

CERTIFICATE – COUNCIL CHARGES



CITY OF
Port Adelaide Enfield

SA Land Conveyancers
PO Box 482
GLENSIDE SA 5065

Certificate No: Cert04207
Date Issued: 30/11/2023
Valuer-Gen. No: 0600935002
Assessment No: 101068

Property Owner(s): Mr Giuseppe Paradiso & Mrs Anna M Paradiso
Property Address: 18 Greenbank Drive WINDSOR GARDENS SA 5087
Parcel(s) Description: Allotment 72 D 6700 CT Vol 5435 Folio 797

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

| | |
|--|------------|
| Arrears (Rates/Fines/Interest/Costs) : | 0.00 |
| Current Year's Rates : | 1,645.95 |
| Less Council Rebate/Remission : | 0.00 |
| Less Government Remission : | 0.00 |
| Current Year's Fines/Interest : | 0.00 |
| Current Year's Adjustments : | 0.00 |
| Current Year's Other Charges : | 0.00 |
| Less Current Year's Payments : | (412.95) |
| Balance : | \$1,233.00 |

For adjustment purposes please note:

- 1. Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)**
- 2. Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes**
- 3. Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.**

The charges as shown are valid only for the date of the certificate.

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **1st September 2023; 1st December 2023; 1st March 2024 and 3rd June 2024**. Fines and interest will be added as provided by the *Local Government Act 1999*, as amended.

If settlement occurs within three (3) calendar months from the date of this Certificate, you may check the above details prior to settlement by telephoning the Council and quoting the Assessment No. and the Certificate No. above. Any verbal information provided in relation to the details provided by the Council is not a certificate for the purposes of Section 187 of the Local Government Act 1999.

Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.

Chief Executive Officer

Per



Bill Code: 18192
Ref: 101068

Provision of Prescribed Information

Section 12 *Land and Business (Sale and Conveyancing) Act 1994*

In response to your recent enquiry we advise as follows:

Certificate Number: Cert04207

Address: 18 Greenbank Drive WINDSOR GARDENS SA 5087

Council Assessment Number: 101068

| | Prescribed Encumbrance | Other Particulars | |
|------|--|---|-----|
| 5 | Development Act 1993 (Repealed) | | |
| 5.1 | Section 42 - Condition (that continues to apply) of a development authorisation | <p>Is this item applicable? Will this be discharged or satisfied prior to or at settlement? : NO</p> <p>Application ID: 040/01614/99 Application Description: Swimming Pool to rear of the Existing Dwelling Date of Authorisation: 09 Aug 99</p> <p>Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/01614/99 Conditions of Authorisation: Refer Attached</p> | YES |
| 5.2 | Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space | | N/A |
| 5.3 | Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space | | N/A |
| 5.4 | Section 55 - Order to remove or perform work | | N/A |
| 5.5 | Section 56 - Notice to complete development | | N/A |
| 5.6 | Section 57 - Land management agreement | | N/A |
| 5.8 | Section 69 - Emergency order | | N/A |
| 5.9 | Section 71 - Fire safety notice | | N/A |
| 5.10 | Section 84 - Enforcement notice | | N/A |
| 5.11 | Section 85(6), 85(10) or 106 - Enforcement order | | N/A |
| 5.13 | Part 11 Division 2 - Proceedings | | N/A |
| 6 | Repealed Act Conditions | | |
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | NO | N/A |

| | | | |
|-----------|--|---|-----|
| 10 | Fire and Emergency Services Act 2005 | | |
| 10.1 | Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land | | N/A |
| 11 | Food Act 2001 | | |
| 11.1 | Section 44 - Improvement notice | | N/A |
| 11.2 | Section 46 - Prohibition order | | N/A |
| 15 | Housing Improvement Act 1940 (repealed) | | |
| 15.1 | Section 23 - Declaration that house is undesirable or unfit for human habitation | | N/A |
| 17 | Land Acquisition Act 1969 | | |
| 17.1 | Section 10 - Notice of intention to acquire | | N/A |
| 20 | Local Government Act 1934 (Repealed) | | |
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | | N/A |
| 21 | Local Government Act 1999 | | |
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | | N/A |
| 22 | Local Nuisance and Litter Control Act 2016 | | |
| 22.1 | Section 30 - Nuisance or litter abatement notice | | N/A |
| 29 | Planning, Development and Infrastructure 2016 | | |
| 29.1 | Part 5 - Planning and Design Code | <p>Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)</p> <p>Is the land situated in a designated State Heritage Area?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is the land designated as a place of local heritage value?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>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?</p> <p><i>Please refer to your Property Interest Report</i></p> | |

| | | | |
|-----------|---|---|-----|
| 29.2 | Section 127 - Condition (that continues to apply) of a development authorisation | <i>Please refer to attached document from Plan SA</i> | N/A |
| 29.5 | Section 141 - Order to remove or perform work | | N/A |
| 29.6 | Section 142 - Notice to complete development | | N/A |
| 29.7 | Section 155 - Emergency order | | N/A |
| 29.8 | Section 157 - Fire safety notice | | N/A |
| 29.10 | Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space | | N/A |
| 29.11 | Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space | | N/A |
| 29.12 | Part 16 Division 1 - Proceedings | | N/A |
| 29.13 | Section 213 - Enforcement Notice | | N/A |
| 29.14 | Section 214(6), 214(10) or 222 - Enforcement Order | | N/A |
| 31 | Public and Environmental Health Act 1987 (Repealed) | | |
| 31.1 | Part 3 - Notice | | N/A |
| 31.2 | <i>Public and Environmental Health (Waste Control) Regulations 2010</i> (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval | | N/A |
| 31.3 | <i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with) | | N/A |
| 32 | South Australian Public Health Act 2011 | | |
| 32.2 | Section 92 - Notice | | N/A |
| 32.3 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4-Condition (that continues to apply) of an approval | | N/A |
| 36 | Other Charges | | |
| | Charge of any kind affecting the land (not included in another item) | Refer to " CERTIFICATE – COUNCIL CHARGES " on page 1 of this document. | ** |

Schedule—Division 2—Other particulars (section 7(1)(b))

Particulars of building indemnity insurance

Note: Building indemnity insurance is not required for -

- a) domestic building work for which approval under the *Planning, Development and Infrastructure Act* 2016, the repealed *Development Act* 1993 or the repealed *Building Act* 1971 is or was not required; 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; 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* 2011; 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.

1. Building indemnity insurance is required: No

2. Name of persons insured: N/A

3. Name of insurer: N/A

4. Limitations on the liability of the insurer: N/A

5. Name of the builder: N/A

6. Builders licence number: N/A

7. Description of insured building work: N/A

8. Date of issue of insurance: N/A

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act* 1995 from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

No

1. Date of the exemption: N/A

2. Name of builder granted the exemption: N/A

3. Licence number of builder granted the exemption: N/A

4. Details of building work for which the exemption applies: N/A

5. Details of conditions for which the exemption is subject: N/A

6 - 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 *Planning, Development Act* 1993) or the *Planning, Development and Infrastructure Act* 2016?

NO

Description of the nature of the development(s) approved:

Refer to the repealed *Development Act* 1993 Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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.

Signed for or on behalf of the agent:.. .. .

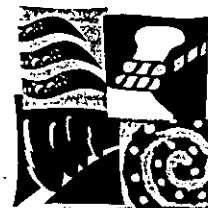
REPLY

I certify that the information and particulars provided above apply at the date of the reply of this inquiry.

Signed for and on behalf of the Chief Executive Officer:

Date: .. 30/11/23 ..





DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
Schedule 11

CITY OF
Port Adelaide Enfield

Development Application Dated: 01/07/1999
Registered On: 04/08/1999

Development Application Number 040/01614/99

To: Mr G Paradiso
18 Greenbank Drv
WINDSOR GARDENS SA 5087

on behalf of the owner:

Mr G Paradiso and Mrs A M Paradiso
18 Greenbank Drv
WINDSOR GARDENS SA 5087

Location Of Proposed Development : 18 Greenbank Drv, WINDSOR GARDENS SA 5087
Lot 72 DP 6700 Vol: 5435 Folio: 797
Nature of Proposed Development : Swimming Pool to rear of the Existing Dwelling
Building Classification Assigned : 10B

In respect of this development you are informed that:

| Nature of Decision | Consent Granted | No. of Conditions | Applicable Yes/No |
|--------------------------------------|-----------------|-------------------|-------------------|
| Provisional Development Plan consent | Yes | 1 | Yes |
| Provisional Building Rules consent | Yes | 3 | Yes |
| DEVELOPMENT APPROVAL | Yes | 4 | Yes |

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out in the attached sheet.

DATE OF APPROVAL: 09/08/1999

Signed
10/08/1999
amc

☒ Claus Williger, Development Officer - Building
☒ Sheets Attached

CITY OF PORT ADELAIDE ENFIELD
DEVELOPMENT ACT 1993

ATTACHMENTS

CONDITIONS OF APPROVAL 040/01614/99

Provisional Planning Consent Conditions:

1. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application Number 040/01614/99.

Provisional Building Rules Consent Conditions:

2. A swimming pool and/or spa capable of being filled to a depth of more than 300mm must have suitable, approved barriers or safety fencing to restrict access by young children to the immediate pool surrounds in accordance with Australian Standard 2818 and Australian Standard 1926 both as amended.

The swimming pool fencing must comply with the provisions of the Swimming Pool (Safety) Act, as amended.

3. One working day's notice must be given by the owner to the Council at the following stages of building work;
at the completion of placing all structural steel reinforcement and prior to the placing of any concrete.
at the completion of the installation of safety fencing and prior to the swimming pool being filled with water.
4. The swimming pool or spa must have at least two (2) pump intakes not less than 800 mm apart and must comply with Australia Standard 1926.3 "Swimming Pool Safety - Part 3: Water Reticulation and filtration systems" as amended.

Filter and backwash water is to be drained to the SA Water sewer system by way of a suitable gully trap on the site.

Please Note:

Important: This approval does not imply compliance with Electricity Trust of South Australia Act, 1946 as amended, or with the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.



Claus Williger
Development Officer - Building
10/08/99
amc



CERTIFICATE 003049
No.

ISSUED
TO:

G PARADISO
18 GREENBANK
WINDSOR GARDENS SA 5087

Referred to as "the Insured"

POLICY
PERIOD:

Commencement date(date of contract): 01/09/99
Expiry Date: 01/10/99
For clause 2(a) (i), on satisfactory completion of the Contract or 12 months
from the date of the Contract whichever is the earlier.
For clause 2(a) (ii) 5 years after the completion of the Contract.

1. Schedule attaching to and forming part of WATERTIGHT COMPLETION and WARRANTY INSURANCE Policy No. 70A 000593 FGS.

| | | | |
|--|--------------------------------------|--|----------|
| LOCATION OF POOL CONTRACT | AS ABOVE | | |
| TYPE OF POOL CONTRACT | PRE-ENGINEERED POOL | VALUE OF CONTRACT | \$10,000 |
| ESTIMATED DATE OF COMMENCEMENT OF CONTRACT | 01/09/99 | ESTIMATED DATE OF COMPLETION OF CONTRACT | 01/10/99 |
| NAME OF CONTRACTOR | POOLMASTER PO BOX 111, BLACKWOOD. | | |

ISSUED BY WESTERN UNITED INSURANCE BROKERS PTY. LTD.
AS AGENTS FOR MERCANTILE MUTUAL INSURANCE (AUSTRALIA) LTD.
IN ACCORDANCE WITH THE TERMS OF THE POLICY BY:

SIGNED:

15TH JULY, 1999.

DATED:

READ IMPORTANT INFORMATION OVERLEAF

PREMIUM PAID

| | |
|--------------------|--|
| Limit of Liability | \$80,000 (Refer to condition 3 overleaf). |
| Premium | \$100.00 |
| Broker's Fee | \$9.00 |
| State Stamp Duty | \$8.00 |
| SPASA Fee | \$33.00 |
| TOTAL COST: | \$150.00 |

South Australia:

13-15 King William Road, Unley, S.A. 5061
Telephone: (08) 8271 1355
Facsimile: (08) 8373 0847
P.O. Box 780, Unley, S.A. 5061

WESTERN UNITED INSURANCE BROKERS (AUST) PTY. LTD.
A.C.N. 004 848 060



FORM 2

BUILDING INDEMNITY INSURANCE CERTIFICATE

(Building Work Contractors Act 1995, section 34)

3049

Certificate No.

A policy of insurance that complies with Division 3 of Part 5 the Building Work Contractors Act 1995 has been issued by:

MERCANTILE MUTUAL INSURANCE (AUSTRALIA) LIMITED

In favour of: G Paradiso

In respect of: Pre-Engineered Pool

18 Greenbank, Windsor Gardens. 5087

Commencement Date: 01/09/99 to 01/10/99

To be carried out by: Poolmaster

PO Box 111, Blackwood.

Dated the 15th July 1999

Signed by
For and behalf of
MERCANTILE MUTUAL INSURANCE (AUSTRALIA) LTD.



DEVELOPMENT APPLICATION FORM 040/1614/99

Please use BLOCK LETTERS and Black or Blue Ink so that photocopies can be made of your application.

CITY OF PORT ADELAIDE ENFIELD

OFFICE USE ONLY

Dev. No.

Entry No.

Previous Application

APPLICANT NAME: C. PARADISO

APPLICANT ADDRESS: 18 GREENBANK ST

WINDSOR GARDENS PCode 5087

BUILDERS NAME: J. SWINBURN

Lic No: 11,863

BUILDERS ADDRESS: 423 MAIN RD COROMANDRA PCode 5051

Phone 82702600 Mobile _____

Fax 82702655

OWNER(S) (This must be completed)

NAME: C. PARADISO

ADDRESS: 18 GREENBANK ST WINDSOR GARDENS PCode 5087

CONTACT PERSON FOR FURTHER INFORMATION

NAME: J. SWINBURN

Mobile Number _____

Phone: 82702600

(Office Hours)

Fax 82702655

Phone: 82702600

(After Hours)

DESCRIPTION OF THE PROPOSAL (eg. Brick Veneer Dwelling; Steel Framed Garage; 2 Storey Office; 3 Storey Shopping Centre etc)
INSTALLATION of SWIMMING POOL

WHAT IS THE EXISTING USE OF THE SITE: GARDEN AREA

IS THE SITE CONNECTED TO A SEWER (SA WATER) YES ☐ NO ☐

COST OF THE PROPOSAL (ESTIMATE ONLY) \$ 10,000

LOCATION OF PROPOSED DEVELOPMENT:

House No: 18 (or) Lot No: _____ Street: GREENBANK ST

Suburb: WINDSOR GARDENS

Section No (Full/Part): _____ Hundred: _____ Volume: _____ Folio: _____

I WISH TO APPLY FOR:
(tick one only)

- ☐ PROVISIONAL DEVELOPMENT PLAN CONSENT (PLANNING ONLY)
☐ PROVISIONAL BUILDING RULES CONSENT (BUILDING ONLY)
☒ DEVELOPMENT APPROVAL (BOTH PLANNING & BUILDING)

BUILDING RULES CLASSIFICATION

Classification sought: _____

Present classification: _____

Number of employees: Male: _____ Female: _____

Number of persons for whom accommodation is provided: _____

If class 9b classification is sought, state the proposed number of occupants of the various spaces at the premises: _____

I acknowledge that copies of this application & supporting documentation may be provided to interested persons in accordance with the Development Regulations 1993.

I declare the information that I have provided on this application form, is correct to the best of my knowledge.

SIGNATURE: B. A. Judd
(Owner / Applicant / Authorised Agent) Delete whichever does not apply

P.P. J. SWINBURN

DATED: 7-99

Data Extract for Section 7 search purposes

Valuation ID 0600935002

Data Extract Date: 30/11/2023

Parcel ID: D6700 A72

Certificate Title: CT5435/797

Property Address: 18 GREENBANK DR WINDSOR GARDENS SA 5087

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 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.

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

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).

N/A

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