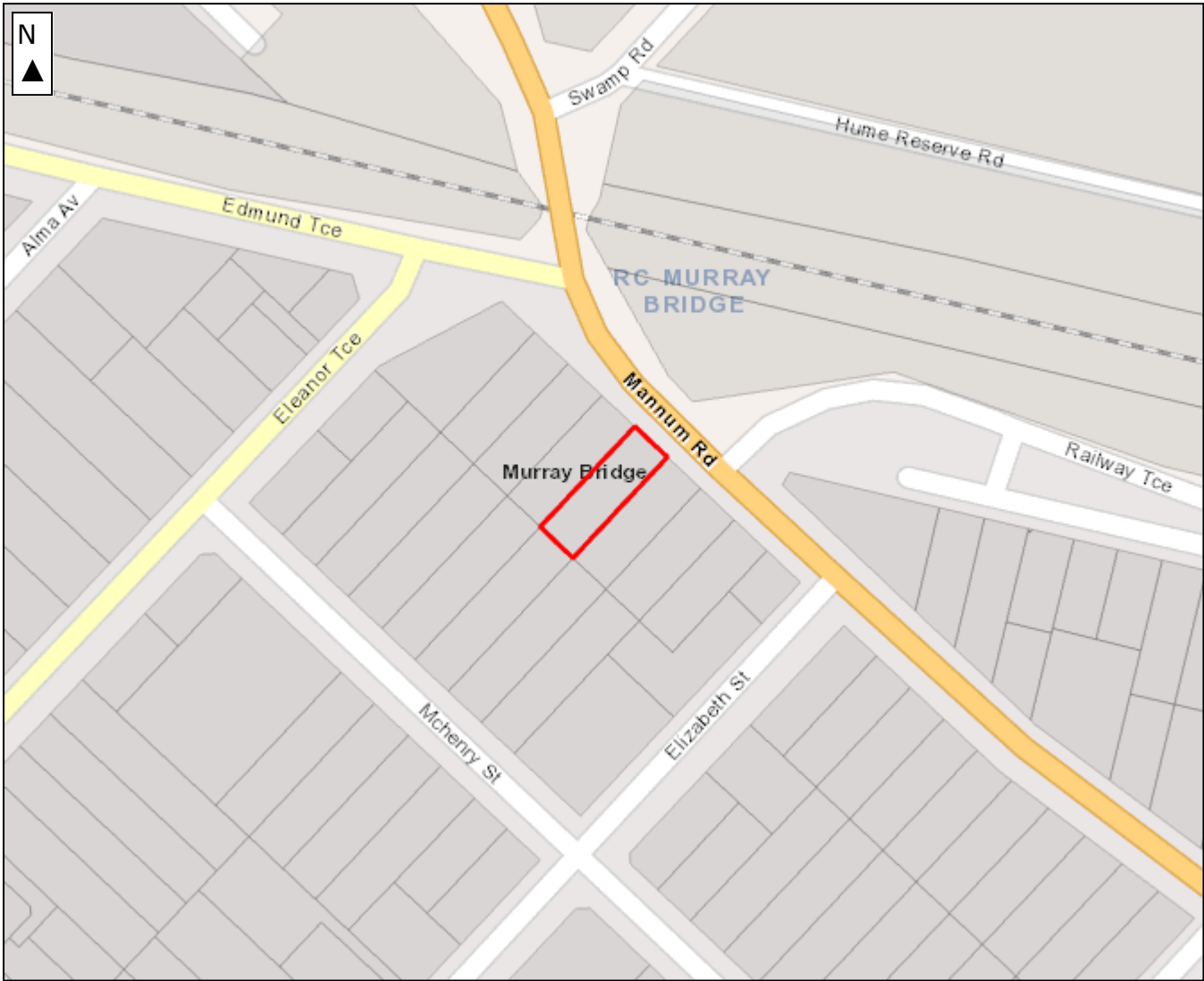


SAPPA Parcel Report

Date Created: September 2, 2024

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



Address Details

Unit Number:
Street Number: 102
Street Name: MANNUM
Street Type: RD
Suburb: MURRAY BRIDGE
Postcode: 5253

Scale ≈ 1:2257 (on A4 page)

100 metres≈

Property Details:

Council: THE RURAL CITY OF MURRAY BRIDGE
State Electorate: HAMMOND (2014), HAMMOND (2018), HAMMOND (2022)
Federal Electorate: BARKER (2013), BARKER (2016), BARKER (2019)
Hundred: MOBILONG
Valuation Number: 4106823003
Title Reference: CT5837/298
Plan No. Parcel No.: D1295A52

Zoning details next page

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Government of South Australia
Attorney-General's Department

Zone Details

Zones

Suburban Neighbourhood (Z5707) - SN

Overlays

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.

Hazards (Bushfire - Urban Interface) (O2408) - Urban Interface

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - Evidence Required) (O2416)

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.

Key Railway Crossings (O3302)

The Key Railway Crossings Overlay seeks to ensure safe, efficient and uninterrupted operation of key railway crossings.

Murray-Darling Basin (O3904)

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

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.

Native Vegetation (O4202)

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area (O4802)

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

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.

Variations

Maximum Building Height (Metres) (V0002) - 8

Maximum building height is 8m

Minimum Frontage (V0004) - _15_12_15_20_15

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 15m; group dwelling is 20m; residential flat building is 15m

Minimum Site Area (V0005) - _500_400_500_350_300

Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 500 sqm; group dwelling is 350 sqm; residential flat building is 300 sqm

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels