

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



City of
Norwood
Payneham
& St Peters

To: SA Land Conveyancers
PO Box 482
GLENSIDE SA 5065

Date: 19/03/2024

Particulars of the Property:	
Assessment No	9153
Owner's Name	Mr K I Georgiou & Ms S Georgiou
Valuation No	1903103451
Property Address	1/16-18 Ryan Avenue FIRLE 5070
Property Description	Lot: 1 CP: 23070 CT: 5948/995

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

Particulars of Rates and Charges Raised 2023-2024:	
Balance b/forward 2022-2023	\$0.00
2023-2024 Rates + Landscape Levy	\$1,265.74
Plus Legal Fees	\$0.00
Plus Fines & Interest	\$0.00
Less Concession/Rebate	\$0.00
Less Payments	-\$949.74
Plus Property Related Debts	
Balance Now Due and Payable	\$316.00
Settlement via BPay	Bill Code: 3251 Reference: 0091534



100% Australian Made
Recycled Paper

2023-2024 Rates including Landscape Levy	\$1,265.74
2023-2024 Capital Value	\$510,000

Please Note: The 4th quarter of rates will be due on 7 June 2024.

Notes for your information:

- The next date for Fines and Interest to be calculated is 9 April 2024.
- If Balance Due above is *Nil*, the rates have been paid to 30 June 2024.
- Upon settlement of the property, the total balance to 30 June 2024 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: flats, shops, etc.) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Community
Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental
Sustainability



City of
Norwood
Payneham
& St Peters

City of Norwood Payneham & St Peters

Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071
Telephone (08) 8366 4555

Property Information and Particulars in response to an enquiry pursuant to Section 7 of the Land & Business (Sale & Conveyancing Act 1994)

To: SA Land Conveyancers
PO Box 482
GLENSIDE SA 5065

Certificate Date: 19/03/2024
Certificate No: 25156

Details of Property Referred To:

Rates Assessment Number : 9153 4
Valuer General Number : 1903103451
Owner Details : Mr K I Georgiou & Ms S Georgiou
Property Address : 1/16-18 Ryan Avenue FIRLE 5070
Property Description : Lot: 1 CP: 23070 CT: 5948/995
Hundred : Adelaide
Ward : Maylands/Trinity Ward - Ward 4

Prescribed Encumbrances for 1/16-18 Ryan Avenue FIRLE 5070

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: 26 October 1994 Name of relevant authority that granted authorisation: The City of Payneham Condition(s) of authorisation: See attached Decision Notification Form DA 190/141/1994
Repealed Act conditions	
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)	Nature of condition(s): N/A

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<i>Planning, Development and Infrastructure Act 2016</i>	
Part 5 – Planning and Design Code	<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> <p>(Refer to PlanSA Section 7 extract report)</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p>YES</p> <p>For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website:</p> <p>https://plan.sa.gov.au/have_your_say/code-amendments</p>
Section 127 - Condition (that continues to apply) of a development authorisation	(Refer to PlanSA Section 7 extract report)
<i>Development Act 1993 (repealed)</i>	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NO
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NO
section 55—Order to remove or perform work	NO
section 56—Notice to complete development	NO
section 57—Land management agreement	NO
section 69—Emergency order	NO
section 71—Fire safety notice	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 84—Enforcement notice	NO
section 85(6), 85(10) or 106— Enforcement order	NO
Part 11 Division 2—Proceedings	NO
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NO
<i>Food Act 2001</i>	
section 44—Improvement notice	NO
section 46—Prohibition order	NO
<i>Housing Improvement Act 1940 (repealed)</i>	
section 23—declaration that house is undesirable or unfit for human habitation	NO
Part 7 (rent control for substandard houses) – Notice or declaration	N/A
<i>Land Acquisition Act 1969</i>	
Section 10 – Notice of intention to acquire	NO
<i>Local Government Act 1934 (repealed)</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
<i>Local Nuisance and Litter Control Act 2016</i>	
Section 30 – Nuisance or litter abatement notice	N/A

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<i>Planning, Development and Infrastructure Act 2016</i>	
section 141 – Order to remove or perform work	NO
section 142 – Notice to complete development	NO
section 155 – Emergency order	NO
section 157 – Fire safety notice	NO
Section 192 or 193 – Land management agreement	(Refer to PlanSA Section 7 extract report)
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NO
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NO
Part 16 Division 1 – Proceedings	NO
section 213 – Enforcement notice	NO
section 214(6), 214(10) or 222- Enforcement order	Date order made: N/A Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:
<i>Public and Environmental Health Act 1987 (repealed)</i>	
Part 3—Notice	NO
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	NO
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
South Australian Public Health Act 2011	
Section 92-Notice	NO
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NO
Other charges	
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: N/A Nature of charge: Amount of charge (if known):

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.

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required....**NO** (refer above note):

- 1 Name(s) of person(s) insured:.....
- 2 Name of insurer:.....
- 3 Limitations on the liability of the insurer:.....
- 4 Name of builder:.....
- 5 Builder's licence number:.....
- 6 Date of issue of insurance:.....
- 7 Description of insured building work:.....
.....
.....

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?

N/A

If **YES**, give details:

- (a) Date of the exemption:.....
- (b) Name of builder granted the exemption:.....
- (c) Licence number of builder granted the exemption:.....
- (d) Details of building work to which the exemption applies:
.....
.....
- (e) Details of conditions (if any) to which the exemption is subject:
.....
.....

Particulars relating to Environment Protection

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*?

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—

- (a) the approval of development by a council does not necessarily mean that the development has taken place;
- (b) the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

This statement is made the **27 March 2024**

MARIO BARONE
CHIEF EXECUTIVE OFFICER

Data Extract for Section 7 search purposes

Valuation ID 1903103451

Data Extract Date: 27/03/2024

Parcel ID: C23070 F1

Certificate Title: CT5948/995

Property Address: UNIT 1 16-18 RYAN AV FIRLE SA 5070

Zones

Housing Diversity Neighbourhood (HDN)

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).

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



CITY OF PAYNEHAM

DECISION NOTIFICATION FORM

PROP

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

Development Number

190/141/94

FOR DEVELOPMENT APPLICATION:

DATED: 17.5.94

REGISTERED ON: 18.5.94

To: Mr & Mrs D Zito
C/- 395 Torrens Road
Kilkenny 5009

LOCATION OF PROPOSED DEVELOPMENT

House No:	16-18	Lot No:	5-6	Street:	Ryan Avenue	Town/Suburb:	Firle
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Nature of
Proposed
Development

FIVE SINGLE STOREY DWELLINGS

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Provisional Development Plan Consent	6.6.94	15		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	26.10.94	Nil		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	26.10.94	2		

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

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. 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 A DEVELOPMENT APPROVAL.

Date of Decision: 26/10/94

☒ Council Chief Executive Officer or Delegate
☒ Sheets Attached

Signed: *[Signature]*

Date: 16/10/94

NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation and conditions imposed were designed to ensure satisfactory compliance with it.
2. You may have a right of appeal if this Notification is:
 - * A refusal
 - or
 - * A consent or approval with conditions

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.

Please contact the Environment, Resources & Development Court (Phone: 204 0300) if you wish to appeal.

3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until determination of the appeal. Fifteen business days from the date of the decision on your application contact the Environment, Resources & Development Court (Phone: 204 0300) to find out if there has been an appeal lodged.

4. This development must be **substantially** commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. Any new building (except non habitable outbuildings) the subject of this approval/consent must not be occupied until a Certificate of Occupancy has been issued by the Council.

To facilitate the issue of the Certificate of Occupancy, the owner must lodge with the Council a written Statement from a licensed builder.

In order for an owner to obtain a Certificate of Occupancy, Council must obtain a Written Statement from a licensed builder who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations ie: Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, Private Certifier, that the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

- a) public electricity source;
- b) public water supply;
- c) public sewer;
- d) septic tank effluent drainage system;
- e) public telecommunications system;
- f) other service or facility provided by a public authority or utility;

have been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.

DEVELOPMENT APPLICATION NUMBER 190/141/94

- 1) Notification by the owner must be given to the Council at the following stages:
 - three business day's notice of the commencement of building work on the site, and
 - one business days notice of the completion of the building work.
- 2) If it is the intent for the licensed builder to issue the written statement, a valid copy of the builders' license is to be lodged with Council at the time of applying for a certificate of occupancy.
- 3) The engineer responsible for the site investigation and footing construction report requires that notification be given to enable him to carry out inspections prescribed within the report. Copies of Certificates of Inspection, provided by the engineer or his appointee who carries out the inspection, should be presented to the council forthwith after the inspections are completed.
- 4) A separate application to the Councils Works Department is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond your property alignment.
- 5) The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths, pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming parts of the development approval to the reasonable satisfaction of the Council and shall at his/her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements or other such works to the reasonable satisfaction of the Council.
- 6) Pursuant to the provisions of the Building Code of Australia a suitable system of drainage must be provided where, in the performance of any work, undue interference is caused to the existing drainage of rainwater falling on the allotment.
- 7) You are required to comply with the provisions of Clause D1.3 of the Building Code of Australia and protect the building work in accordance with the provisions of Australian Standard 2057 "Protection of buildings against subterranean termites chemical treatment of soil for buildings under construction", except that the extent of the treatment must not extend beyond the perimeter of the building or any paving surrounding the building". The contractor responsible is to provide the duplicate copy of the certificate for treatment to the Council Building Inspector.
- 8) This approval does not, and shall not, be construed to signify the Council's approval of any building or structure which is, or may be subject to the provisions of the Electricity Trust of South Australia's regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact the Electricity Trust of South Australia.

CORPORATION OF THE CITY OF PAYNEHAM

CONDITIONS OF APPROVAL

Development Number : 190/141/94
Applicant : D Zito
Location : 16-18 Ryan Avenue Firlie
Proposal : Five Single Storey Dwellings
Zoning : R2A

Approval is granted subject to the following conditions:

- (1) The carport footing beams to units 1 and 5 which are located on the site boundary are to be founded continuously 600mm below the ground level of the adjoining property to comply with Reg. 75, "Regulations under the Development Act 1993."
- (2) The footings are to be constructed in accordance with the latest documents submitted from Rust-PPK, dated 10th October 1994.

Date of Decision:

Council Chief Executive Officer
Delegate

or