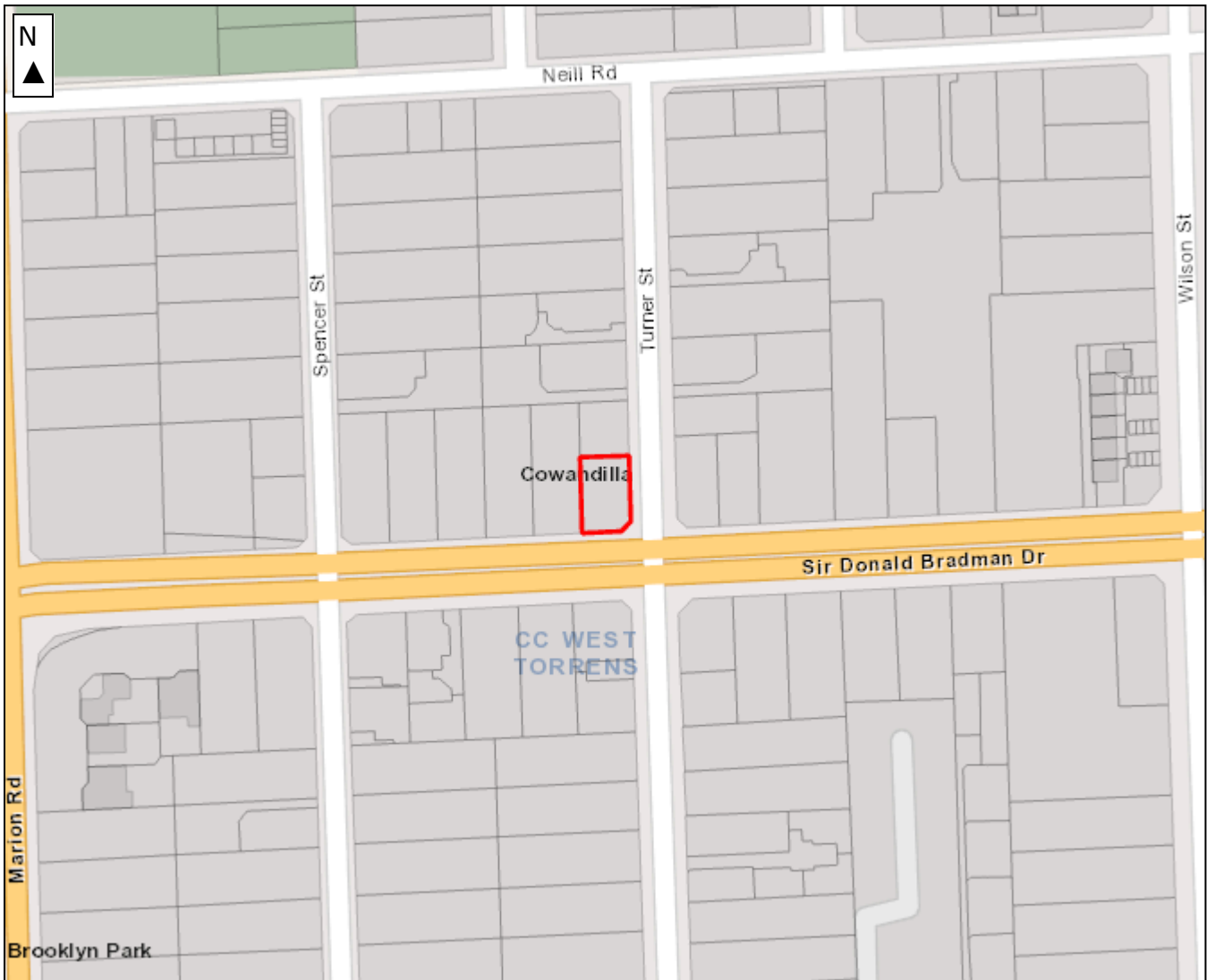


SAPPA Parcel Report

Date Created: August 20, 2024

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

Scale ≈ 1:2257 (on A4 page)

Unit Number:

Street Number: 258

100 metres≈

Street Name: SIR DONALD BRADMAN

Street Type: DR

Suburb: COWANDILLA

Postcode: 5033

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

Property Details:

Council: CITY OF WEST TORRENS

State Electorate: WEST TORRENS (2014), WEST TORRENS (2018), WEST TORRENS (2022)

Federal Electorate: HINDMARSH (2013), HINDMARSH (2016), ADELAIDE (2019)

Hundred: ADELAIDE

Valuation Number: 2125396204

Title Reference: CT5456/128

Plan No. Parcel No.: D47571A2

Zoning details next page

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Government of South Australia
Attorney-General's Department

Zone Details

Zones

General Neighbourhood (Z2102) - GN

Overlays

Aircraft Noise Exposure (O0301) - 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) (O0303) - 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 (O0306)

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 (O0601)

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 (O1801)

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

Hazards (Flooding) (O2403)

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

Major Urban Transport Routes (O3907)

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

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management (O5710)

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Traffic Generating Development (O6001)

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 (O6302)

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.