



Development Act 1993

GUIDELINES FOR APPLICANTS

REQUIREMENTS FOR LAND DIVISION (INCLUDING BOUNDARY REALIGNMENTS) IN THE MOUNT LOFTY RANGES WATERSHED AND PRIMARY PRODUCTION AREAS



DEVELOPMENT ASSESSMENT COMMISSION

Introduction

The Development Plan as it affects the Mount Lofty Ranges Watershed and the Primary Production Areas has certain performance measures which impact on development including land division. Consequently more detailed information is required in order for a planning authority to adequately assess proposals. The provision of such information will facilitate speedier processing of applications, as it will obviate the need to request additional information at a later date.

In general, plans should be in accordance with Schedule 5 of the Development Regulations - **Requirements for land general division applications for development approval (proposal plans)**. These general requirements need to be augmented by the special requirements applying to the Watershed and Primary Production Areas.

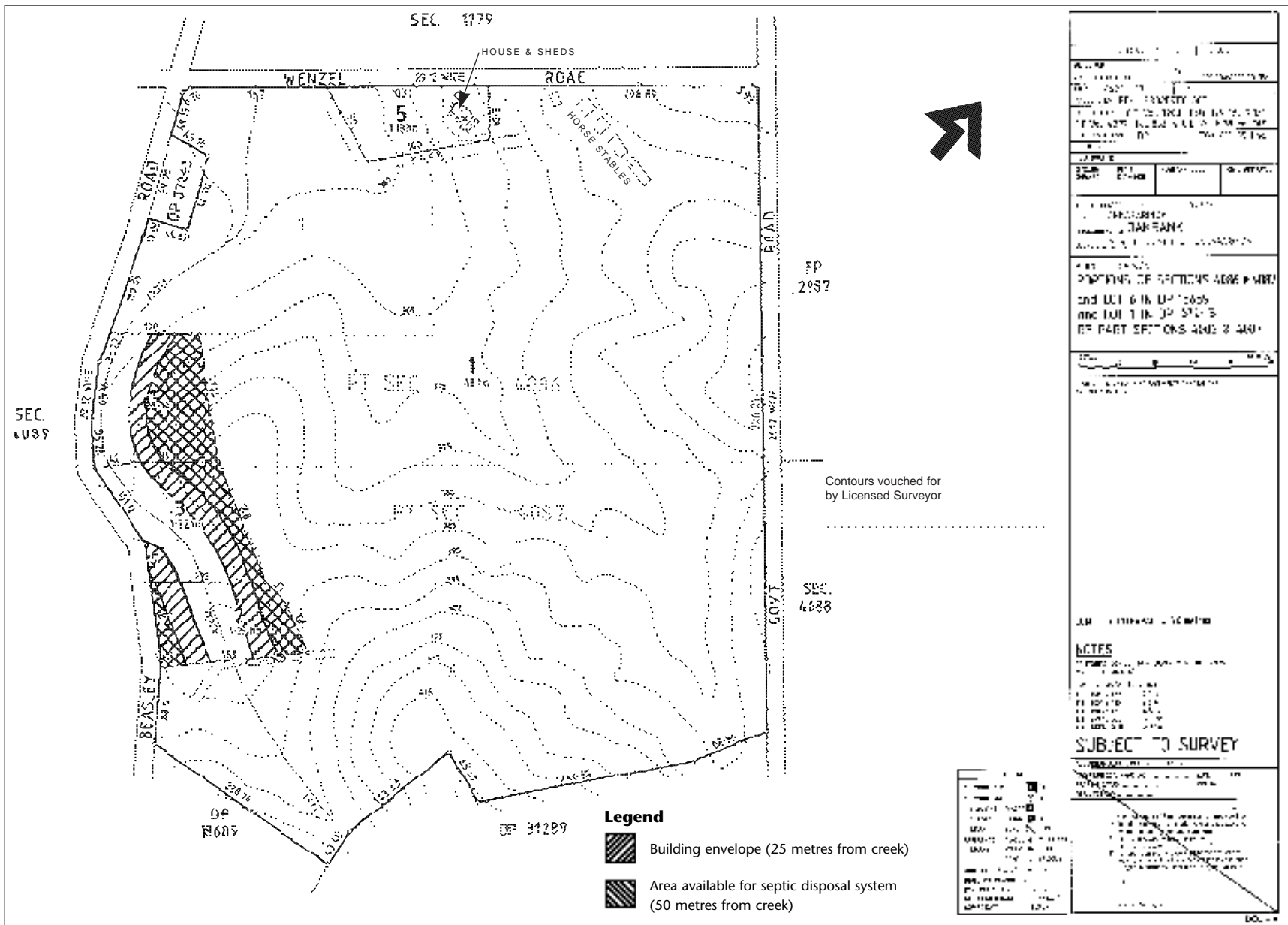
Requirements by the Development Assessment Commission

A brief explanation of the rationale for the division especially in regard to land management aims must be included.

Applicants are required to demonstrate that a site for a detached dwelling, as identified on the plan of division, complies with the following criteria set out in the Regional provisions of Council's Development Plan.

- Is not located in areas subject to inundation by a 100 year return period flood event or sited on land fill which would interfere with the flow of such flood waters.
- Is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Construction, Installation and Operation of Septic Tank Systems in South Australia (including supplements A and B) as prepared by the South Australian Health Commission.
- Not have any part of a septic tank effluent drainage field or any other wastewater disposal area (e.g. irrigation area), located within 50 metres of a watercourse identified on a current series 1:50,000 Department of Environment and Natural Resources topographic map.
- Not have a wastewater disposal area located on any land with a slope greater than 20% (1 in 5), or depth to bedrock or seasonal or permanent water table less than 1.2 metres.
- Not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10 year return period flood event.
- Is sited at least 25 metres from any watercourse identified on a current series 1:50,000 Department of Environment and Natural Resources topographic map.

It is of considerable assistance if the above information can be graphically shown as on the **Sample Plan of Division**.



Sample Plan of Division



Additional requirements to be shown on the Plan of Division

- Contours
- Proposed house sites
- Existing structures (houses [age and condition], sheds, outbuildings, tanks etc.)
- watercourses, including swamps, lakes and dams.

Other information to be included with the Development Application form

- Description of land, i.e. any native vegetation
- Any Heritage Agreements over native vegetation or Land Management Agreements
- Brief description of land uses for subject and adjoining land (if relevant)

Requirements for general land division applications for development approval (proposal plans)

A plan which provides for the division of land must

- * show the following particulars:
 - all allotments, roads, streets, thoroughfares and reserves into which the land is proposed to be divided, marked with distinctive numbers, names or symbols, the measurements and areas of the proposed allotments and reserves, the widths of all proposed roads, streets or thoroughfares, and the total area (bounded by a firm, clear line) of the land proposed to be divided;
 - the names, widths and alignments of abutting, existing or proposed roads, streets and thoroughfares and of any existing or proposed roads, streets or thoroughfares intersecting or forming a junction therewith;
 - the former subdivisional and section boundaries and the number of those subdivisions and sections all shown by broken lines;
 - the north point, the scale of the plan, the names of each owner of land and agent, and references to the volumes and folios of all certificates of title relating to the land proposed to be divided
 - a heading which contains a description of the land being divided by reference to any relevant Land Titles Registrations Office or General Registry Office plan showing the block or allotment number, the section number and the name of the hundred, and, in addition:
 - where the division is lodged within the boundaries of a named area assigned pursuant to the *Geographical Names Act 1991* the words “In the area named....”;

- where the division is lodged for residential allotments and is outside the boundaries of any area named pursuant to the *Geographical Names Act 1991* the words “Laid out as the Township of...”;
- the position of any buildings intended to be retained on the land and the approximate position of any buildings which are to be demolished or removed;
- all existing registered easements;
- all relevant topographic features; and
- * be drawn in accordance with the following rule of scale:
 - if the area of the smallest allotment is one-fifth of one hectare or under, a scale of not less than 1:1000;
 - if the area of the smallest allotment is over one-fifth of a hectare and under one hectare, a scale of not less than 1:2500;
 - if the area of the smallest allotment is one hectare or over, a scale so that such allotment or block will be delineated by no less than three square centimetres on the plan.

A plan which provides for the division of land into more than five allotments, or for a new road must:

- * show the following particulars in addition to those contained above:
 - the numbers of the sections, allotments or plans, and references to the volumes and folios of all certificates of title, of adjoining land, and of the land on the opposite side of any abutting road;
 - the contours of the present surface of the ground above some known datum level sufficient to determine the intended level or gradient of all proposed allotments, reserves and parcels of land, all abutting and proposed roads, streets or thoroughfares, and all roads, streets or thoroughfares with which it is intended that the proposed roads, streets or thoroughfares be connected, and where the land is to be filled or graded, both existing contours or levels and proposed contours or levels must be shown;
 - the positions and construction of new permanent marks; and
- * be vouched for by a licensed surveyor as to its reasonable accuracy.

The land comprised in a plan for the division of land must consist of a single allotment or an aggregation of contiguous allotments.

Allotments separated only by a road or a road reserve will be regarded as contiguous.

(Refer Schedule 5 of the Development Control Regulations)

For further information and advice contact:

Development Assessment Branch

Lina Morabito (Branch Clerk) for referral
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Planning Services Branch

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