



We hope you had a happy and safe Easter break and are looking forward to a very productive next few months.



Our family attended one of the many dawn services on ANZAC day. Apart from being a wonderful tradition of commemorating the sacrifice of so many, it allows us time to reflect on our own responsibilities to make a better community. The theme presented for us to remember was the sacrificial love shown by those who fought in wars to

protect the values of our Country. They went on to say that the biblical principle of the greatest love is to lay down one's life for another. Perhaps to continue to build Community where we live, we all need to sometimes "lay down" our own wants in order to help support someone else.



Another packed newsletter awaits with a brief overview of upcoming changes to the way Development Applications will be assessed under the new Planning, Development and Infrastructure Act. We expand a little more on the new GDA 2020 coordinate datum and we revisit our discussion on encroachments and explain what it really means and how you can resolve it.

Look out for the Australian Citizenship Test answers and the quote of the season!

New Planning Rules for SA

Over the next 12 months, there will be a roll out of the Planning and Design Code throughout South Australia beginning in rural areas with metropolitan Adelaide the last recipient, during the first half of 2020.



The Planning and Design Code is the cornerstone of South Australia's new planning system, and will offer a single set of planning 'rules' for assessing development applications across the State. The Code will replace all South Australian Development Plans by mid-2020.

BENEFITS OF THE PLANNING AND DESIGN CODE

- A single reference point for State planning and design rules. The Code will consolidate South Australia's 72 development plans into one clear planning rulebook for the State.
- Consistent planning rules to improve certainty in decision making. The Code will enable improved consistency of all development assessments and decisions.
- Standardised interpretation of legislation will improve assessment and reduce delays.
- Flexibility to deal with local issues while ensuring consistency for other issues. Performance-based planning supports consistent policy while allowing decision makers to respond to local context.
- There will also be a set of informative design guidelines providing advice on best practice design elements and the principles of good design.
- Significant reduction in paperwork. The online application of the Code will significantly shift our planning system toward paperless operation, reducing the time-consuming flow of physical information.

The Planning and Design Code is still being developed, but for more information visit the *Planning Portal* at

www.saplanningportal.sa.gov.au



Plans from design to construction

Newsletter Quote ... If you don't like something, change it. If you can't change it, change the way you think about it.
- Mary Engelbreit

Visit the **Michael Grear Surveys** website for more information and past issues of **The Survey Datum** @ www.mgsurveys.com.au

GDA 2020

In our last newsletter, we

mentioned a new Coordinate Datum system, called GDA 2020. (GDA- Geodetic Datum of Australia). This Coordinate datum underpins all our mapping systems that we take for granted. When we use Satellite (GPS) locations; which is just about everywhere we go with a phone, our maps are now much better aligned.

GDA 2020 is a static datum. A 'static' datum means that the coordinates of features (e.g. roads, buildings and property boundaries), do not change with time, despite the ongoing shifting of the earth's surface (plate tectonics). Over time, as we pass 2020, there will be a gradual shift of features on the ground away from Satellite based coordinate systems, (derived from GPS etc) and so we will need to repeat this "Australian Coordinate system shift" to keep it in line.

As the accuracy of regular satellite based location devices improves, we will need to improve how we keep up with the shifting continents, even at 7 cm per year.

While you may not be actively aware of how this impacts your life, just think about aeroplane movements, driverless vehicles and farming equipment all using high precision Global Satellite location systems. Making sure our maps and GPS coordinates align helps continue to make travelling in planes and cars safe and assists farmers to cultivate with precision.



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Boundary Encroachment

ENCROACHMENT - It does cause people fear and worry when they hear the word ENCROACHMENT. Below are some considerations.

Any building or other similar structure which crosses the boundary can encroach - provided it is a substantial structure of a permanent character. A fence is not such a structure, but the Supreme Court has held that a concrete driveway is.

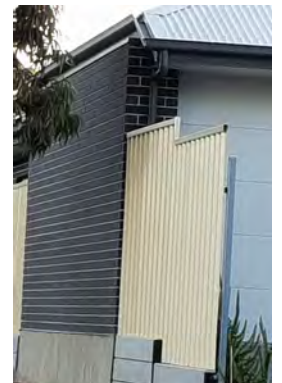
If you think there is a possibility of an encroachment by you or from your neighbours, and you hope to do something about it, the first thing to do is arrange for a survey of the boundary in question to confirm one way or the other.

If there is an encroachment there are a few options, which are specifically mentioned in the Encroachments Act, and include:

- 1) Compensation
- 2) Transfer of ownership (by adjusting the boundary) or lease
- 3) Removing the encroachment

The Encroachments Act is the vehicle to use where a resolution to an encroachment is not clear or agreed to by the parties involved. Further legal advice should be sought when an Application is made under this Act.

Of course, you and your neighbour may choose to simply acknowledge there is an encroachment and leave it 'as is', at least for now.



Building Right up to the Boundary (not over)

Australian Citizenship Test Questions.

How did you go?

1. Name the colours present on the Aboriginal flag of Australia? Answer—Black/red/yellow
2. What marked the beginning of the European settlement in Australia? Answer—When the first 11 convict ships arrived from Great Britain
3. What type of majority is required during a referendum for making amendments to the constitution of Australia? Answer— In a referendum, there needs to be a double majority for the Australian Constitution to be changed.
4. Name the town located near Australia's centre. Answer— Alice Springs