

CITY OF ONKAPARINGA

Total area of site:	696m ²	No. existing lots:	1
Area of reserve:	0m ²	No. proposed lots:	2
		No. additional lots:	1

SUBJECT LAND

Allotment 113 in D7884

Site Address: 26 JANE STREET
Suburb: PORT NOARLUNGA SOUTH
Hundred: WILLUNGA
Title(s): CT 5240 / 105

ANNOTATIONS

All measurements in metres unless shown otherwise. Do not scale drawing. Original sheet size is A3. All measurements are subject to survey and final plan of division. Always check the current certificate(s) of title for any easement(s) and annotation(s) that affect the within land.

Council is to provide street numbering on the Decision Notification Form to allow new electricity and tele-communication connections to be established as per NBN Co and SA Power Networks.



Owner/client (the developer) is to register their development with NBN Co at nbngo.com.au. Penalties may apply for failure to register your development.



Where existing structures are to be demolished, the developer is to apply to Council for demolition approval. Prior to demolition of a dwelling the electricity and gas services must be abolished. It is recommend to use the Dial Before You Dig service to check all service locations.

Where existing private internal sewer drains and/or water pipes cross proposed boundaries, the developer is to alter the drains and/or pipes such that they do not cross boundaries. As-constructed diagram by a licensed plumber is to be submitted to Office of the Technical Regulator.



Connection contact details
Zaina Stacey Administration
Phone: 08 8379 7979
Email: planning@zainastacey.com

PLAN VERSIONS

DRAFTER: CRH

01/07/2025	Issued for planning consent
A 04/07/2025	Driveway crossovers amended (client)
B 07/07/2025	Removal of tree (no longer present)
C 26/08/2025	Levels added; crossover locations amended

EASEMENTS AND ANNOTATIONS

There are no regulated and/or significant trees on or within 20.0 metres of the subject land boundaries.

Site is Vacant.

SA WATER SEWER/WATER LOCATION RESTRICTIONS

Location restrictions for water and wastewater connections:

Gas meter	Minimum 1.0m from a gas meter
Light poles	Minimum 1.5m from a light pole
Stobie poles	Water 1.5m from a stobie pole Sewer 3.0m from a stobie pole
Stormwater culverts	Minimum 0.5m from edge of culvert
Telstra pit	Minimum 0.5m from edge of pit
Trees	Girth > 1.0m - minimum 3.0m from the tree and not within the tree canopy Girth < 1.0m - possibly closer to the tree than 3.0m and not within the tree canopy
Water and sewer connections	Minimum 0.6m apart

