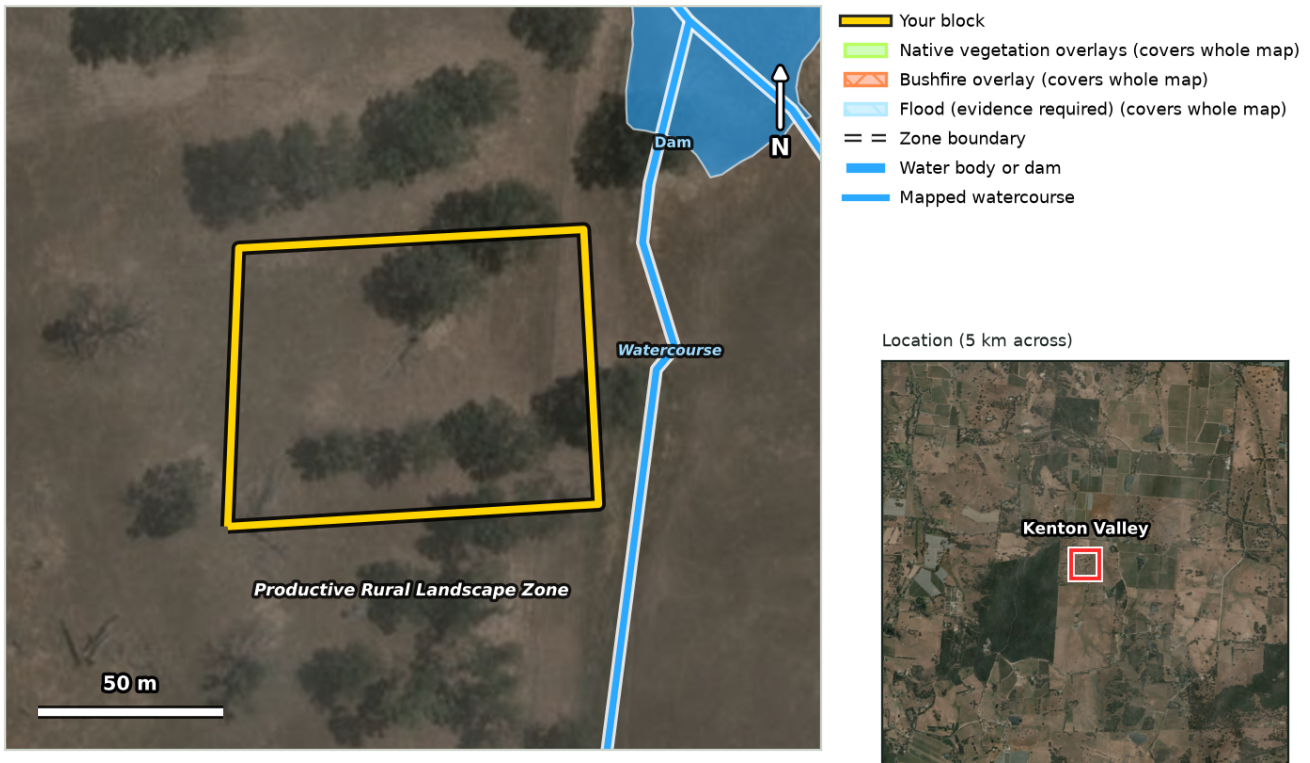


Example block, Adelaide Hills SA

0.72 ha · Report date 29 October 2026 · Reference SR-20261029-352D6



Background: Aerial imagery: Esri, Vantor, Earthstar Geographics, and the GIS User Community. Map image © 2026 Esri and its licensors, used under licence. Boundary as supplied.

Key findings

- The block is in the **Productive Rural Landscape Zone** of the Planning and Design Code.
- **Hazards (Bushfire - Medium Risk)** overlay covers whole block of the block.
- **Hazards (Flooding - Evidence Required)** overlay covers whole block of the block.
- Environmental overlays apply: Mount Lofty Ranges Water Supply Catchment (Area 2), Native Vegetation, Prescribed Water Resources Area, Water Resources.
- The block is in a **Bushfire Protection Area**. Expect bushfire construction requirements.
- The nearest mapped watercourse is 11 m away.
- Average slope is 7.0°, with 31% of the block facing north.
- **Recommended next steps**, with who to contact, are listed near the end of this report.

Planning zone

The block is in the **Productive Rural Landscape Zone** (whole block). The zone sets which land uses and building forms are envisaged. Read the zone's policies in the Planning and Design Code on PlanSA.

Planning and Design Code overlays

Overlays add extra rules on top of the zone. The notes explain what each overlay usually means and what to look into. They are not planning advice.

Hazards

Overlay	Share of block	What it usually means	What to check
Hazards (Bushfire - Medium Risk)	Whole block	Land in a medium bushfire risk area with bushfire construction and siting requirements.	Expect a Bushfire Attack Level (BAL) assessment for new dwellings.
Hazards (Flooding - Evidence Required)	Whole block	Flood risk has not been mapped in detail here, so a development application may need to show flood risk is managed.	Ask the council what flood information an application would need.

Environment and water

Overlay	Share of block	What it usually means	What to check
Mount Lofty Ranges Water Supply Catchment (Area 2)	Whole block	Part of Adelaide's water supply catchment, with controls on land use and wastewater.	Check wastewater system requirements.
Native Vegetation	Whole block	Native vegetation is mapped or likely. Clearing is controlled under the Native Vegetation Act.	Check with the Native Vegetation Council before planning any clearing.
Prescribed Water Resources Area	Whole block	Water use from wells, dams or watercourses is regulated.	Check water licensing before relying on bores or dams.
Water Resources	35%	Land near watercourses or water resources. Development must protect water quality and flows.	Check setbacks from watercourses and stormwater design.

Development controls

Overlay	Share of block	What it usually means	What to check
Environment and Food Production Area	Whole block	Land protected for primary production. New residential subdivision is largely prevented.	Check land division and use limits.
Limited Land Division	Whole block	Land division is restricted.	Check before planning any subdivision.

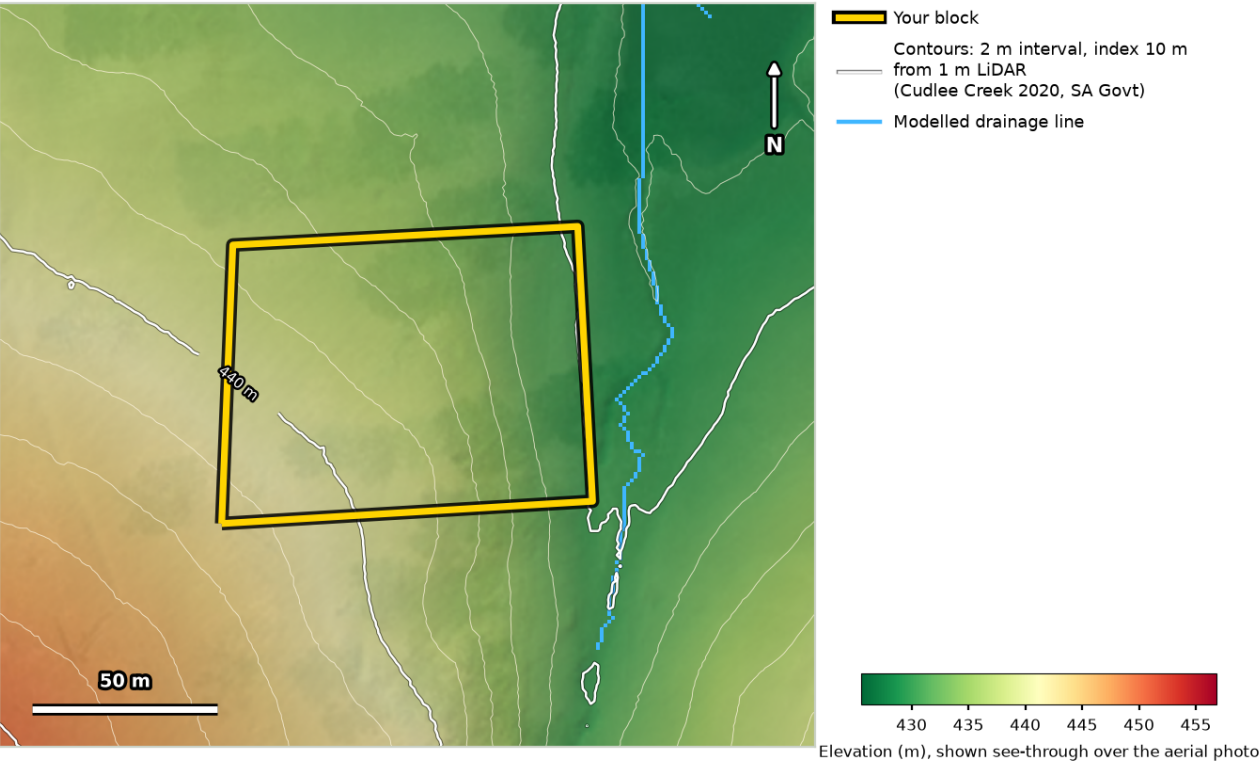
Bushfire, vegetation and water

Topic	Result
Bushfire Protection Area	In a Bushfire Protection Area (medium bushfire risk). Expect a Bushfire Attack Level (BAL) assessment for a new dwelling. This report does not provide a BAL rating.
Mapped native vegetation	Not mapped on the block. Unmapped native plants can still be protected.
Watercourses	Unnamed watercourse, 11 m away
Water bodies and dams	Dam or water body

Ground features from satellite imagery

Sentinel-2 imagery from 8 winter and 8 late-summer passes (2023-01-01 to 2026-10-29) was compared. Vegetation greenness (NDVI) averages 0.78 in winter and 0.35 in late summer. No open water, seasonally wet ground or bare sand was detected.

Terrain



Hillshade and contours from 1 m LiDAR (Cudlee Creek 2020, SA Govt). Drainage lines are modelled from the elevation surface, not surveyed.

Measure	Result
Elevation data used	1 m LiDAR (Cudlee Creek 2020, SA Govt)
Elevation	429.6 to 442.8 m
Average slope	7.0° (steepest 22.3°)
Largest area under 10° slope	5,866 m²
North-facing	31% of the block
Midwinter noon sun vs flat ground	1.07 on average
Modelled drainage lines on the block	0 m
Slope 0-5°	27% of the block
Slope 5-10°	56% of the block
Slope 10-15°	15% of the block
Slope 15+°	2% of the block

Building area, water flow and slope profile

- About **72%** of the block is under 8° slope, the easiest ground to build on; the largest such area is about 4,360 m².
- A typical **20 × 15 m house pad** fits on the flattest part with roughly **48 m³ cut and 48 m³ fill** (deepest cut 0.9 m, deepest fill 1.0 m).
- Surface water runs onto the block from the west and north-east, leaves to the north-east and north. No low spots deep enough to hold water were found on the block.
- Along its length the block **falls about 10.3 m from west to east**, roughly 1 in 9 (10.7%).

Indicative screening from a bare-earth surface model, not engineering or drainage design. A detail survey, soil (site classification) report and engineer set real pad levels, retaining and stormwater.

Where to build

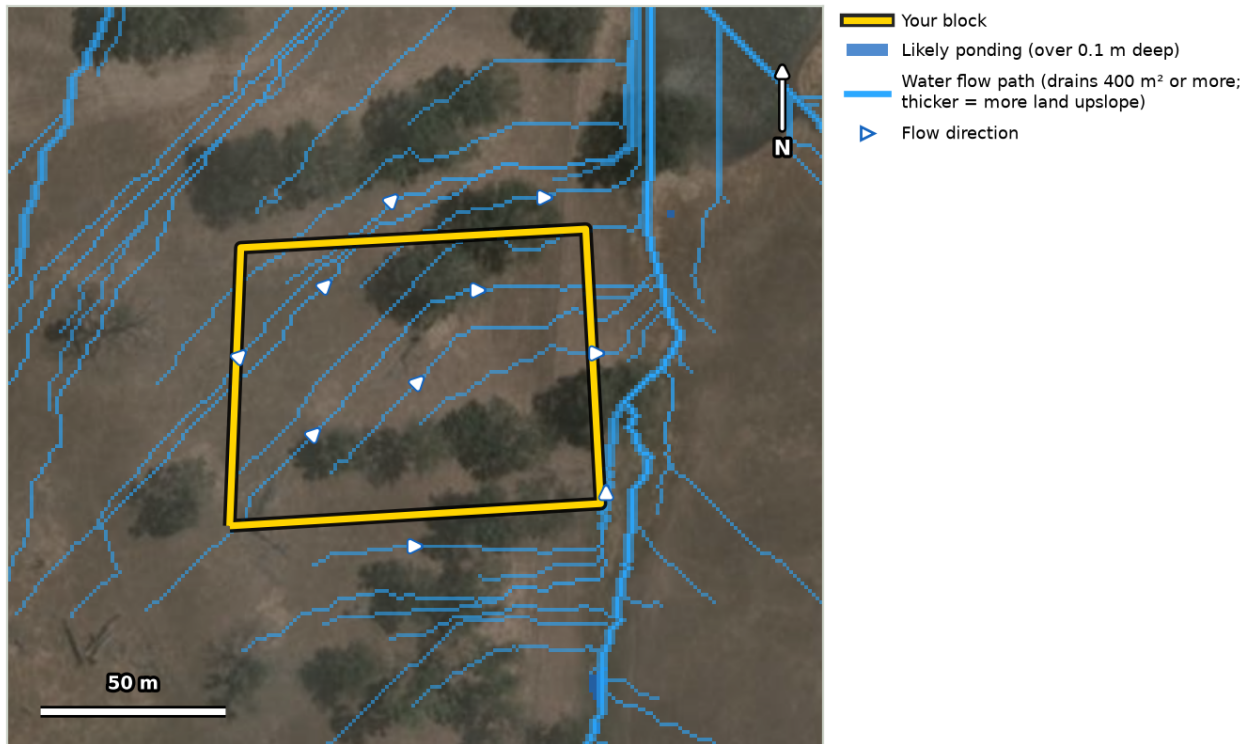


Slope across the block, shaded from flattest (green) to steepest (red). The dashed white box is the flattest place a typical house pad fits, kept 1.5 m inside the boundary.

House pad	Estimate
Pad size	20 × 15 m
Pad level (balanced cut and fill)	438.94 m AHD
Cut / fill	about 48 m³ / 48 m³
Deepest cut / fill	0.9 m / 1.0 m

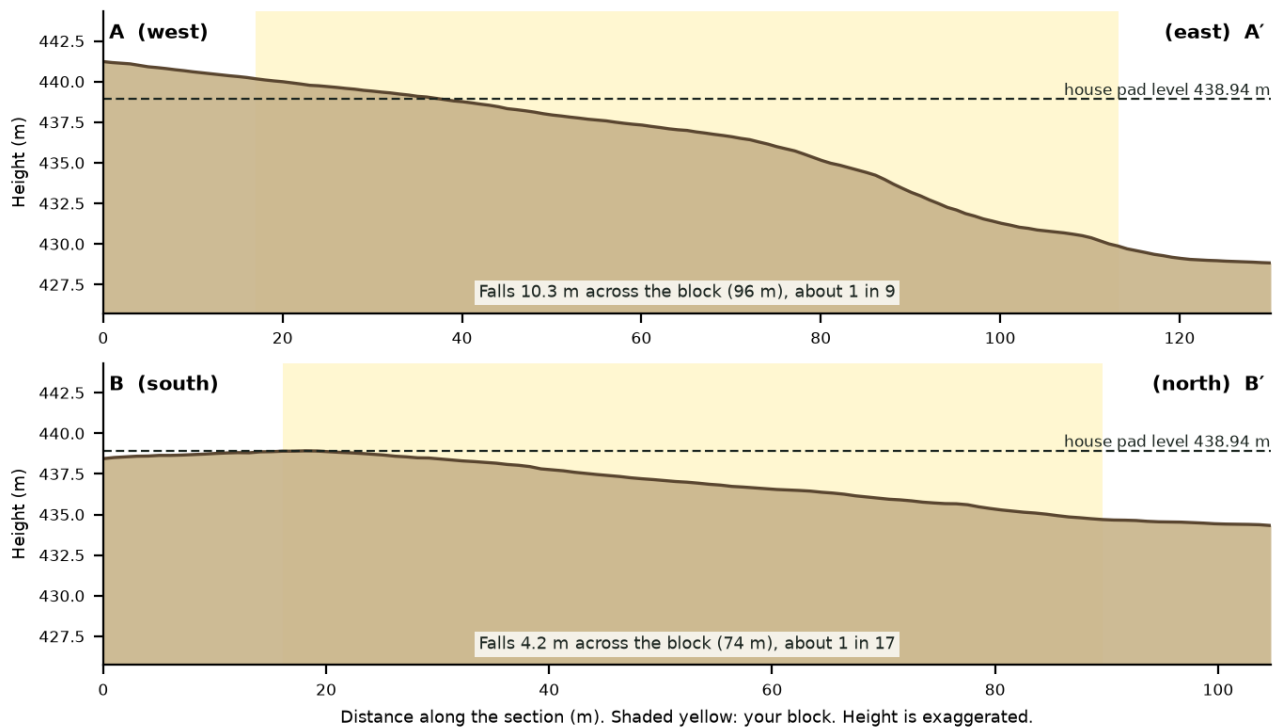
Balanced cut and fill to level the pad only. Excludes footings, batters, retaining walls, driveway and services.

Water flow and ponding



Modelled from the ground surface only: ignores pipes, kerbs, buildings and soil soakage. Mapped flood overlays are covered in the overlays section.

Cross-sections



Ground height along the lines A–A' and B–B' shown on the 'Where to build' map. Each section reads from its higher end (A) to its lower end (A').

Heritage

No State Heritage Place is listed on or within 50 m of the block. Local heritage listings appear in the overlays table where they apply.

Aboriginal cultural heritage is not mapped in this report. Information on the Register of Aboriginal Sites and Objects is confidential under the *Aboriginal Heritage Act 1988*. Before ground-disturbing works, request a register search through the Attorney-General's Department (Taa wika) and contact the Recognised Aboriginal Representative Body for the area.

Major infrastructure near the block

No licensed petroleum pipelines or railways were found within 500 m in the public mapping.

From public Location SA mapping (Department for Energy and Mining pipeline licences, statewide rail network). Locations are indicative. Power lines, substations, water and sewer mains, and local pipes, cables and service connections aren't shown. A free Before You Dig request gets plans from SA Power Networks, SA Water and other asset owners, and should always be lodged before any excavation.

Distance to services

Straight-line distances. Travel distance by road will be longer.

Service	Name	Distance
Nearest town	Mylor	24.5 km
Nearest government school	Gumeracha Primary School	Within 5 km
Nearest public hospital	Gumeracha District Soldiers' Memorial Hospital	4.8 km

Recommended next steps

Chosen from what the data shows for this block. Contact details were current when this report was made; check them on each website.

Before you buy or commit

1. Confirm the title and boundary

This report uses the boundary drawn on our order page, not a surveyed boundary.

Get the certificate of title and plan to check the boundary, easements and encumbrances. If you're buying, your conveyancer will also provide the Form 1 (section 7) statement.

Land Services SA (certificate of title and plans) · landservices.com.au · (08) 8423 5000 · 1800 648 176 (country callers) · customersupport@landservices.com.au

Before you design or apply

2. Check what the zone allows

The block is in the Productive Rural Landscape Zone.

Read the zone's policies in the Planning and Design Code, or ask the council's duty planner what you could build or change. Pre-lodgement advice is usually free and saves redesigns.

PlanSA · plan.sa.gov.au · 1800 752 664 · PlanSA@sa.gov.au

Your local council (find it by address) · localcouncils.sa.gov.au/map

3. Plan for bushfire requirements

Mapped bushfire risk: Hazards (Bushfire - Medium Risk).

Get a Bushfire Attack Level (BAL) assessment before designing, because it sets construction standards and costs. The CFS gives pre-lodgement advice on siting, access and water supply.

Country Fire Service (CFS) · cfs.sa.gov.au/plan-prepare/planning-building · (08) 8391 1866 · cfs.enquiries@eso.sa.gov.au

Your local council (find it by address) · localcouncils.sa.gov.au/map

4. Ask the council about flooding

The Hazards (Flooding - Evidence Required) overlay applies to the block.

Ask the council for any flood study, flood levels or minimum floor levels for the site, and what flood information a development application would need.

Your local council (find it by address) · localcouncils.sa.gov.au/map

5. Plan wastewater for the water supply catchment

The block is in the Mount Lofty Ranges Water Supply Catchment (Area 2).

Development here is managed to protect drinking water. Expect stricter rules for septic or on-site wastewater systems, and possible referral to the EPA. Ask the council early.

Your local council (find it by address) · localcouncils.sa.gov.au/map

Environment Protection Authority SA · epa.sa.gov.au · (08) 8204 2004

6. Get a site and slope assessment

Average slope is 7.0°, up to 22.3°.

Steep land affects driveway grades, cut and fill, retaining walls and footings. Get a site classification (soil) report and a detail survey before design.

Your local council (find it by address) · localcouncils.sa.gov.au/map

Before any clearing, digging or water works

7. Get advice before clearing vegetation

The block is in the Native Vegetation overlay.

Clearing native vegetation, including for a house site, driveway, fire break or fence line, usually needs approval. Ask the Native Vegetation Council before planning any clearing.

Native Vegetation Council (Department for Environment and Water) · environment.sa.gov.au/topics/native-vegetation · (08) 8303 9777 · nvc@sa.gov.au

8. Check permits for dams and watercourse works

A mapped watercourse is 11 m away; a dam or water body is 30 m away; the Water Resources overlay applies.

Building or enlarging a dam, or working in or near a watercourse, can need a water affecting activity permit. Contact the landscape board for your region first.

Your regional Landscape Board (water affecting activity permits) · landscape.sa.gov.au

Your local council (find it by address) · localcouncils.sa.gov.au/map

9. Check water licensing before using bore or surface water

The block is in a Prescribed Water Resources Area.

A licence is usually needed to take water for uses other than household and stock, and drilling a bore needs a well construction permit.

DEW Water Licensing · environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms · (08) 8463 6876 · dewwaterlicensing@sa.gov.au

10. Search the Aboriginal heritage register

Aboriginal cultural heritage is not mapped in public data.

Before ground-disturbing works, request a search of the Register of Aboriginal Sites and Objects through Taa wika, or ask us to do the search for you (fee applies). A clear search doesn't rule out heritage, so stop work and report anything found.

Taa wika (Register of Aboriginal Sites and Objects search) · taawika.sa.gov.au/public/home

Geo Solutions Australia (we can do the Taa wika search for you) · geosolutionsaustralia@outlook.com

11. Locate underground services before digging

Power lines, water and sewer mains, and local pipes and cables are not shown in this report.

Lodge a free Before You Dig request at least two working days before any excavation. It returns plans from SA Power Networks, SA Water and other asset owners, including any easements.

Before You Dig Australia · byda.com.au · 1100

Data sources

Data	Source and date	Licence
Planning and Design Code zone	Live query of Location SA layer 'P&D Code Zones' (2026-10-29)	CC BY 4.0
Planning and Design Code overlays	Data.SA download of 2026-10-20, last checked for updates 2026-10-20	CC BY 4.0
Bushfire Protection Areas (building rules)	Live query of Location SA layer 'Bushfire Protection Areas' (2026-10-29)	CC BY 4.0
Mapped native vegetation	Live query of Location SA layer 'Native Vegetation' (2026-10-29)	CC BY 4.0
SA Heritage Places	Live query of Location SA layer 'SA Heritage Places' (2026-10-29)	CC BY 4.0
Mapped watercourses	Live query of Location SA layer 'Water Courses' (2026-10-29)	CC BY 4.0
Mapped water bodies and dams	Live query of Location SA layer 'Water Bodies' (2026-10-29)	CC BY 4.0
Distance to services (straight line)		CC BY 4.0
Major infrastructure near the block	Live query of Location SA infrastructure layers (2026-10-29)	CC BY 4.0
Terrain from LiDAR	1 m LiDAR (Cudlee Creek 2020, SA Govt) (2026-10-29)	CC BY 3.0 AU
Ground features from Sentinel-2	Digital Earth Australia, Sentinel-2 ARD, 2023-01-01 to 2026-10-29	CC BY 4.0
Aerial imagery (map background)	Esri World Imagery	Esri terms of use
Block boundary	Boundary supplied by customer (not a surveyed cadastre) (2026-10-29)	

Aerial imagery: Esri, Vantor, Earthstar Geographics, and the GIS User Community. Map image © 2026 Esri and its licensors, used under licence.

Contains modified Copernicus Sentinel data 2026, processed by Geoscience Australia (Digital Earth Australia).

Elevation: Cudlee Creek 2020 1 m LiDAR DEM, © Government of South Australia (Department for Environment and Water), CC BY 3.0 AU, via ELVIS (elevation.fsdf.org.au).

Planning and Design Code overlays, Government of South Australia (Department for Housing and Urban Development).

The Government of South Australia, Bushfire Protection Areas (building rules), Sourced on 2026-10-29, <https://lsa4.geohub.sa.gov.au/server/rest/services/LSA/LocationSAViewerV34/MapServer>. CC BY 4.0.

The Government of South Australia, Distance to services (straight line), Sourced on 2026-10-29, <https://lsa4.geohub.sa.gov.au/server/rest/services/LSA/LocationSAViewerV34/MapServer>. CC BY 4.0.

The Government of South Australia, Major infrastructure near the block, Sourced on 2026-10-29, <https://lsa4.geohub.sa.gov.au/server/rest/services/LSA/LocationSAViewerV34/MapServer>. CC BY 4.0.

The Government of South Australia, Mapped native vegetation, Sourced on 2026-10-29, <https://lsa4.geohub.sa.gov.au/server/rest/services/LSA/LocationSAViewerV34/MapServer>. CC BY 4.0.

The Government of South Australia, Mapped water bodies and dams, Sourced on 2026-10-29, <https://lsa4.geohub.sa.gov.au/server/rest/services/LSA/LocationSAViewerV34/MapServer>. CC BY 4.0.

The Government of South Australia, Mapped watercourses, Sourced on 2026-10-29, <https://lsa4.geohub.sa.gov.au/server/rest/services/LSA/LocationSAViewerV34/MapServer>. CC BY 4.0.

The Government of South Australia, Planning and Design Code zone, Sourced on 2026-10-29, <https://lsa4.geohub.sa.gov.au/server/rest/services/LSA/LocationSAViewerV34/MapServer>. CC BY 4.0.

The Government of South Australia, SA Heritage Places, Sourced on 2026-10-29, <https://lsa4.geohub.sa.gov.au/server/rest/services/LSA/LocationSAViewerV34/MapServer>. CC BY 4.0.

Limitations

- This report is an early screening tool built from public datasets. It is not a title search, Form 1 or section 7 search, survey, planning or legal advice, a Bushfire Attack Level (BAL) assessment, or a flood or engineering assessment.
- Public datasets vary in age, scale and accuracy. A mapped result is a prompt to investigate, and an empty result is not proof that a constraint does not apply.
- Results depend on the block boundary used. A boundary drawn by hand can differ from the surveyed cadastre.
- Easements and other title matters are not included. Check the certificate of title and plan.
- Get the relevant searches and professional advice before you buy, build or apply for approval.