

Springwood Development Nominees

Land division to create 21 allotments (22 lots from one) (stage 3) over Dev no 490/D025/19

Calton Road Gawler East

Parent Application is DA 490/D026/19

Related land division application DA 490/D027/19

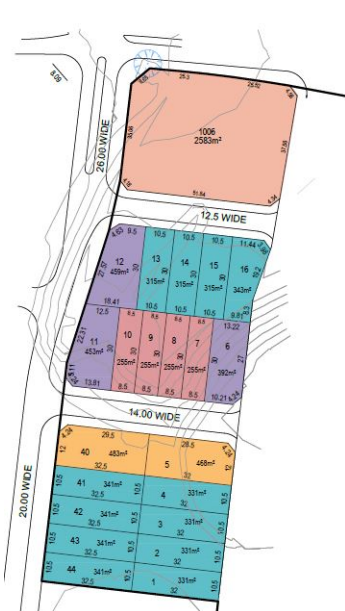
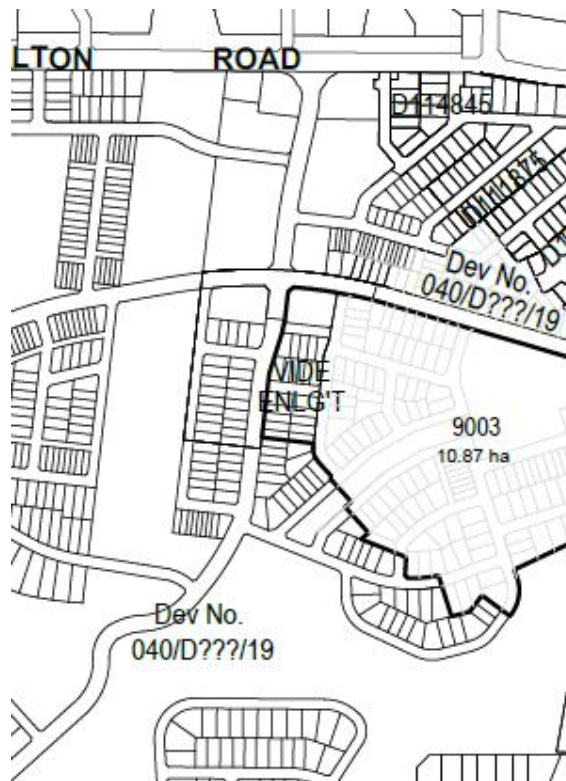
This application is DA 490/D025/19

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[Application image]





Super Conventional (22+)	0
Conventional (20)	0
Traditional (17 - 19)	0
Courtyard (14 - 17)	2
Villa (12.5)	3
Villa (10.5)	12
Terrace	4
Total	21
Other	1
Total	22

OVERVIEW

Application No	490/D025/19
Unique ID / KNET ID	2019/09107/01
Applicant	Arcadian Communities
Proposal	Land division to create 21 allotments over Dev no 490/D025/19 (parent application 490/D026/19)
Subject Land	Calton Road, Gawler East • Volume 6205 Folio 146 (Allotment 9010, DP 114845) • Volume 6212 Folio 430 (Allotment 7030, DP 119118) • Volume 6162 Folio 334 (Allotment 4, DP 28814)
Zone / Policy Area	Residential (Gawler East) Zone / Mixed Use Centre Policy Area 3
Relevant Authority	State Commission Assessment Panel *as delegate of the State Planning Commission
Lodgement Date	13 June 2019
Council	Town of Gawler
Development Plan	Gawler (CT) Development Plan (consolidated 20 February 2018)
Type of Development	Merit
Public Notification	Category 1
Representations	N/A
Schedule 8 Referrals	Nil
Report Author	Karen Ferguson – Senior Planning Officer
RECOMMENDATION	Development Plan Consent and Land Division Consent be granted subject to conditions

EXECUTIVE SUMMARY

1. PROPOSAL

Application details are contained in the ATTACHMENTS.

The proposal seeks to construct an additional 21 allotments over Development number 490/D025/19.

The allotments vary in size from super conventional to terrace sized and are sited in proximity to the proposed Village Park.

A 425 mm diameter high pressure gas transmission pipeline (Port Campbell to Adelaide Pipeline) owned and operated by South East Australia Gas Pty Ltd (“SEA Gas”) runs through the broader Springwood site in a 15 metre wide easement. Within this easement also exists a Main Line Valve (“MLV”). The proposed allotments in this application are further than 221m away from the MLV.

The Village Park is proposed to surround the MLV compound.

This application is to be considered in conjunction with the parent application 490/D026/19 which is effectively a 'superlot' division for the Springwood development at Gawler East. The relevant provisions of the Development Plan were considered in this application including:

- Land Division
- Land Use
- Allotment configuration and Density
- Open Space
- Landscaping
- Significant and Regulated Trees
- Hazards (including Bushfire Protection)
- Stormwater and Runoff
- Noise Emissions/Air Quality (to a limited extent)
- Waste Management
- Aboriginal Heritage
- Barossa character preservation Overlay
- Sloping land
- Traffic Impact, Access and Parking
- Native Vegetation
- Fauna
- Site Contamination (to an extent)
- Connection to Services

It is not available to the SCAP to re-consider and re-assess all of the above matters in as many were considered in DA 490/D026/19 ("the parent application").

For the specific purpose of assessing this application against the Development Plan, the key outstanding areas of assessment are:

1. Site contamination;
2. Interface issues with the 'parent application'; and
3. Any recommendations pertinent to this application only.

As this development application proposes less than 50 residential allotments there was no requirement to refer it to the Environment Protection Authority ("EPA") comment. No other agency referrals were required.

2. BACKGROUND

This application seeks to create 21 additional allotments (22 altogether) for Stage 3 of the Springwood development.

The total development site for Springwood is 186.1 hectares and comprises 1,201 Allotments. There are also associated roads, drainage infrastructure, open space, earthworks, landscaping and future development provision for a village centre and an education precinct. The removal of 47 Regulated Trees and 40 Significant Trees was also sought through the parent application.

The Development application which forms the parent application is/was considered by the SCAP at its' meeting of 13 February 2020; prior to the consideration of this application.

2 DESCRIPTION OF PROPOSAL

Application details are contained in the ATTACHMENTS.

The proposal is for the division of one existing land parcel into 22 allotments (21 additional). The total area to be divided (for stage 3) is 1.149 hectares. The allotment sizes range from 255 sqm (Terrace allotments) to 490 sqm (Villa allotments) and an allotment of 2,583 sqm on the northern side of the land division to be used for the purpose of a sales centre.

This application forms Stage 3 of the Springwood development (or 22 of the 1,201 allotments which make up the Springwood development).

3. POLICY

The subject site is wholly contained within the Residential (Gawler East) Policy Zone, Mixed Use Policy Area 3.

The Zone envisages a predominantly residential area with low and medium density dwellings and associated infrastructure, retail, commercial, recreational, educational and community development in accordance with the Structure Plan for the area MAP Ga/1 (Overlay Enlargement G).

More specifically, the Policy Area places a greater emphasis on the provision of commercial activity together with complementary residential development that so as to support the establishment of a vibrant and cohesive community.

Land Division development provisions are provided here:

Land Division

PDC7 Land division should facilitate the provision of a broad range of housing options, including affordable housing.

PDC8 Land division should accommodate open space and movement networks that provide for strong connections and safe and convenient access to public facilities, public transport and potential future development of adjoining sites.

PDC9 Land division:

- a) should not exceed 1000 allotments until at least the following infrastructure indicated by Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) has been constructed:
 - i) a collector road between Calton Road and One Tree Hill Road; and
 - ii) a collector road between One Tree Hill Road and Potts Road; and
 - iii) an upgrade of Potts Road and its intersection with Main North Road to accommodate the traffic flows associated with further continued development.
- b) should not prejudice the construction of the collector road indicated by Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#).

Gas main

Particulars in relation to the gas pipeline infrastructure are relevant to, and are being considered under development application 490/D028/19.

Site Contamination

A site contamination report was submitted as part of the larger parent application which advised that a Preliminary Site Investigation identified there being history of potential site contaminating activities. A report by LBWco, submitted as part of the parent application, recommended that a site contamination audit be undertaken for two small areas to confirm their suitability for the proposed land use.

The EPA's referral response in relation to the parent application identified issues related to potential contamination in Stages 3 and 4. It should be noted that the EPA's comments in relation to Stages 3 and 4 were presented as 'other comments' due to the fact that they have no power of direction for the Stage 3 and 4 applications as a referral is not required under Section 37(4)(a)(i) of the *Development Act 1993* and Schedule 8 Item 10 (b) of the *Development Regulations 2008*.

The EPA make the point in 'other comments' that there exists potential for site contamination within the site of the Stage 3 land division as proposed in this application. There is potential contamination from previous land uses including for:

- Concrete batching works
- Wastewater storage, treatment or disposal
- Chemical storage
- Mineral processing, metallurgical laboratories or mining or extractive industries
- The storage at a discrete premises of the business of 500 litres or more of a liquid listed substance.

On this basis, it is intended to have as a condition of approval that the following be required:

A Site contamination audit report undertaken by an EPA accredited site contamination auditor demonstrating the suitability of the site for its intended use shall be provided to State Commission Assessment Panel prior to the issue of title under Section 51 of the Development Act 1993.

Two notes should also be added to the decision notice on the basis that:

If during any site works, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment that is not trivial, taking into account the land use, or harm to water that is not trivial, the applicant may need to remediate the contamination in accordance with EPA guideline; and

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc can be accessed on the following web site: <http://www.epa.sa.gov.au>

4. STATUTORY REFERRAL BODY COMMENTS

No Referral responses are attached to this DA as they are referenced in the parent DA.

The EPA has provided overall advice for the 'parent application' and included the following advice for the area contained within this application (Stage 3):

Given contaminated land has been identified at the site, the EPA recommends the use of site contamination auditors accredited by the EPA as appropriate person to assess the suitability of a site for intended use where site contamination is known to exist or a potentially contaminating activity has been undertaken and a sensitive use of the land is proposed.

5. PLANNING ASSESSMENT

The application is located within the Residential (Gawler East) Zone, Mixed Use Centre Policy Area 3. From a land use perspective, the application is consistent with the primary objectives for the Zone and Policy Area.

The Gawler collector road and the additional collector roads mentioned in the Development Plan are either construction now or are expected to be completed in the near future – well before the threshold of 1,000 allotments is reached for this site.

In relation to potential site contamination it is proposed that a condition of approval be included with the requirement that a site contamination audit report be submitted to SCAP and be approved before the issue of titles for Stage 3 which is the subject of this Development application.

6. CONCLUSION

On balance, it is considered that the proposal to construct 21 allotments is reasonable and complies with the objectives of the Residential (Gawler East) Zone.

The purpose of the division is to create residential sized allotments, with road access, suitable open space and supporting infrastructure.

In considering the intent of the Development Plan, the orderly extension of services, and surrounding land uses, the proposal is unlikely to detrimentally impact upon a sensitive catchment area (with extensive stormwater management treatments). The proposal also represents a logical extension of the Gawler township.

The proposal is not seriously at variance with the Development Plan and it is recommended that Development Plan consent and Land Division consent be granted.

Specific conditions are proposed to require a site contamination audit be undertaken before the issue of titles to the land division and 2 additional notes in relation to the site audit process. The remainder of the conditions and notes are the same as those for the 'parent' land division.

7. RECOMMENDATION

It is recommended that the State Commission Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the **Gawler (CT)** Development Plan.
- 3) RESOLVE to grant Development Plan Consent (and Land Division Consent) to the proposal by Springwood Development nominees for Land Division 21 additional allotments – (22 in total) at Colton Road, Gawler in CT 6205/146 (proposed to be allotment number 9000) in the parent land division) subject to the following conditions of consent.

DEVELOPMENT PLAN CONSENT CONDITIONS

1. The development shall be undertaken and completed in accordance with the associated stamped plans and documentation, except where varied by conditions below (if any).

REASON: *To ensure the development is undertaken in accordance with this consent.*

2. The final design and engineering specifications shall be undertaken in consultation with the relevant council Town of Gawler and take into account:
 - the specifications prescribed in *Part 9, Division 2 – Prescribed requirements – general land division* of the *Development Regulations 2008*; and
 - the relevant council (Town of Gawler and The Barossa Council) design standards; and
 - the relevant Australian Standards.

Prior to the issue of a Certificate under Section 51 of the *Development Act 1993*, the final design and engineering specifications in relation to this stage of development shall be to the reasonable satisfaction of the State Commission Assessment Panel.

REASON: *To ensure that infrastructure is provided to an appropriate standard.*

3. Construction of all road, stormwater and footpath infrastructure is to be in accordance with the following construction hold points with a minimum of 48 hours' notice given to Council to attend site:
 - a. Stormwater Hold Points – Excavation; pit and pipe installation; and backfill material.
 - b. Road Hold Points – Subgrade inspection, Subbase inspection, Basecourse inspection, and asphalt installation.
 - c. Footpath Hold Points – Formwork prior to concrete pour.

REASON: *To ensure that infrastructure is provided in an orderly manner.*

4. All fire tracks shall be designed to allow safe and convenient access for fire vehicles to adequately access dwellings for the purpose of fire protection and allow safe evacuation of the community in the event of a fire in accordance with the Ministers Code for Undertaking Development in Bushfire Protection Areas.

REASON: *To ensure infrastructure is provided for the purpose of Bushfire fighting purposes.*

5. All roads shall be designed in accordance with the Ministers Code for Undertaking Development in Bushfire Protection Areas, where required, for safe and convenient movement of vehicles and have a sealed surface.

REASON: *To ensure that Bushfire fighting service vehicles and personnel can operate within the site.*

6. All physical infrastructure services, including electricity and telecommunication services are to be provided underground.

REASON: *To improve the character and amenity of the locality.*

LAND DIVISION CONSENT CONDITIONS

1. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services SA Water 2019/00266.
2. The augmentation requirements of the SA Water Corporation shall be met.
3. The necessary easements shall be vested to SA Water.
4. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
5. All required road works shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to DPTI's satisfaction. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant.
6. *A Site contamination audit report undertaken by an EPA accredited site contamination auditor demonstrating the suitability of the site for its intended use shall be provided to State Commission Assessment Panel prior to the issue of title under Section 51 of the Development Act 1993.*
7. Detailed civil engineering design plans and specifications prepared by a suitably qualified professional engineer shall be provided to the relevant council prior to the issue of Section 51 Clearance.

8. A stormwater Management Plan, to be provided in stages (including provision for WSUD features), prepared by a suitably qualified hydrological engineer shall be provided to the Town of Gawler, in consultation with and to the reasonable satisfaction of the Town of Gawler, prior to the issue of Section 51 clearance for this stage.

The stormwater management plan should consider that overall peak discharge rate from the land post-development shall be limited to the predevelopment flow rate for all storm events up to and including the 1 in 100-year ARI storm event with detention storage provided inside and outside of watercourse environments (where appropriate).

REASON: *To ensure impact on the environment is minimised as a result of development.*

9. The Applicant shall provide detailed landscape design drawings and specifications, prepared by a suitably qualified landscape architect, for all proposed landscape works in proposed road reserves and open space areas to be vested in the Town of Gawler and/or The Barossa Council ("council"). The detailed landscape design drawings and specifications shall be to the satisfaction of the council prior to the issue of Section 51 Clearance.

REASON: *To ensure the urban environment is satisfactorily managed by the council*

10. All works proposed for the construction of proposed public roads and the proposed reserves must be completed or otherwise appropriately bonded, to the satisfaction of the Town of Gawler and The Barossa Council, prior to Section 51 Clearance.

REASON: *to provide for the construction of satisfactory public roads and reserves.*

11. Maintenance access tracks shall be provided along the top of embankments to the satisfaction of the Town of Gawler prior to the issue of Section 51 Clearance in accordance with the following:

- Access tracks shall be 3 metres in width and if forming part of a cycling connection shall be of asphalt type in accordance with Town of Gawler Standard Detail SK-203.
- Access tracks shall be 3 metres in width and if not forming part of a cycling connection shall be of cement stabilised crushed rock type in accordance with Town of Gawler Standard Detail SK-203.
- Include appropriate drainage systems, retaining structures and scour control measures to the satisfaction of the Town of Gawler.
- Provide safe and convenient access to stormwater basins, stormwater water quality
- Devices and any other public infrastructure in accordance with Australian Standard AS2890, Austroads Guidelines and ARRB Group 'Unsealed Roads Manual: Guidelines for Good Practice.'

REASON: *To ensure that infrastructure is provided in accordance with Council requirements.*

12. An allotment plan shall be provided to and approved by Council showing the extent and the depth of filling on the allotments approved as part of this division. A compaction and clean fill certificate issued by a suitably qualified engineer shall be provided to the reasonable satisfaction of Council, indicating that the compacted fill is suitable to support standard footings for residential development prior to the issue of Section 51 Clearance.

REASON: *To ensure the subject land is suitable for its intended use.*

ADVISORY NOTES

- a. This Development Plan Consent will expire after 10 years from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Planning Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 10 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. All local Residential Roads for traffic volumes up to 3,000 vehicles per day shall have a 14 metre wide road reserve with a 7.4 metre wide road carriageway and include a 1.5m wide concrete footpath constructed on one side of the roadway in accordance with 'Council Standard Detail SK-200' with mountable kerb and gutter in accordance with 'Council Standard Detail SK-304' to the satisfaction of the Town of Gawler prior to Section 51 Clearance.
- d. All Collector Roads Type 1 for traffic volumes between 8,000 vehicles per day and 15,000 vehicles per day shall have a road reserve width of 22 metres and include 1.5 metre wide bike lanes, 3.5 metre wide traffic lanes, a 3 metre wide central median and 2.1 metre wide on-street parking to both sides of the roadway with 1.5 metre wide concrete footpath to both sides of the roadway in accordance with 'Council Standard Detail SK-200' and barrier kerb and gutter to 'Council Standard Detail SK-305' to the satisfaction of the Town of Gawler prior to the issue of Section 51 Clearance.
- e. All Collector Roads Type 2 for traffic volumes between 3,000 vehicles per day and 8,000 vehicles per day shall have a road reserve width of 20 metres and include 2.1 metre wide onstreet parking to both sides of the roadway and 3.5 metre wide traffic lanes and a 1.5 metre wide concrete footpath to one side of the roadway in accordance with 'Council Standard Detail SK-200', a 3.0 metre wide shared path to one side of the roadway in accordance with 'Council Standard Detail SK-203', with barrier kerb and gutter to 'Council Standard Detail SK-305' to the satisfaction of the Town of Gawler prior to Section 51 Clearance.

- f. All shared paths are to be 3m in width and constructed in accordance with Council 'Council Standard Detail SK-203' prior to the issue of Section 51 Clearance.
- g. All roads shall be designed to facilitate safe and convenient movement of vehicles by achieving a sign posted speed environment of 50 kilometres per hour unless specified otherwise by the Town of Gawler.
- h. Access roads within high pedestrian volume areas including town centre area shall be designed as shared streetscapes and create pedestrian friendly environments designed generally in accordance with the most recent 'Streets for People: Compendium for South Australian Practice'.
- i. Stormwater detention and WSUD systems will be integrated within public open space areas and be designed to consider function, amenity, safety, future maintenance and be rationalised where possible.
- j. A Soil Erosion and Drainage Management Plan (SEDMP) shall be provided to the council prior to the construction commencing. The SEDMP must be implemented in accordance with the 'Stormwater Pollution Prevention.
- k. The applicant is reminded of their statutory obligations under the *Native Vegetation Act 1991* and the *Environment Protection and Biodiversity Conservation Act 1999* and shall comply with those obligations before undertaking the approved development.
- l. All traffic control devices and roadway intersections shall be designed to relevant current Australian Standards, Austroads Guidelines, the Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices and to the satisfaction of the Town of Gawler.
- m. Street name signs shall be in accordance with Councils Standard drawing SK-604.
- n. The design traffic for the formed surface of roads shall be based on Chapter 12 of the
- o. Austroads Guide to Pavement Technology, Part 2: Pavement Structural Design should be utilised for pavement design and construction
- p. Public street lighting and public area lighting should comply in all respects with the Australian Standard AS1158.
- q. Light Emitting Diode (LED) Lighting should be provided to all public roads, laneways, cyclist paths and open spaces as well as around public facilities such as toilets, bus stops, seating, bins, and carparks.
- r. All open space areas shall be designed in accordance with the Town of Gawler Open Space Guidelines.
- s. Street trees shall be planted in accordance with Council Policy 7.12 (Street Tree Planting for New Land Divisions). The species and location of trees shall be to the satisfaction of Council and shall consider the common service trench location, street light location and setback from the kerb.

- t. Irrigated areas shall be designed in accordance with the Town of Gawler Open Space Guideline and considering the sustainable use of water to the satisfaction of the Town of Gawler prior to the issue of Section 51 Clearance.
- u. Design should be developed considering Crime Protection through Environmental Design (CPTED) principles and a safety in design assessment provided to the satisfaction of the Town of Gawler.
- v. "As constructed" drawings shall be provided to the Town of Gawler prior to the date of Practical Completion in respect of all infrastructure constructed as part of the development. The drawings shall be provided in hard copy format and electronic "DWG" or "DXF" and "PDF" format.
- w. Temporary turnaround areas and appropriate road and allotment drainage shall be provided to the reasonable satisfaction of the Town of Gawler to facilitate proposed staging or works.
- x. All costs for the design and construction of all infrastructure shall be borne by the owner/applicant. Following a certificate of practical completion from Council the owner/applicant shall be responsible for all maintenance for a period to be agreed with the Town of Gawler (defects liability period).
- y. During construction, precautions shall be taken to prevent the pollution of stormwater by mud, silt, dust or other debris from the site in accordance with EPA Code of Practice for the Building and Construction Industry.
- z. A Maintenance and Management Plan shall be prepared for any areas of open space that are proposed to be vested in the Town of Gawler prior to the issue of Section 51 Clearance.
- aa. Road pavement design and construction shall have a design life of 30-years, including allowance for predicted road traffic, future road construction traffic, residential construction traffic, future potential bus routes and the construction of future stages of the land division to the satisfaction of the council (Gawler).
- bb. All bridge structures shall be designed by a suitably qualified professional engineer in accordance with Australian Standard AS5100.
- cc. Construction works associated with bridge structures shall be inspected and certified that it has been constructed in accordance with the approved plans and specifications by a suitably qualified and experienced structural engineer.
- dd. All activities on the site should be undertaken cognisant of the *Local Nuisance and Litter Control Act 2016*.
- ee. Approvals from all service authorities to modify services infrastructure are required to be obtained prior to commencement of construction and a copy of the approvals provided to the Town of Gawler.

- ff. Noise levels must comply with the Environment Protection (Noise) Policy 2007.
- gg. The developer shall be responsible for liaison with SA Power Networks in respect to both public lighting and for the provision of an underground electricity service to all new allotments in the development.
- hh. The appropriate Council Officer(s) shall be notified prior to commencing the various stages of infrastructure installation in order to inspect installation and traffic management.
- ii. No retaining walls are approved as part of this land division application. Any retaining wall exceeding one (1) metre in height or combination of retaining wall and fence exceeding the height of 2.1 metres or any addition to an existing retaining wall and/or fence exceeding the afore mentioned heights shall require Development Approval.
- jj. No blasting shall occur on the subject land in accordance with AS 2885.
- kk. Future land owners are advised that landscaping of road verges in front of private properties requires Council approval in accordance with Section 221 of the Local Government.

EPA Advisory Notes

- ll. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- mm. The applicant is reminded that due care should be taken to prevent or minimise adverse impacts and to appropriately manage stormwater runoff during construction and post-construction. Guidance can be found in the EPA's *Stormwater Pollution Prevention*

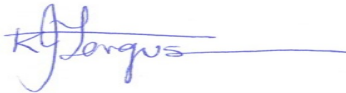
Code of Practice for the Building and Construction Industry:

http://www.epa.sa.gov.au/files/47790_bccop1.pdf

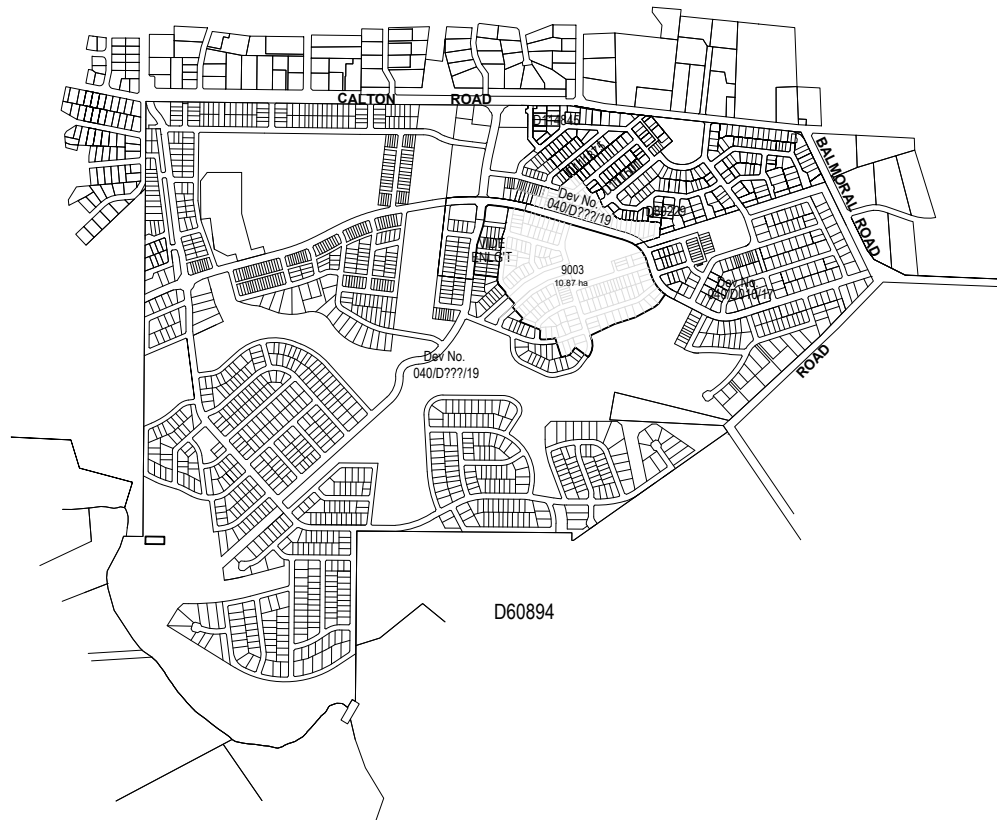
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EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site:
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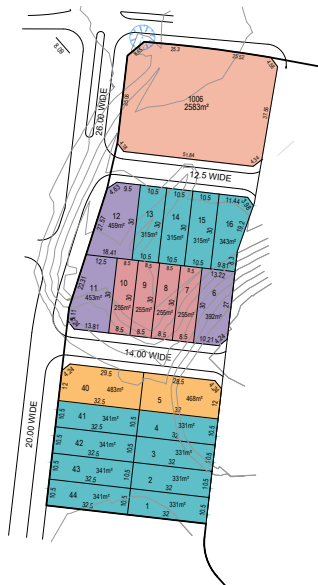
00. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).



Karen Ferguson
Senior Planner
DEVELOPMENT DIVISION
DEPARTMENT OF PLANNING, TRANSPORT and INFRASTRUCTURE



D60894



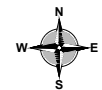
Super Conventional (22+)	0
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Villa (12.5)	3
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Terrace	4
Total	21
Other	1
Total	22

Development No. / /
Town of Gawler

Proposed Plan of Division
Allotment 9000 in Dev No. 490/D???/19
Hundred of Barossa
in the area named
GAWLER EAST

PT CT 6212/430
PT CT 6205/146
PT CT 6162/334

0 10 20 40 60 80 100 m
1:1000



No. of proposed allotments 22
Area of division 1.149ha
Reserve area 0.000ha
Length of new roads 120m

Contour interval 2m.
Datum AHD.

Vide Titles for disposition of easements

Road pavements shown are indicative only.

Not to be used for detailed engineering design.

Dimensions and areas are subject to survey.

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Glenn Ian Hordacre

LICENSED SURVEYOR

REF:	A010816.0000
DWG NO.:	A010816-CG PROPS REV A
REVISION:	B
DEL:	10.06.2019

Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
DX 209 ABR 93007 753 988

T (08) 8130 1666
F (08) 8362 0099
W www.alexander.com.au
E ade@alexander.com.au

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+ Spatial Information Management +



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 6205 Folio 146

Parent Title(s)	CT 6186/895			
Creating Dealing(s)	VE 12885392			
Title Issued	26/03/2018	Edition 2	Edition Issued	06/07/2018

Estate Type

FEE SIMPLE

Registered Proprietor

FIVE AMES FARMING PTY. LTD. (ACN: 609 760 536)
OF 63 GAWLER TERRACE GAWLER SOUTH SA 5118

Description of Land

ALLOTMENT 9010 DEPOSITED PLAN 114845
IN THE AREA NAMED GAWLER EAST
HUNDRED OF BAROSSA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A ON D114845 TO THE MINISTER FOR INFRASTRUCTURE (T 1374106)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C ON D114845 TO TRANSMISSION LESSOR CORPORATION OF 1 UNDIVIDED 2ND PART (SUBJECT TO LEASE 9061500) AND ELECTRANET PTY. LTD. OF 1 UNDIVIDED 2ND PART (T 2370109)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E ON D114845 TO ELECTRANET PTY. LTD. (TG 12371822)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED T ON D114845 (TG 9662213)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED U ON D114845 (TG 10297076)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED H ON D114845 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED J ON F252234 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED K(T/F) ON F252234 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

Schedule of Dealings

Dealing Number	Description
11764743	AGREEMENT UNDER DEVELOPMENT ACT 1993 PURSUANT TO SECTION 57A
12459905	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
12915311	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)



Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Development Plan Provisions

Gawler Council Township Development Plan consolidated 20 February 2018

General Provisions

Land Division

OBJECTIVES

Objective 45: Land division in appropriate localities to create a compact urban area.

Development of the metropolitan area should proceed in an orderly and convenient manner, making proper use of the State's economic resources and avoiding scattered development caused by haphazard and premature division of land.

Development which satisfies urban demands and requirements should be confined to sites within identified urban areas. This objective may be achieved through selective development of infill housing, redevelopment and refurbishment of existing housing, and use of vacant and under-utilised land, with the aim of reducing the social, environmental and economic costs of urban development, and maximising use of the community investment in facilities and services in existing housing areas. While a compact form of development is generally desirable, recognition must be given to areas of particular character of amenity, or to specific constraints such as environmental or historical value, water catchment areas and areas of bushfire hazard.

PRINCIPLES OF DEVELOPMENT CONTROL

125 Land should not be divided where community facilities or public utilities are lacking or inadequate or where land in the vicinity has been divided and the allotments have not been substantially developed.

126 Land should not be divided:

- (a) in a manner which would prevent the satisfactory future division of the land, or any part thereof;
- (b) if the proposed use, or the establishment of the proposed use, is likely to lead to undue erosion of the land or land in the vicinity thereof;
- (c) unless wastes produced by the proposed use of the land, or any use permitted by the principles of development control, can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;
- (d) if the size, shape and location of, and the slope and nature of the land contained in, each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
- (e) if any part of the land is likely to be inundated by tidal or floodwaters and the proposed allotments are to be used for a purpose which would be affected detrimentally when the land is inundated;
- (f) where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of the existing allotments have not been used for that purpose;
- (g) if it would cause an infringement of any provisions of relevant building legislation or any by-law or regulation made thereunder; or
- (h) where existing significant trees or remnant vegetation will be removed or compromised.

127 When land is divided:

- (a) any reserves or easements necessary for the provision of public utility services should be provided;
- (b) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in a satisfactory manner;
- (c) a water supply sufficient for the purpose for which the allotment is to be used should be made available to each allotment;
- (d) provision should be made for the disposal of waste waters, sewage and other effluents from each allotment without risk to health;
- (e) roads or thoroughfares should be provided where necessary for safe and convenient communication with adjoining land and neighbouring localities;
- (f) each allotment resulting from the division should have safe and convenient access to the carriageway of an existing or proposed road or thoroughfare at all times;
- (g) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare;
- (h) for urban purposes, provision should be made for suitable land to be set aside for usable local open space; and

(i) if it borders a watercourse the land immediately adjoining the watercourse should become public open space, with a public road fronting the open space and be rehabilitated for appropriate public use.

128 Where land which has a frontage onto the Gawler River, North Para River and South Para River is divided, a reserve at least 30 metres wide, when measured from the top of the bank, should be provided along such a frontage.

129 Land division within an area identified as being 'Excluded Area from Bushfire Protection Planning Provisions' on Bushfire Protection Area Figures Ga(BPA)/1 to 5 should be designed to make provision for:

(a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it;

(b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads; and

(c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

Residential (Gawler East) Zone

Land Division

9 Land division should facilitate the provision of a broad range of housing options, including affordable housing.

10 Land division should accommodate open space and movement networks that provide for strong connections and safe and convenient access to public facilities, public transport and potential future development of adjoining sites.

11 Land division:

(a) should not exceed 1000 allotments until at least the following infrastructure indicated by Structure Plan Map Ga/1 (Overlay 1) Enlargement G has been constructed:

(i) the Gawler East Link Road between Calton Road and Gawler - One Tree Hill Road; and

(ii) the Gawler East Link Road between Gawler - One Tree Hill Road and Potts Road; and

(iii) an upgrade of Potts Road and its intersection with Main North Road to accommodate the traffic flows associated with further continued development.

(b) should not prejudice the construction of the Gawler East Link Road as detailed in the Structure Plan Map Ga/1 (Overlay 1) Enlargement G and associated pedestrian and bicycle paths, landscaping treatments and public lighting.

(c) should facilitate the construction of on and off-site stormwater management systems and community facilities.

12 Land division creating reserves containing steeper environments and watercourses, that are proposed to be vested to Council, should be restored to an appropriate natural state through the removal of declared plant species, control of other environmental weeds and the planting and management of native vegetation in order to achieve desired amenity, recreation, conservation, biodiversity, management of bushfire risk and ongoing management outcomes.

13 Land division creating reserves for public purposes such as stormwater management and active and passive recreation, including the provision of associated infrastructure, should be designed to an appropriate standard and level of service suitable for the locality to ensure long term economic, environmental and social sustainability.

14 Rear lanes should:

(a) have a minimum reserve width of 6.5 metres;

(b) be limited in length to a maximum of 100 metres;

(c) have a minimum carriageway width of 5.5 metres;

(d) include protuberances to accommodate landscaping and lighting should not exceed 1.0 metre;

(e) landscaping should be in the form of tall vertical trees in preference to low level shrubs;

(f) be designed to accommodate garbage trucks and emergency service vehicles.

15 Public lighting should be provided to all public roads, laneways, paths and open spaces.

16 Development with frontage to the eastern side of the Gawler – One Tree Hill scenic road should be established on allotments of no less than 1000 square metres in area and incorporate high quality of building articulation and appropriate landscaping between buildings and the road in order to retain distant vistas, ensure visual interest and a scenic landscape character along this corridor.

17 Land located west of the South Para River should not be divided for the purpose of creating additional allotments unless forming part of an integrated development scheme where all infrastructure is delivered to service the land in an orderly and economic manner including potable water supply, grey water supply, waste water disposal, formed all-weather public roads and access, and stormwater disposal.

18 Detention and/or retention basins should incorporate good design techniques that:

- (a) allow sediments to settle so as to treat stormwater prior to discharge into watercourses;
- (b) allow for sediments to be easily removed from the basin and disposed of off-site;
- (c) ensure human health and safety, particular with respect to high velocity drainage points;
- (d) ensures the control of mosquitoes and nuisance insects (e.g. midges); and
- (e) ensure detention and retention infrastructure (in conjunction with Water Sensitive Design) is designed to have a capacity that limits outflow to predevelopment flow rates in a 100 year ARI event
- (f) improve water quality through treatment of detained water.

19 Transmission lines should be protected from encroachment through the provision of:

- (a) a 30 metre wide corridor (15 metres each side from the centreline) for the 132kV line;
- (b) a 100 metre wide corridor for the 275kV line as required by relevant authorities.

20 Residential allotments should not be created within the Major Transmission Infrastructure Corridors shown on Structure Plan Map Ga/1 (Overlay 1) Enlargement G, or within the existing easements for the 132kV and 275kV transmission lines.