

Civic Centre  
 165 Sir Donald Bradman Drive  
 Hilton, SA 5033  
 Tel: 08 8416 6333  
 Email: info@wtcc.sa.gov.au  
 SMS: 0429 205 943  
 Web: westtorrens.sa.gov.au



To: BRENTON WARD REAL ESTATE  
 76 Hewitt Ave  
 ROSE PARK SA 5067

Certificate Date: 02 September 2024

## PROPERTY INFORMATION AND PARTICULARS

in response to an enquiry pursuant to Section 7 of the  
 LAND & BUSINESS (SALE & CONVEYANCING) ACT, 1994

### DETAILS OF PROPERTY REFERRED TO:

Rates Assessment No	:	215277
Valuer General No	:	2125396204
Owner	:	Timothy David Peterson
Property Address	:	258 Sir Donald Bradman Drive COWANDILLA SA 5033
Volume / Folio	:	CT-5456/128
Lot / Plan Number	:	D47571 Lot 2
Ward	:	Hilton

Listed hereafter are the MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES, of SCHEDULE 1, Division 1 to which Council must respond according to TABLE 1, SCHEDULE 2, of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994.

In addition, Building Indemnity Insurance and Particulars of Environment Protection details are given, if applicable, pursuant to SCHEDULE 1, Division 2 of the REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed / imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

## Development Act 1993 (Repealed)

### 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):

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 Code Amendment released for public consultation by a private proponent on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **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? **N/A**

Pursuant to the provisions of the REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994, Council hereby provides the following information in response to your enquiries:

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5.1 Section 42 - Condition (that continues to apply) of a development authorisation: **YES**

1. 210/14/1996

Copy of approval/s attached.

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### Repealed Act conditions

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6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) **YES**

1. 210/163/1988 P

Copy of approval/s attached.

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10.1 Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire **NO**

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11.1 Notice under Section 44 of the Food Act 2001 improvement order **NO**

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11.2 Notice under Section 46 of the Food Act 2001 prohibition order. **NO**

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15.1 Notice or declaration under Part 3, Section 23 and Part 7 of the Housing **NO**  
15.2 Improvement Act 1940 **NO**

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20.1 Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1934 **NO**

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21.1	Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.	NO
29.	<i>Planning, Development and Infrastructure Act 2016</i>	
29.1	Part 5 - Planning and Design Code Refer attached	
29.2	section 127 - Condition (that continues to apply) of a development authorisation Refer attached	
<b>Planning, Development and Infrastructure Act 2016</b>		
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):		
Is the land situated in a designated State Heritage place? <i>Refer to PlanSA Section 7 Report attached</i>		
Is the land designated as a place of local heritage value? <i>Refer to PlanSA Section 7 Report attached</i>		
	Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	NO
	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 amendment has not yet come into operation?	YES
<b>25 Pierson Street Lockleys Code Amendment</b>		
<b>Glandore Character Area Protection Code Amendment</b>		
<b>Tunnel Protection Overlay Code Amendment</b>		
<b>Ancillary Accommodation and Student Accommodation Code Amendment</b>		
29.3	section 139 - Notice of proposed work and notice may require access	
29.4	section 140 - Notice requesting access	
29.5	section 141 - Order to remove or perform work	NO
29.6	section 142 - Notice to complete development	NO
29.7	section 155 - Emergency order	NO

29.8	section 157 - Fire safety notice	NO
29.9	section 192 or 193 - Land management agreement	NO
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	NO
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	NO
29.12	Part 16 Division 1 - Proceedings	NO
29.13	section 213 - Enforcement notice	NO
29.14	section 214(6), 214(10) or 222 - Enforcement order	NO
31.1	Notice under Part 3 of the Public and Environmental Health Act 1978 (revoked).	NO
31.2	Part 2 - Condition (that continues to apply) of an approval under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
31.3	Regulation 19 - Maintenance order (that has not been complied with) under the Public and Environmental Health (Waste Control) Regulations 2010 (revoked).	NO
32.2	Notice under Section 92 of the South Australia Public Health Act 2011.	NO
32.3	Part 4 – Condition (that continues to apply) of an approval under the South Australian Public Health (Wastewater) Regulations 2013	NO

PLEASE NOTE:

Only that information that 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.

This statement is made the 02 September 2024



**Pat Mosca**  
Development Support Officer

## FURTHER INFORMATION HELD BY COUNCILS

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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)?

NO

**Note-**

*The question relates to information that the Council for the area in which the land is situated 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. The purchaser may then obtain further details from the Council (on payment of any fee fixed by the Council).*

*However, it is expected that the ability to supply further details will vary considerably between councils.*

*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 assessments or remediation of the land may be required at some future time. 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.*
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## PARTICULARS OF BUILDING INDEMNITY INSURANCE

**Note: Building Indemnity Insurance is not required for:**

- a) domestic building work for which approval under the Development Act 1993 or the repealed Building Act 1971 is or was not required for; or
- b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- c) domestic building work commenced before 1 May 1987.
- 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.

NO

## **ADVISORY NOTES**

### **Flood Prone Areas**

There are a number of rivers and creeks in the City of West Torrens including the River Torrens and Brown Hill Keswick Creek. Some properties in the City of West Torrens are located in flood prone areas. The City of West Torrens publishes information on known flooding hazards on its website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Building-in-flood-prone-areas>

Flood hazards are also mapped in the Planning and Design Code. The Code can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Assets department on 8416 6333.

### **Heritage and Contributory items**

Heritage and contributory items are mapped in the South Australian Planning and Property Atlas. The Development Plan can be viewed on the Department of Planning, Transport and Infrastructure's website:

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

Further information is available from the City of West Torrens City Development department on 8416 6333.

### **Areas Affected by Aircraft Noise**

The Adelaide Airport is located within the City of West Torrens. Most operations at the Airport are international and domestic regular passenger services using medium to large aircraft.

Some properties within the City of West Torrens may be subject to overflight and aircraft noise from Adelaide Airport. Residents or business proprietors are advised that living or working in the vicinity of the Adelaide Airport may result in noise from the Airport operations and that individual sensitivity can vary from person to person.

Information about development and aircraft noise can be found on the City of West Torrens website:

<https://www.westtorrens.sa.gov.au/Building-and-Planning/Buying-a-property/Aircraft-noise-considerations-for-building-or-developing>

The Australian Noise Exposure Forecast (ANEF) can be viewed on the City of West Torrens online mapping tool called West Maps Public on its website:

<https://maps.wtcc.sa.gov.au/mapviewer/>

The following information from other organisations may be useful:

Internet link	Organisation
<a href="https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/">https://www.adelaideairport.com.au/corporate/community/adelaide-airport-master-plan/</a>	Adelaide Airport Master Plan - Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system.
<a href="https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx">https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx</a>	Australian Government Federal Agency - Aircraft noise and complaints information
<a href="http://aircraftnoise.com.au/">http://aircraftnoise.com.au/</a>	Airservices Australia and Australian Airports Association initiative - information on aircraft noise, its management, and what you can do to reduce its impact.
<a href="http://www.airservicesaustralia.com/aircraftnoise/">http://www.airservicesaustralia.com/aircraftnoise/</a>	Australian Government Airservices Australia Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and fact sheets
<a href="https://www.aviationcomplaints.gov.au/">https://www.aviationcomplaints.gov.au/</a>	Australian Government site for aviation complaints.
<a href="http://www.ano.gov.au/">http://www.ano.gov.au/</a>	Federal Aircraft Noise Ombudsman office - Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.

Enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333.



## Smoke Alarms in Dwellings

Regulation 95 of the *Planning, Development and Infrastructure (General) Regulations 2017* requires all dwellings to be fitted with a self-contained smoke alarm.

Should an existing building that is captured by regulation 95 be transferred, a smoke alarm(s) **shall be installed within six months from the day of transfer** and shall comply with AS3786. That is, the smoke alarms(s) **shall be hardwired through the electricity mains or powered by 10 year life non replaceable, non-removable permanently connected batteries.**

If a smoke alarm(s) is/are not installed, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.00.

The following information from other organisations may be useful:

Internet link	Organisation
<a href="https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms">https://www.sa.gov.au/topics/planning-and-property/owning-a-property/smoke-alarms</a>	Department of Planning, Transport and Infrastructure - Owning a property - Smoke alarms
<a href="https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/">https://www.mfs.sa.gov.au/community-safety/home-fire-and-life-safety-fact-sheets/smoke-alarms/</a>	South Australian Metropolitan Fire Service - Smoke Alarms - What you Need to Know

Any enquiries relating to this matter should be directed to City of West Torrens City Development department on 8416 6333 or the South Australian Metropolitan Fire Service on 8204 3611.

**DECISION NOTIFICATION FORM**  
 South Australia - Regulation under the Development Act, 1993 - Regulation 42

Development Number **D057/95**  
 Council Ref. **210/14/96**  
 21.12.96 05.01.96

**FOR DEVELOPMENT APPLICATION** DATED REGISTERED ON  
 To **VESKA & LOHMEYER PTY LTD**  
**20 STEPHEN STREET**  
**MOUNT BARKER 5251**

**LOCATION OF PROPOSED DEVELOPMENT:**

Address: **UNIT 1, 258 BURBRIDGE RD** Lot: **PT 33**  
**COWANDILLA** Lot: **PT 33**  
**5033**  
**ADE 92 4082 147**  
**ADE 92**  
 Hundred: Section: Volume: Folio:

Nature of Proposed Development: **LAND DIVISION**

From: **CITY OF WEST TORRENS, 165 BURBRIDGE ROAD, HILTON 5033**


In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent refused	Not Applicable
Provisional Development Plan consent				N/A
Land Division	09.01.96	4		
Land Division (Strata)				N/A
Provisional Building Rules consent				N/A
<b>DEVELOPMENT APPROVAL</b>	09.01.96	4		

( SEE ATTACHED SHEET FOR CONDITIONS OF APPROVAL )

Date of Decision **09.01.96**

Date **09.01.96**

Signed  Chief Executive Officer

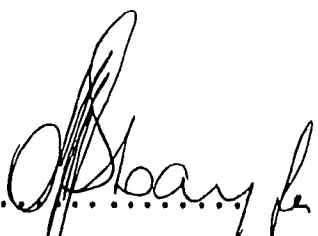
[ / ] Sheets Attached

ADDRESS: UNIT 1, 258 BURBRIDGE RD  
COWANDILLA  
5033

CONDITIONS OF APPROVAL:

- 1 DEVELOPMENT IS TO TAKE PLACE IN ACCORDANCE WITH THE PLANS RELATING TO DEVELOPMENT APPLICATION NO. 210/14/96 (DAC 210/D057/95).
- 2 THIS IS A CONDITION OF THE DEVELOPMENT ASSESSMENT COMMISSION: THE FINANCIAL, EASEMENT AND INTERNAL DRAIN REQUIREMENTS FOR WATER AND SEWERAGE SERVICES OF THE MINISTER OF INFRASTRUCTURE (EWS DEPT), IF ANY, BEING MET.
- 3 THIS IS A CONDITION OF THE DEVELOPMENT ASSESSMENT COMMISSION: PAYMENT OF \$1240.00 INTO THE PLANNING AND DEVELOPMENT FUND (1 ALLOTMENT(S) @ \$1240.00/ALLOTMENT). CHEQUES TO BE MADE PAYABLE TO THE DEVELOPMENT ASSESSMENT COMMISSION AND PAYMENT MADE AT 5TH FLOOR, 136 NORTH TERRACE, ADELAIDE, OR SENT TO GPO BOX 1815, ADELAIDE, 5001.
- 4 THIS IS A CONDITION OF THE DEVELOPMENT ASSESSMENT COMMISSION: TWO COPIES OF A CERTIFIED SURVEY PLAN BEING LODGED WITH THE COMMISSION FOR CERTIFICATE PURPOSES.

Initials .....

Signed .....  CHIEF EXECUTIVE OFFICER  
 Date 09.01.96

# PLANNING DECISION NOTIFICATION

Development Number  
210/163/88P

Register Copy

FOR DEVELOPMENT APPLICATION

DATED 28 / 6 / 88

REGISTERED ON 28 / 6 / 88

To: R. ZISOGIANNOPOULOS  
7 SHIPSTER STREET, TORRENSVILLE 5031

Location of Proposed Development  
PT LOT 33, SEC 92, 258 BURBRIDGE ROAD, COWANDILLA

Nature of Proposed Development  
ERECT DWELLING ADDITIONS AND A SECOND DWELLING (GROUP DWELLING DEVELOPMENT) - AMENDED PLAN

From: THE CORPORATION OF THE CITY OF WEST TORRENS

In respect of this proposed development you are informed that:

- ~~consent is granted~~
- ~~consent is granted~~
- consent is granted subject to ~~conditions~~ ten (10) conditions

~~consent is granted subject to conditions~~  
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.

(REFER TO ATTACHED SHEET FOR CONDITIONS OF APPROVAL)

Date of Decision 2/8/1988

Signature *M. May*

Date 8 / 1988


- ~~Chairman of Planning Committee~~
- Pro Town Clerk
- ~~Town Clerk~~
- ~~Secretary~~

3-REGISTER COPY

DEVELOP LAND BY ERECTING DWELLING ADDITIONS AND A SECOND DWELLING  
(GROUP DWELLING DEVELOPMENT) UPON PT LOT 33, SEC 92, 258  
BURBRIDGE ROAD, COWANDILLA - K. ZISOGIANNOPOULOS

Conditions of Approval

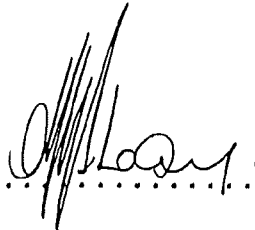
- (1) That in all things the proposed development of the new dwelling be constructed in accordance with Drawing No. B/88-7-3 prepared for Konstantinos Zisogiannopoulos and contained within Council's File No. 210/163/88P except for and alterations required to meet the requirements of the Building Act and Regulations.
- (2) That the upgrading of the dwelling shall be carried out prior to the occupation of the proposed new dwelling and the upgrading of the existing dwelling shall be carried out in accordance with Drawing No. B/88-7-2 in the name of the client Rensvil Pty. Ltd. and contained in Council File No. 210/163/88P except for any alterations required to meet the requirements of the Building Act and Regulations.
- (3) That the colours and finishes of the proposed new dwelling shall be in accordance with those details as contained upon Drawing No. B/88-7-3.
- (4) That a storm water drainage system shall be designed and installed upon the land in accordance with the Building Act and Regulations, and storm water drainage connections shall be made to the kerb and gutter in accordance with City of West Torrens Drawings No. 8685-100 or 101, whichever shall apply.
- (5) That the existing crossing places be closed and all new crossing places to be created shall be constructed in accordance with the City of West Torrens Standard Vehicular Crossing Place Drawing No. 8685-300.
- (6) That the vehicular driveway and car parking area shall be paved with a minimum thickness of 120 mm of reinforced concrete, which shall be laid on a base of consolidated crushed rock, and that all pedestrian

cont'd 

pathways shall be laid with a minimum thickness of 75 mm of reinforced concrete laid on a base of consolidated crushed rock, or such other paving materials as shall be to the further specification of Council.

- (7) That prior to the commencement of the construction of any building work upon the subject land, the applicant shall employ the services of a Licensed Land Surveyor to carry out an identification survey of the subject land, and to peg the true boundaries of the subject land, so that all fences erected will be on the true boundaries of the property.
- (8) That the finished floor levels and site levels shall be to the policy of Council.
- (9) That the applicant shall erect about the side and rear boundaries of the subject land, new boundary fences which shall rise to a height of 1.8 metres measured above the finished site levels, and the said fencing shall be constructed of new materials to be to the specification of Council, and at a cost to the applicant.
- (10) That the meter box serving the whole of the unit development shall be so located as to be accessible at all times to the staff of the Electricity Trust of South Australia.

M. G. STORY  
SENIOR PLANNER



8th August, 1988

(Date)

## Data Extract for Section 7 search purposes

Valuation ID 2125396204

**Data Extract Date:** 03/09/2024

**Parcel ID:** D47571 A2

**Certificate Title:** CT5456/128

**Property Address:** 258 SIR DONALD BRADMAN DR COWANDILLA SA 5033

Zones

General Neighbourhood (GN)

Subzones

No

### Zoning overlays

Overlays

#### **Aircraft Noise Exposure (ANEF 35)**

The Aircraft Noise Exposure Overlay seeks to ensure development sensitive to aircraft noise is designed to minimise noise intrusion and provide appropriate interior acoustic amenity.

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

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.

#### **Future Road Widening**

The Future Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

#### **Hazards (Flooding)**

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

#### **Major Urban Transport Routes**

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

#### **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.

#### **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 in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).**

NO

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: <https://plan.sa.gov.au/>



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 Development Authorisation Information**

*A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.*

No

### **Land Management Agreement (LMA)**

No

# LOCAL GOVERNMENT RATES SEARCH

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel: 08 8416 6333  
Email: [info@wtcc.sa.gov.au](mailto:info@wtcc.sa.gov.au)  
SMS: 0429 205 943  
Web: [westtorrens.sa.gov.au](http://westtorrens.sa.gov.au)



04 September 2024

**TO:** BRENTON WARD REAL ESTATE  
76 Hewitt Ave  
ROSE PARK SA 5067

## DETAILS OF PROPERTY REFERRED TO:

RATES ASSESSMENT NO : 21527 7  
VALUER GENERAL NO : 2125396204  
OWNER/S : Timothy David Peterson  
PROPERTY ADDRESS : 258 Sir Donald Bradman Drive, COWANDILLA SA 5033  
VOLUME/FOLIO : CT-5456/128  
LOT/PLAN NUMBER : D47571 Lot 2  
WARD : Hilton

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of, and are a charge against the above property.

Rates and fines in arrears	9,010.38
Interest on Arrears charged in current financial year	76.80
Rates for current 2024/2025 financial year	1,168.75

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the financial year that the rates are declared. The current year's rates fall due on **September 2, 2024; December 2, 2024; March 3, 2025 and June 2, 2025.**

Fines and interest will be added as provided by the Local Government Act 1999, as amended.

Less rebates	0.00
Fines (current)	0.00
Legal fees (current)	4,511.50
Less current year's payments	0.00
Overpayment	0.00
Refunds	0.00

Balance - Rates Due and payable	14,767.43
Sundry Property Debts	0.00

**TOTAL BALANCE**

**14,767.43**

## AUTHORISED OFFICER

This statement is made on the 4 September 2024

## Payment Methods

**BPAY**



Billers Code: 88567  
Reference: 215277

**Credit Card**

Payments can be made online at [westtorrens.sa.gov.au/onlineservices](http://westtorrens.sa.gov.au/onlineservices) or phone 08 84166333 (during business hours).

# LOCAL GOVERNMENT RATES SEARCH

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SMS: 0429 205 943  
Web: westtorrens.sa.gov.au



## NOTIFICATION OF CHANGE OF OWNERSHIP

04 September 2024

**Vendor/Purchaser or representative of same to complete and return to:**

CITY OF WEST TORRENS  
165 SIR DONALD BRADMAN DRIVE  
HILTON SA 5033

Telephone (08) 8416 6333  
Email: info@wtcc.sa.gov.au

**Notification of change of owner in respect of;**  
Timothy David Peterson

**for the property at;**  
**258 Sir Donald Bradman Drive, COWANDILLA SA 5033**  
**title reference;**  
CT-5456/128

**Please remove the aforementioned names from the Assessment Book referenced to;**  
**Rates Assessment No** : 21527 7  
**Valuer General No** : 2125396204

**and replace with the following new ownership details;**  
*(please list all names IN FULL)*

SURNAME or COMPANY NAME	GIVEN NAMES	TITLE (Mr, Mrs, Ms, Dr etc.)	SIGNATURE

**The new owner/s address for issue of rate notices is:**

**New details provided by (strike out if not applicable):**  
BRENTON WARD REAL ESTATE  
76 Hewitt Ave  
ROSE PARK SA 5067

Signed \_\_\_\_\_ Date \_\_\_\_\_