



**SECTION 7 STATEMENT
LOCAL GOVERNMENT ACT 1999
LAND AND BUSINESS (Sale and Conveyancing) ACT 1994**

Refer Enquiries: 8366 9222

Certificate Number: 2433/21

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

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999 (AS AMENDED),
I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE AND ARE A
CHARGE AGAINST THE ABOVE PROPERTY:

THE LAND:

Legal Description UNIT 3 SP 5465 Vol 5028 Fol 724
Property Address 3/85 Reid Avenue HECTORVILLE SA 5073
Property Owners Rosario Pepicelli
Valuer Generals No. 1727554033

Property No. 119697 Bank Ref No. 38703

PART A: RATES, CHARGES AND GENERAL INFORMATION

RATES AND CHARGES INFORMATION

Rates last declared on 06/07/2021.

Total Arrears	\$6287.53
Rates for Current Year	\$1017.90
Payments	\$0.00
Legal Fees and Bank Charges	\$1630.00
Fines and Interest Incurred	\$144.15
BALANCE OUTSTANDING	\$9079.58

Street Numbering

Please note Council's official street number for this property is 3/85 Reid Avenue HECTORVILLE SA 5073.

The Local Government Act provides that Council impose a penalty of a 2% fine on any payment for rates that is received late. An amount that continues to be overdue is then charged an interest at the prescribed rate.

I certify that to the best of my knowledge and belief the information provided above is correct.

The charges as shown are valid for the date of the certificate. If settlement occurs within three (3) months from the date of this certificate, you may verify the above details verbally with council. If this information falls outside the three (3) month period, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purpose of Section 187 of the Local Government Act 1999.

AUTHORISED BY CAMPBELLTOWN COUNCIL

02/12/2021

PART B: PARTICULARS AND INFORMATION ABOUT THE LAND

Development Act 1993	
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):	N/A
Is the land situated in a designated State Heritage Area?	N/A
Is the land designated as a place of local heritage value?	N/A
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? If YES, state the name of the council:	No
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
Section 42 - Condition (that continues to apply) of a development authorisation	Nil
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	See Attached PlanSA Report
Is the land situated in a designated State Heritage place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	No declared trees Regulated/significant tree status 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?	Yes Local Design Review Code Amendment https://plan.sa.gov.au/have_your_say/general_consultations
Section 127 – Condition (that continues to apply) of a development authorisation	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (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	Nil
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 of action required concerning flammable materials on land	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
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	Nil
Planning, Development and Infrastructure Act 2016	
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	Nil
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			
Section 213 – Enforcement notice	Nil			
Section 214(6), 214(10) or 222 – Enforcement order	Nil			
Public and Environmental Health Act 1987 (repealed)				
Part 3 - Notice	Nil			
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval</i>	Nil			
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>	Nil			
South Australian Public Health Act 2011				
Section 92 - Notice	Nil			
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval</i>	Nil			
Other charges				
Charge of any kind affecting the land (not included in another item)	Nil			
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) or the Planning, Development and Infrastructure Act 2016?	Nil			
BUILDING INDEMNITY INSURANCE				
Any approved building work undertaken on the property the subject of Building Indemnity Insurance.				
Approval No.	Insurer	Policy Number	Policy Issued	Builder

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Other information that we deem appropriate to this enquiry, including any notice or order issued under the development act 1993

If "Yes", please advise details

NO

Data Extract for Section 7 search purposes

Valuation ID 1727554033

Parcel ID: S5465 U3

Certificate Title: CT5028/724

Property Address: UNIT 3 85 REID AV HECTORVILLE SA 5073

Zones

GN General Neighbourhood

Subzones

No

Zoning overlays

Overlays

All structures over 45 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.

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.

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

Is the land designated as a Local Heritage Place

No

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

No

Associated Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

No

LMAS

No