approved
Conditions: 1

1. The conditions imposed herein shall be in addition to conditions that apply to the subject property from previous approvals that remain active, notably 361/326/2004/3B

Reason: To ensure orderly development.

Repealed Act Conditions

Condition (that continues to apply) of an approval or authorisation granted under the

**Building Act 1971 (repealed)
City of Adelaide Development Control Act 1976 (repealed)
Planning Act 1982 (repealed) or
Planning and Development Act 1966 (repealed)**

NIL

DEVELOPMENT ACT 1993

Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space

NIL

Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space

NIL

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

FIRE AND EMERGENCY SERVICES ACT 2005

Section 105F (or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire.

NIL

FOOD ACT 2001

Section 44—Improvement Notice

NIL

Section 46—Prohibition Order

NIL

HOUSING IMPROVEMENT ACT 1940

Section 23—declaration that house is undesirable or unfit for human habitation

NIL

LOCAL GOVERNMENT ACT 1934

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

NIL

LOCAL GOVERNMENT ACT 1999

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

NIL

For charges refer to the Certificate of Rates Liabilities

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987

Part 3—Notice

NIL

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval

NIL

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) regulation 19—Maintenance order (that has not been complied with)

NIL

SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011

Section 66 – Direction or requirement to avert spread of disease

NIL

Section 92 – Notice

NIL

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

NIL

WATER INDUSTRY ACT 2012

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

NIL

BUILDING INDEMNITY INSURANCE

Section 7(1)(c)

Any approved building work undertaken on the property the subject of Building Indemnity Insurance.

YES

Application No:	361/2281/2008
Name(s) of person(s) insured:	Hamra Developments
Name of insurer:	Lumley General
Certificate Number:	167290
Limitations on the liability of the insurer:	\$180,000.00
Name of builder:	Hamra Homes
Builder's Licence Number:	176037
Date of issue of insurance:	18/05/2009
Description of insured building work:	Construction of a double storey brick veneer dwelling with metal roof on slab floor and a single garage

FURTHER INFORMATION HELD BY COUNCIL

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)?

All development approvals on council records relating to this subject land are listed under the heading "Development Act 1993".

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994.

Only that 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 other charges or encumbrances affect the subject land.



Authorised Officer: Heidi Crossley

Date: 10/09/2018

City of Salisbury

Section 7 Attachment

Development Plan under the Development Act 1993:

Is there a current Development Plan Amendment (DPA) released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

YES

Rural (Aircraft Noise) Direk Industry and Residential Interface DPA

This DPA is on public consultation from the 23rd April 2018 to 15th June 2018. The DPA affects the area south of the Edinburgh Defence RAAF Airfield runway that is within the Primary Production Zone, the Open Space Zone (Kaurna Park) the Rural Living Zone adjacent the rail line, the Neighbourhood Centre Zone at Burton, and portion of the Urban Employment Zone adjacent the rail line and Helps Road.

The key change is to convert the current Primary Production Zone to Urban Employment Zone, and make portion of the plant nursery site at the corner of Waterloo Corner Road and Bolivar Road that is within the area less than 20 Australian Noise Exposure Forecast (ANEF) to Residential Zone, and the remainder of the site that is above 20 ANEF as Neighbourhood Centre Zone. The DPA proposes to make other changes to the Development Plan that will impact on land.

Further detail can be found at

http://www.salisbury.sa.gov.au/Build/Developments/Development_Plan_Amendment_s

Mawson Lakes DPA

This DPA updated the zoning affecting the suburb of Mawson Lakes to more accurately reflect the existing and future land uses envisaged for the area. The Minister for Planning in his consideration of the DPA for approval has separated the DPA into two parts. The first part has now been approved.

The second part of the DPA which has not been authorised by the Minister yet affects the following areas:

- An area of current wetlands at the end of Broadwater Crescent and Carlett St, Shoalhaven and adjacent the railway and Port Wakefield Road. This area is proposed to be zoned as Residential, and identified as a Policy Area. The Minister for Planning has required that it be excluded from the approved DPA until such time as it has undergone Community Land Revocation.

- The Mary Street and Dan Street area is to be zoned in such a manner to allow a mix of non-residential uses and residential uses at higher densities while ensuring that existing industrial uses are not unnecessarily pressured to relocate prematurely. The appropriate zone has not been selected as yet and is subject to further endorsement by Council and the Minister for Planning.

The public consultation version of the DPA can be viewed on the City of Salisbury website at www.salisbury.sa.gov.au/mawsonlakes

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?

YES

Greater Edinburgh Parks Employment Lands Structure Plan Development Plan Amendment

The Minister for Planning released this DPA for consultation between June and August 2013. Consultation has now closed.

The affected area is to the west and north of the RAAF Base at Edinburgh and proposes planning policies that will:

- Introduce a new urban employment zone to replace existing rural and primary production zones
- Consolidate a number of existing industrial zones at Direk, Edinburgh Parks, Edinburgh North and Penfield
- Introduce policies to encourage a high quality employment precinct
- Provide flexible policy to enable development of a range of services
- Allow for the creation of coordinated mixed use precincts to demonstrate innovative and integrated living and workplace environments.

Part 1 of the DPA was approved on 19 December 2013 and rezoned existing Industry zoned areas to Urban Employment zone.

Part 2 of the DPA, which affects the Primary Production zoned area west of Heaslip Road, will be considered by the Minister once infrastructure issues have been addressed.

For more information: www.dpti.sa.gov.au/planning/playfordgrowth

Updated: 23rd April 2018



Parafield Airport Noise Advice

'This property is located adjacent to the Parafield Airport and is subject to frequent overflight and aircraft noise. Intending residents are encouraged to make their own enquiries and ascertain whether their circumstances are compatible with the ambient environment.'

'The Council has considered the proximity of the Subject Land at Parafield Airport and the potential implications of aircraft noise and having regard to a report prepared by Bassett Acoustics dated 19 December 1995, the Council has formed the view that, on the information currently before it, no special planning consideration or construction techniques aimed at reducing noise intrusion to dwellings constructed on the Subject Land (following its division into residential allotments) nor any amendments to the Development Plan will be required.

Any enquiries in relation to this advice should be referred to:

Development Services ~ 8406 8222