

# SALE

# McGEES

PROPERTY

## 16 WILLORA ROAD, EDEN HILLS



### Worship or Redevelop

- Elevated site of 2,247 square metres\*
- Church and community facility with parking
- Frontage to Willora Road of 110 metres\*
- Certificate of Title Volume 5175 Folio 363
- Zoned Residential (Hills) - City of Mitcham
- Ideal to reuse with existing use or remodel as a unique residential house
- Offered with vacant possession
- GST will apply

**For further details, to arrange an inspection or to obtain the Expression of Interest document, please contact:**

JAMES JUERS  
0438 442 909  
jjuers@adl.mcgees.com.au

For Sale by Expressions of Interest, closing Thursday 21 November 2019 at 4 pm (ACST) at the offices of McGees Property.

16 Willora Road, Eden Hills  
For Sale by Expressions of Interest



**Title Particulars**

Certificate of Title Volume 5175 Folio 363 and being Allotment 4 in Filed Plan 10660 in the Area named Eden Hills, Hundred of Adelaide.

**Site Particulars**

A large, elevated site with excellent potential. The property comprises a regular shaped parcel of land with 110 metre\* frontage to Willora Road. The total site area is 2,247 square metres\*.

**Location**

The property is located 15 kilometres\* south of the Adelaide CBD in the leafy and popular foothills suburb of Eden Hills. The property is conveniently located close to Blackwood retail centre, schools, parks and recreation facilities. This area of Eden Hills is primarily residential land uses.

**Agent's Comments**

This is an outstanding opportunity to acquire a former church or a property suited to refurbish to residential use or a development site (STC). The property is located within a well established residential area. The size, extensive frontage and proportions of the property make it very appealing for residential redevelopment (STC) or a church facility.

**Method of Sale**

The property is offered for Sale by Expressions of Interest closing at the office of McGees Property on Thursday 21st November 2019 at 4.00 pm (ACST).

For further information and to arrange an inspection which is by appointment, please contact the selling agent:

**JAMES JUERS**  
McGees Property  
0438 442 909  
jjuers@adl.mcgees.com.au





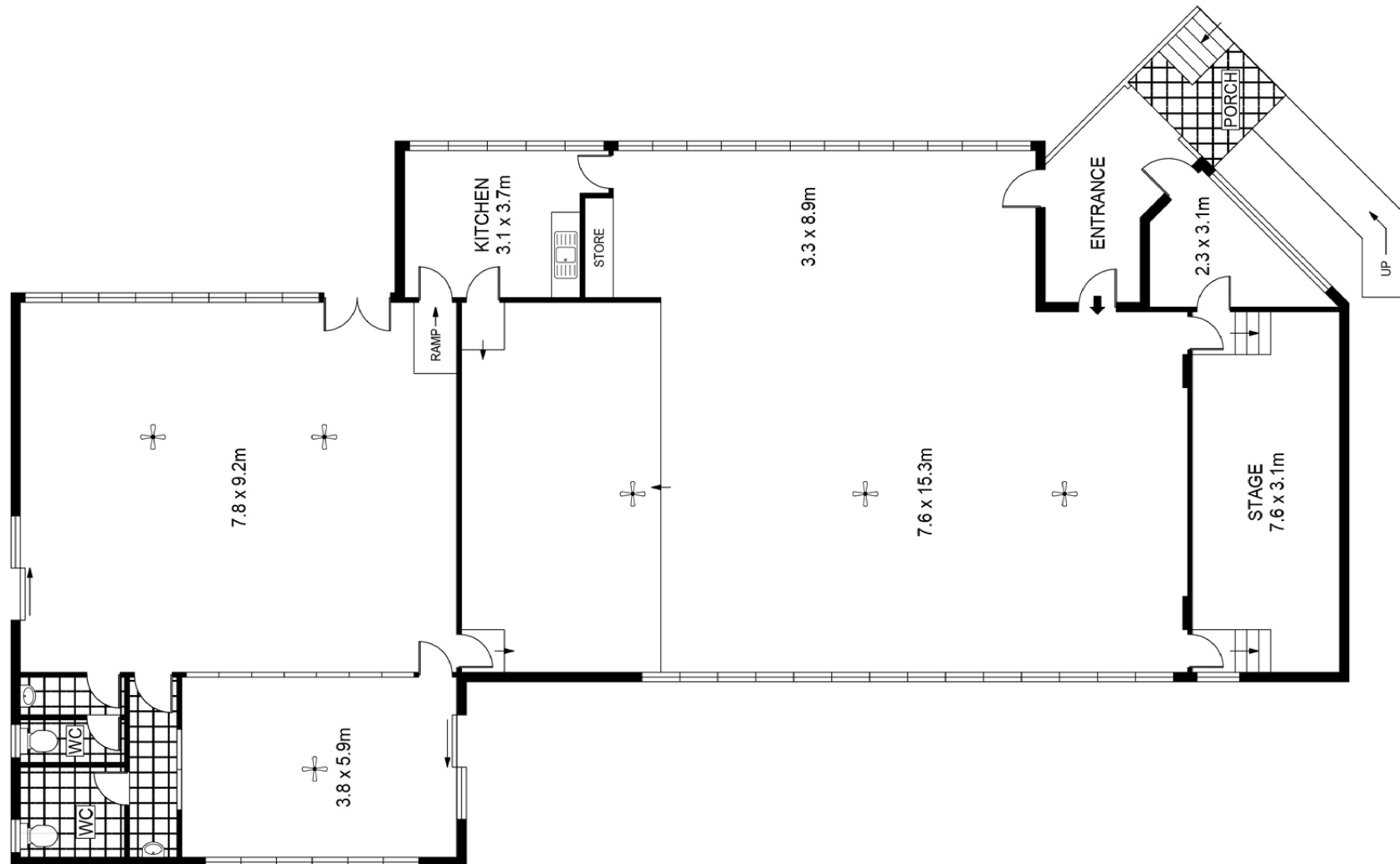
16 Willora Road, Eden Hills  
For Sale by Expressions of Interest

**McGEES**  
PROPERTY



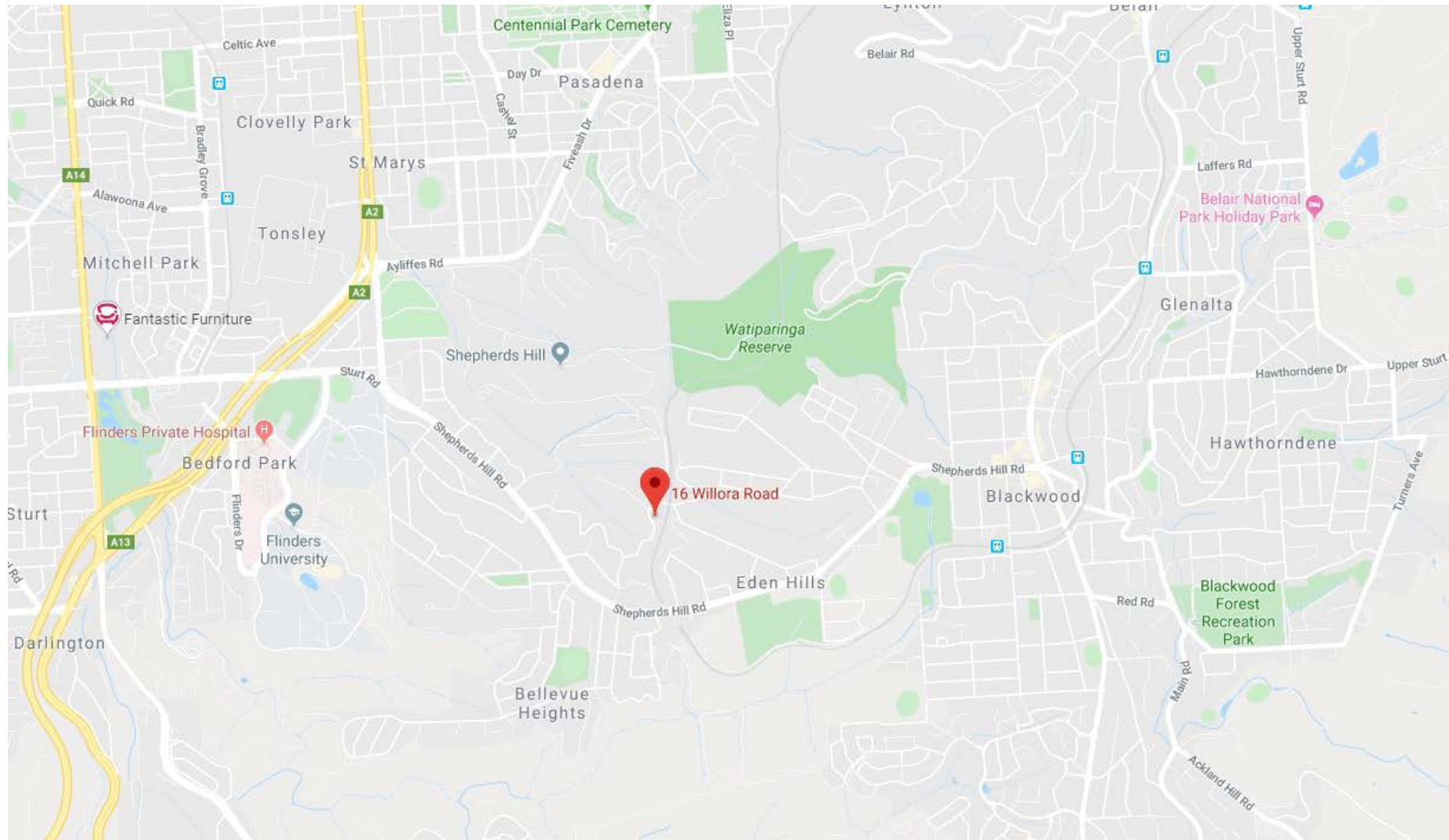
60 Waymouth Street, Adelaide  
www.mcgees.com.au RLA 1722  
\*approx

**08 8414 7800**





16 Willora Road, Eden Hills  
For Sale by Expressions of Interest



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5175 Folio 363

Parent Title(s) CT 1447/2  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 16/03/1994 Edition 3 Edition Issued 13/04/2004

### Estate Type

FEE SIMPLE

### Registered Proprietor

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (S.A.)  
OF 33 PIRIE STREET ADELAIDE SA 5000

### Description of Land

ALLOTMENT 4 FILED PLAN 106660  
IN THE AREA NAMED EDEN HILLS  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

NIL

### Notations

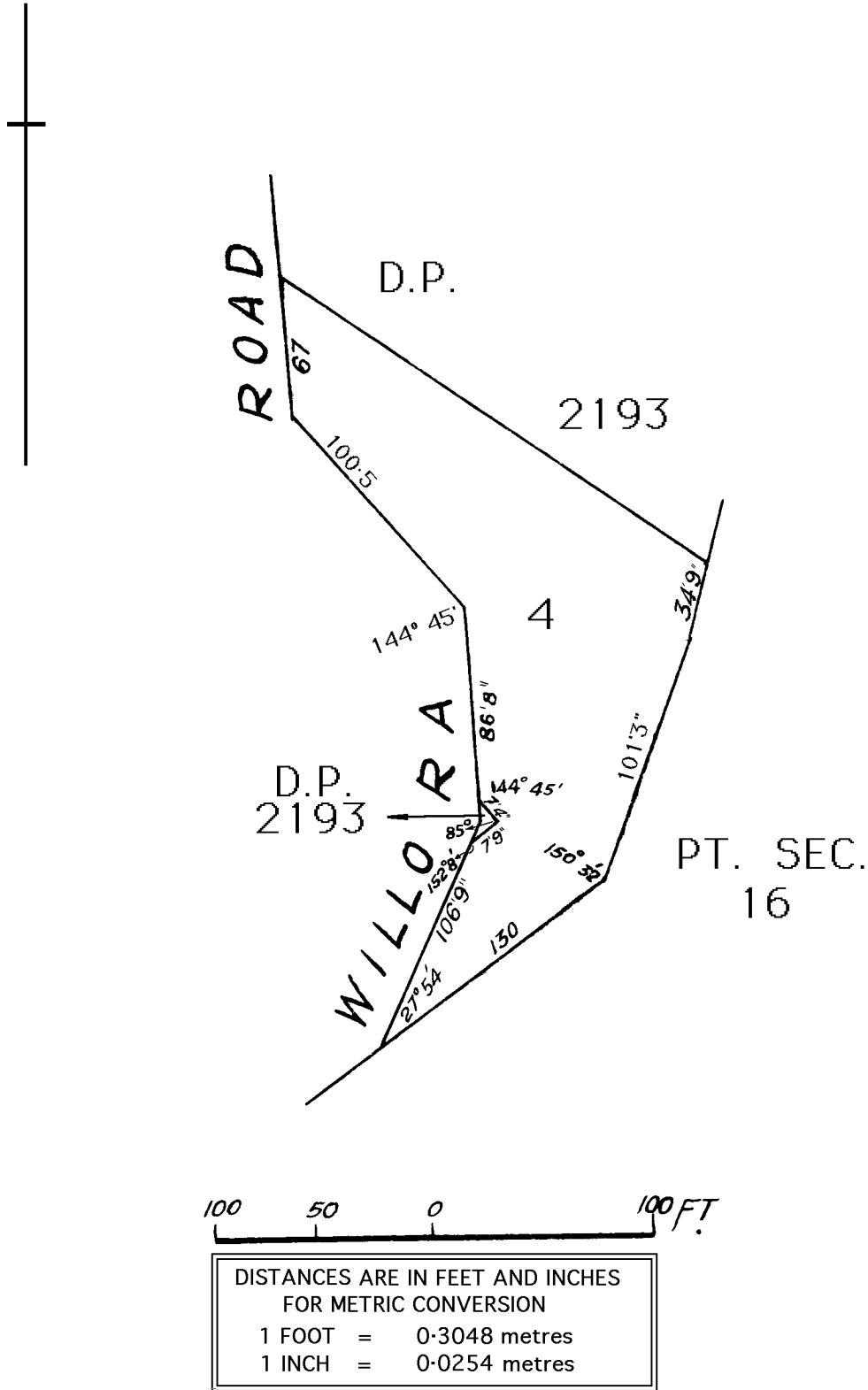
Dealings Affecting Title NIL  
Priority Notices NIL  
Notations on Plan NIL

### Registrar-General's Notes

TEXTUAL AMENDMENT VIDE 9819238

Administrative Interests NIL

This plan is scanned from Certificate of Title 1447/2



Note : Subject to all lawfully existing plans of division

## RESIDENTIAL (HILLS) ZONE

### Introduction

The objective and principles of development control that follow apply in the Residential (Hills) Zone shown on [Maps Mit/10, 11, 13 to 16, 18 to 21 and 23](#). They are additional to those expressed for the whole of the council area.

### OBJECTIVE

- Objective 1:** Development comprising detached dwellings on large allotments that maintains and enhances the natural vegetation and features of the Mount Lofty Ranges.
- Objective 2:** The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the Adey Road Historic (Conservation) Policy Area 17.

### DESIRED CHARACTER

The Residential (Hills) Zone includes, in whole or in part, the suburbs of Belair, Blackwood, Hawthorndene, Glenalta, Eden Hills, Bellevue Heights and Coromandel Valley as shown on [Maps Mit/10, 11, 13 to 16, 18 to 21 and 23](#).

The zone generally comprises the residential suburbs of the City of Mitcham that are situated in the Mount Lofty Ranges. The area has developed a special character in response to a range of physical and environmental attributes including generally rugged topography, an abundance of vegetation, the absence of a deep drainage sewer system in the early years of settlement, the relatively low availability of and access to a range of services and facilities, and a relatively limited road system in terms of capacity and convenience.

As a result of the above factors, the area has developed a unique character typified by generally large to very large allotments mainly accommodating detached dwellings, thus resulting in a very high open space to built-form ratio. This has enabled many areas to remain relatively densely vegetated and the area as a whole to maintain a distinctive natural character.

Subdivision of land and the development of housing have occurred over a long period of time. This, together with the physical constraints of the land, has resulted in a diverse range of subdivision patterns, housing development and streetscapes that together contribute to the area's overall low-density and highly landscaped character. For example, some areas have developed in a traditional grid pattern with straight roads and regular dwelling set-backs representing a relatively formal pattern of development. Other areas have developed with winding roads, irregular allotment patterns and a much less formal streetscape dominated by open spaces that have been left in a more natural or random state.

A large portion of the zone is within a Bushfire Protection Area shown on [Figures Mit\(BPA\)/1 to 17](#) of the Development Plan. This area requires special consideration due to the potential conflict between the need to modify the natural environment to afford adequate bushfire protection and the consequent impact such action potentially has on the overall landscape quality of the area.

In addition to the above, the road network and water supply service would be affected by any substantial increase in population in the zone whereby either the level of service would deteriorate or become inadequate, or such services would need to be substantially upgraded to maintain existing levels.

It is desirable that the existing open and landscape character of land within the zone be retained. Creation of new residential allotments that are substantially smaller than existing allotments could potentially dramatically alter the essential elements that comprise the existing character, through the removal of significant amounts of vegetation, alterations to landform, and impacts on creeks and drainage lines. Such development should therefore not occur. This is particularly relevant in the bushfire protection area and any development in this area should be carefully assessed and if necessary restricted to ensure the overall character of the zone is maintained.



### **Adey Road Historic (Conservation) Policy Area 17**

The Adey Road Historic (Conservation) Policy Area extends from the main thoroughfare of Coromandel Parade, where the character is established by houses and attached shops, through to the purely residential Adey Road. It is part of an important 1879 subdivision associated with the survey and construction of the rail line from Adelaide, and reflects speculative land division and subsequent residential development in the Hills at that time. The majority of contributory items in this policy area were constructed between 1881 and 1920 by the notable Mitcham building firm of Daniel Hewett and his sons, on allotments bought by Hewett soon after subdivision. The Hewett family was one of the first to settle in Blackwood. The house designs range from stone and brick villas to smaller and later bungalows. Few intrusive elements disrupt the consistent character of the area, which displays similar building setbacks and mature gardens.

It is expected that single storey detached dwellings at low densities will continue to dominate the housing form in the policy area. As such, an increase in density is not envisaged within the policy area, with semi-detached dwellings, group dwellings, row dwellings and residential flat buildings inconsistent with the desired character and considered inappropriate. Similarly, hammerhead-style land division and development is inconsistent with the character and established land division pattern. Non-residential land uses will be limited to the existing properties in the northeastern corner of the policy area, with no further expansion of non-residential uses along Coromandel Parade expected.

New buildings and additions to existing buildings will be primarily single storey in nature, although two storey development may be possible in circumstances where the second storey is located within the roof space or to the rear of dwellings such that they are located behind the ridgeline of the roof so as to not be visible from the street. The scale and bulk of the built form will complement that of the predominantly small scale, symmetrical cottages in the policy area.

Garages and carports are not elements within the original streetscape of the policy area and were typically established to the rear of buildings. Therefore, it is important that where new garages and carports are to be located to the side of a building, they are carefully sited and designed so that they do not form dominant visual elements within the building façade and property frontage as well as maintain the sense of space between buildings.

Similarly, consideration needs to be given to driveway widths in front of dwellings so that they are minimised and the established front gardens remain the dominant element within the front yards. This includes the retention of mature vegetation on the land that is considered to contribute to the character of the streetscape.

The feeling of space is emphasised in the policy area by low and/or open fencing, typically in the form of hedges, woven wire, timber picket or low stone walls. The fencing also provides views to the buildings and established gardens. Tall or solid fencing, such as masonry and brush fencing, is inconsistent with the desired character and will not be constructed forward of the main face of buildings.

The policy area slopes down to the west with buildings built on the slope. Despite this, existing buildings and structures have not resulted in substantial alteration to the land form, including the use of retaining walls. It is therefore important that future development minimise the use of retaining walls through appropriate design solutions that adapt to the slope of the land.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

#### **Form of Development**

- 1 Development should be in accordance with the objective and desired character of the zone.
- 2 Land division creating a “hammerhead” or similar shaped allotment should only be undertaken where:
  - (a) the area of the allotment - exclusive of the portion of commonly referred to as the “handle” (that portion which is intended to be used primarily for access only) - is not less than that set out in principle of development control numbered 3 of this zone;

- (b) where the main portion of the allotment has a frontage or outlook to adjoining open space, a creekline, or other land with an open or natural character; and
  - (c) that portion of the hammerhead allotment which is intended to be used primarily for access (ie the "handle") is not less than six metres wide at any point.
- 3 Sites for detached dwellings and land division creating residential allotments should satisfy the following minimum site dimensions applicable to the gradient of each proposed site -

Gradient of Site	Minimum Width of Site (metres)	Minimum Area of Site (square metres)
1:8 or less	12	1200
between 1:8 and 1:4	21	1500
greater than 1:4	30	2000

- 4 Sites for group dwellings should comply with the following minimum site dimensions.

Gradient of Site	Minimum Area of Site (square metres)
1:8 or less	700
between 1:8 and 1:4	1200
greater than 1:4	1600

- 5 Semi-detached dwellings and residential flat buildings comprising two dwellings should only be developed on sites where:
- (a) the gradient is less than 1:8
  - (b) each dwelling site area is greater than 600 square metres
  - (c) each dwelling site has a minimum road frontage of 11metres

### Siting and Design

- 6 Development should be designed and sited to relate to the slope of the land and the natural character of the area so that:
- (a) the bulk and scale of buildings respond to, rather than dominate, the natural landscape
  - (b) existing vegetation that contributes to the character of the area is retained wherever reasonably possible.
  - (c) the natural drainage characteristics of the land are retained and all creek and drainage lines are maintained in a natural state.
  - (d) landscaping incorporating trees and shrubs of primarily indigenous species is provided to reduce the visibility, bulk and scale of buildings and structures.
  - (e) cutting and filling of the natural ground profile is obscured from view by existing vegetation wherever possible and softened by new planting;
  - (f) the need for retaining walls is avoided, or if retaining walls are necessary their height is minimised and they are screened by existing vegetation wherever possible and suitably landscaped;

- (g) the use of bright and highly reflective external materials and finishes is avoided on buildings and structures that are prominently visible from roads, reserve areas or other public places;
- (h) the extent of any vegetation clearance required for bushfire protection will not significantly detract from the natural character and appearance of the locality.

### Complying Development

- 7 The following development is **complying** in the Zone subject to compliance with the relevant conditions contained in [Table Mit/1](#):

Domestic outbuilding

### Non-complying Development

- 8 The following kinds of development are **non-complying** in the Zone:

Advertisements on sites used for residential purposes other than advertisements which are prescribed in [Table Mit/1](#).

Advertisements on sites used for other than residential purposes where such advertisements are either:

- (a) greater than 3.7 metres in height above ground level; or
- (b) internally or externally illuminated, move, rotate, flash, incorporate an animated display or running lights.

Agistment and Holding of Stock  
 Amusement Machine Centre  
 Amusement Park  
 Auction Room  
 Bakery  
 Bank  
 Billiard Saloon  
 Boarding House  
 Bowling Alley  
 Builder's Yard  
 Bus Depot  
 Bus Station  
 Camping Area  
 Car Wash  
 Caravan Park  
 Cemetery  
 Concert Hall  
 Consulting Room with a gross floor area of 50 square metres or more  
 Crematorium  
 Dance Hall  
 Defence Establishment  
 Dog Track  
 Drive-in Theatre  
 Educational Establishment  
 Equestrian Centre  
 Exhibition Hall  
 Farm Building  
 Farming  
 Fire Station  
 Fuel Depot  
 General Industry  
 Golf Driving Range  
 Gymnasium\*  
 Horse Keeping  
 Horticulture  
 Hospital



Hotel  
 Indoor Recreation Centre  
 Intensive Animal Keeping  
 Junk Yard  
 Light Industry  
 Market  
 Motel  
 Motor Fuel Outlet  
 Motor Race Track  
 Motor Repair Station  
 Motor Showroom  
 Multiple Dwelling  
 Non-residential Club  
 Office and Dwelling  
 Office with total floor area greater than 50 square metres  
 Petrol Filling Station  
 Plant Nursery  
 Post Office  
 Prescribed Mining Operations  
 Private Hotel  
 Public Service Depot  
 Radio or TV Studio  
 Recycling Centre  
 Refuse Destructor  
 Residential Club  
 Residential Flat Building comprising three or more dwellings  
 Restaurant  
 Retail Showroom  
 Road Transport Terminal  
 Row Dwelling  
 Service Industry  
 Service Trade Premises  
 Shop and Dwelling  
 Shop or Group of Shops with a gross leasable floor area greater than 50 square metres  
 Show Ground  
 Skating Rink\*  
 Special Industry  
 Squash Court\*  
 Stadium  
 Stock Salesyard  
 Stock Slaughter Works  
 Store  
 Tavern  
 Telecommunication(s) Facility/Station  
 Theatre  
 Timber Yard  
 Transmitting Station  
 Transport Depot  
 Used Car Lot  
 Warehouse  
 Waste Transfer Station  
 Welfare Institution

\* Development identified by an asterisk is not to be regarded as non-complying on the following sites:

- 1 *Blackwood Recreation Centre - part Lot 113A, part Lot 113B, Lot 95 and Lot 96 Coromandel Parade, Blackwood contained in Certificate of Titles' Volume 714 Folio 150 and Volume 1787 Folio 22.*
- 2 *Blackwood Sports Ground - Lots 97 to 112 inclusive - contained in Certificate of Title Volume 3225 Folio 193.*

### Category 1 Development

- 9 The following development is assigned to **Category 1** pursuant to Section 38 of the Development Act 1993, and accordingly will not be subject to any public notification requirements.

Detached dwelling except where such a dwelling comprises development described in this Zone as Category 2 development

Outbuilding for use in association with a dwelling, except where such a building comprises development described in this Zone as Category 2 development

Development falling within Part 1 of Schedule 9 of the Development Regulations, other than that specifically described in this Zone as Category 2 development

### Category 2 Development

- 10 The following development is assigned to **Category 2** pursuant to Section 38 of the Development Act 1993, and accordingly will be subject to the public notification requirements applying to Category 2 development:

Group dwelling

Building, including any form of dwelling, of two or more storeys, or in any event greater than 6.5 metres in height above natural ground level

Building having one or more walls, other than a common wall, sited on a boundary, but not including a fence or wall (not forming part of a dwelling or outbuilding) less than two metres in height above natural ground level

Residential flat building comprising two dwellings

Development falling within Part 2 of Schedule 9 of the Development Regulations

### Adey Road Historic (Conservation) Policy Area 17

- 1 Development should not be undertaken unless it is consistent with the desired character for the Historic (Conservation) Area.
- 2 Development should be primarily in the form of detached dwellings and additions to dwellings.
- 3 Semi-detached dwellings, row dwellings, group dwellings and residential flat buildings should not be established.
- 4 The conversion of dwellings for non-residential land uses should not be undertaken.
- 5 Development within the policy area should be carried out, where applicable, in accordance with the design guidelines contained in [Table Mit/8](#) – Design Guidelines – Heritage Considerations.
- 6 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area should be retained and conserved and development should:
  - (a) not compromise its value to the historic significance of the area;
  - (b) retain its present integrity or restore its original design features;
  - (c) maintain or enhance the prominence of the original street façade;
  - (d) ensure additions are screened by, and/or located to the rear of the building;
  - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 7 New buildings should not be placed or erected between the front street boundary and the facade of existing buildings.

# Form R7

## Warning Notice

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### Financial and Investment Advice

*Land and Business (Sale and Conveyancing) Act 1994* section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.