

## Data Extract for Section 7 search purposes

Valuation ID 4508240097

**Data Extract Date:** 04/10/2024

**Parcel ID:** D41767 A502

**Certificate Title:** CT5257/499

**Property Address:** 6A THREE GULLIES RD ENCOUNTER BAY SA 5211

### Zones

Hills Neighbourhood (HN)

### Subzones

No

### Zoning overlays

#### Overlays

#### **Affordable Housing**

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

#### **Hazards (Bushfire - Medium Risk) (Medium)**

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

#### **Hazards (Flooding - Evidence Required)**

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.

#### **Native Vegetation**

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

#### **Prescribed Water Resources Area**

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

#### **Water Resources**

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

### 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).

(Council input required)

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.*

### Application ID: 22037889

Development Description: Two Storey Detached Dwelling and Associated Retaining Walls

Site Address: 6A THREE GULLIES RD ENCOUNTER BAY SA 5211

**Development Authorisation:** Planning Consent

**Date of authorisation:** 22 December 2022

**Name of relevant authority that granted authorisation:** City of Victor Harbor

Condition 1

The development shall be in accordance with the plans and details submitted (including amended plans submitted 21 December 2022) to and approved by Council as part of the application, except as varied by any subsequent conditions imposed herein.

Condition 2

The external materials and finishes of the development shall be of a low light-reflective nature.

Condition 3

The proposed building is in a medium risk bushfire protection area. The dedicated water supply and associated fittings shall be in accordance with the Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements.

Condition 4

Proposed retaining walls shall be constructed as part of the construction phase of the building and completed prior to the occupation/use of the approved building. PLEASE NOTE: There may be a requirement to give the adjoining owner 28 days notification under the Building Rules. To check whether this is the case please contact your Builder, Private Certifier or Council as the case may be.

Condition 5

Proposed earthworks (excavation and/or fill) adjacent to a property boundary shall be protected using an engineer designed retaining wall and/or an appropriately battered slope, or provide Council with details of an alternate protection measure. Such protection measures shall be installed during the construction phase of the building to the reasonable satisfaction of Council and completed prior to the occupation/use of the approved building. PLEASE NOTE: There may be a requirement to give the adjoining owner 28 days notification under the Building Rules. To check whether this is the case please contact your Builder, Private Certifier or Council as the case may be.

Condition 6

All site generated stormwater shall be directed underground via drainage infrastructure that shall be provided by the applicant within seven (7) days from the installation of the roof covering. All stormwater flows are to be discharged directly into the existing internal underground stormwater drain.

Condition 7

The privacy screen to the upper level rear balcony (as shown on Elevation 2, Elevation 3 and Elevation 4) shall be installed prior to occupation of the dwelling to a minimum of 1.5 metres in height above the finished floor level and be constructed so that the voids are no larger than 40mm x 40mm and the dividing strips are at least 25mm wide or otherwise to Councils reasonable satisfaction.

Condition 8

Upstairs windows as shown on Elevation 2 and Elevation 4 shall have minimum window sill heights of 1.5 metres above finished floor level, or any glass below 1.5 metres shall be manufactured obscure glass, fixed shut or by a wind out mechanism (to open no greater than 200mm) and hinged at the top of the window panel, or, as otherwise approved by Council to ensure reasonable protection of privacy.

Condition 9

The privacy screen landscaping (as detailed on Site Plan and Retaining Wall Site Section plan date received 21 December 2022) shall be established prior to occupation of the development, grown to a minimum height of 1.5m and shall be maintained in good health and condition at all times. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased with others of the same, or similar respective varieties.

**Development Authorisation:** Building Consent

**Date of authorisation:** 12 January 2023

**Name of relevant authority that granted authorisation:** Tecon Australia Pty Ltd

**Associated Building Indemnity Insurance**

**Building Work:** Two Storey Detached Dwelling and Associated Retaining Walls

**Name(s) of person(s) insured:** (Council input required)

**Name of Insurer:** QBE

**Insurance date of issue:** 12/08/2022

**Name of builder:** (Council input required)

**Builder's licence number:** (Council input required)

**Development Authorisation:** Development Approval: Planning Consent and Building Consent

**Date of authorisation:** 20 January 2023

**Name of relevant authority that granted authorisation:** City of Victor Harbor

**Land Management Agreement (LMA)**

No