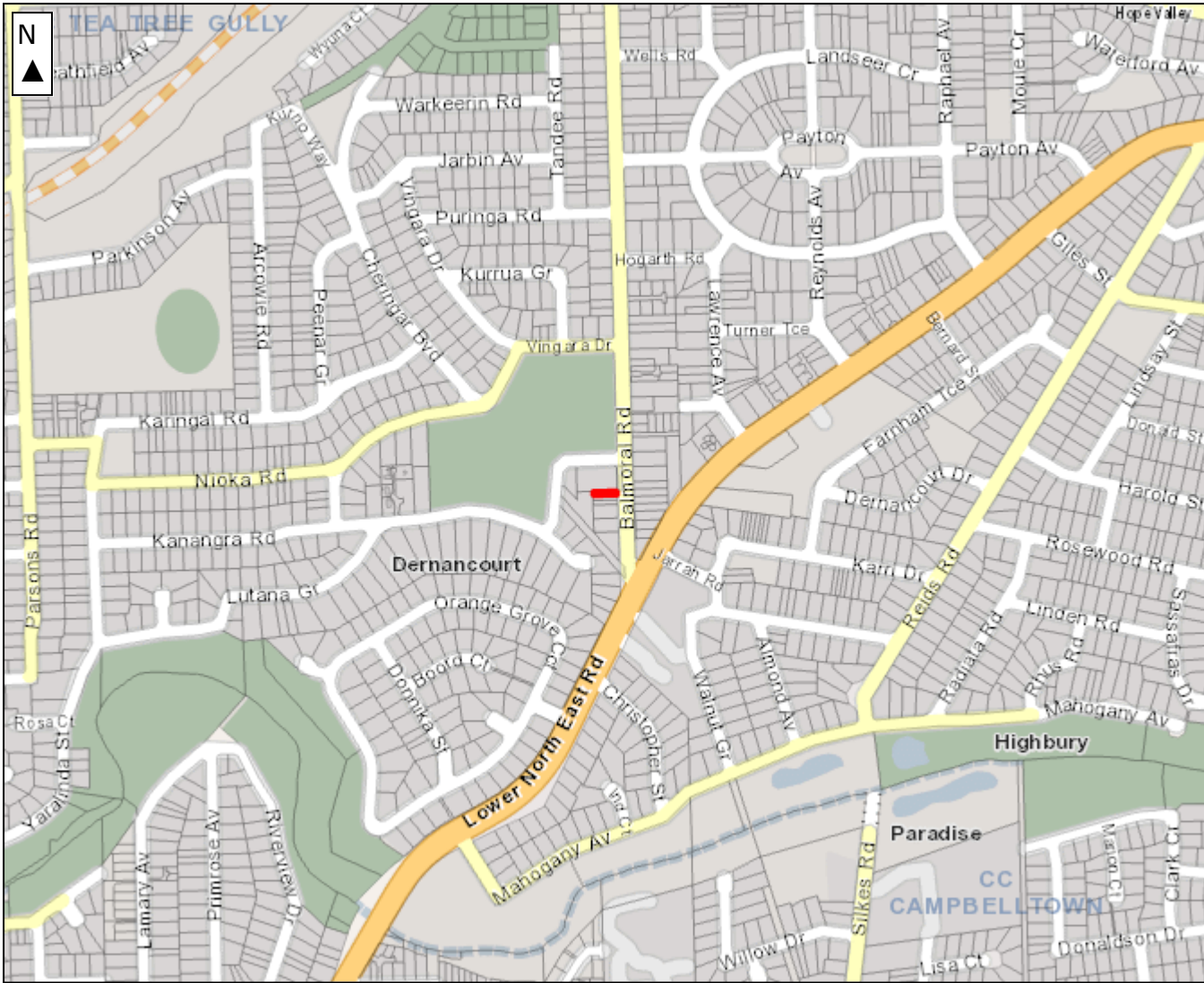


SAPPA Parcel Report

Date Created: September 29, 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: 11B

Street Name: BALMORAL

Street Type: RD

Suburb: DERNANCOURT

Postcode: 5075

Property Details:

Council: CITY OF TEA TREE GULLY

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

Federal Electorate: STURT (2013), STURT (2016), STURT (2019)

Hundred: YATALA

Valuation Number: 280152230\*

Title Reference: CT6283/234

Plan No. Parcel No.: D116136A34

Zoning details next page


Scale ≈ 1:9028 (on A4 page)

250 metres≈

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

The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

This report and its contents are (c) copyright Government of South Australia.



Government of South Australia  
Attorney-General's Department

1/2

## Zone Details

### Zones

General Neighbourhood (Z2102) - GN

### Overlays

**Airport Building Heights (Regulated) (O0303) - 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 (O0306)**

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

**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.

**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.