

## Editorial

Autumn is in full swing!  
We are upbeat by the outlook for 2023. With our regional office in Whyalla, we are always excited by new announcements in that area, and there have been plenty.

The Hydrogen Plant, a possible Desalination Plant, more solar farms, new mines in the region; it's enough to have even the most pessimistic Whyalla observer excited!

Also we have a celebration and a welcome.

Congratulations! 10 Years 2013 – 2023



Paul Eiternick celebrating 10 years of serving as a Licensed Surveyor in South Australia. (17 years as a surveyor!)



Also, we welcome Matthias to our Survey Team, raring to go in his new career

Enjoy and Celebrate the Easter Season.  
And just to indulge myself...  
Go the Power!



Ed - Michael

### Competition Time!

We are looking for the longest English word that does NOT have a vowel.

Contact our Admin Team with your answers and grab a coffee on us!



### Thought of the Day

... Take a deep breath, it's just a bad day not a bad life.



### Keep Yourselves Up To Date

Under the new Planning and Design Code there is now an overlay showing native vegetation areas that require special consideration. This overlay impacts almost all of South Australia except for the inner Adelaide Metropolitan Plains area. A development now has to deal with the impact on native vegetation very early in the application process.

Metropolitan councils such as Mitcham, Onkaparinga and Adelaide Hills are significantly affected, which in turn affects the possibility and requirements of land development.

An accredited Native Vegetation Consultant may need to give input; giving feedback and recommendations on the impact of a development on the native vegetation over a site.

What needs to be considered:

- Distance of the native vegetation from existing houses and sheds (10m-20m)
- Location of Regulated or Significant trees (greater than 2 or 3 metre circumference)
- Opportunities to determine a Significant Environmental Benefit (SEB) offset (payment)
- Medium or high bushfire zone

Give Michael Gear Surveys a call to help supply some early input into your next Land Development project.



# SA Government's Plan to Ease the Housing Shortage

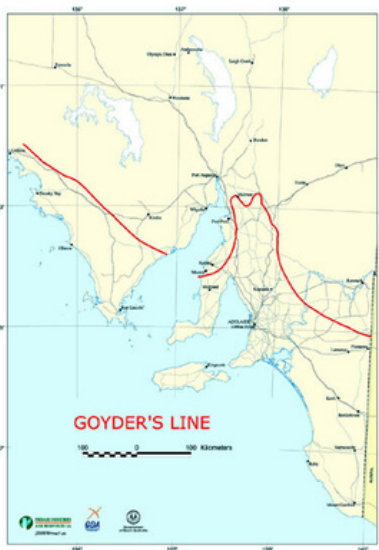


## Helpful History

Goyder's Line was mapped by Surveyor-General George Woodroffe Goyder after he had inspected pastoral land devastated by the drought in 1864-1865. Due to low average annual rainfall, farmers were discouraged from planting crops to the north of this line.

Recently, while walking part of the Heysen Trail, we came across this sign above, reminding us of this observation. The changes in landscapes from south to north of the line are significant, demonstrating the findings of George Goyder.

In 1869 the SA Government sent the Surveyor General Goyder and a team of surveyors to select a site for the "Capital" of the newly created Northern Territory (formerly a part of South Australia), and a place where the new undersea cable would come ashore. This cable was to connect to the newly built overland telegraph (an amazing feat in itself) and would connect Australia to the world. The location for the capital was Port Darwin and the Town of Palmerston (later to be called Darwin) was pegged. Goyder and his team also pegged 320-acre rural allotments to the south of Darwin to supply the land pre sold to willing settlers to the area.

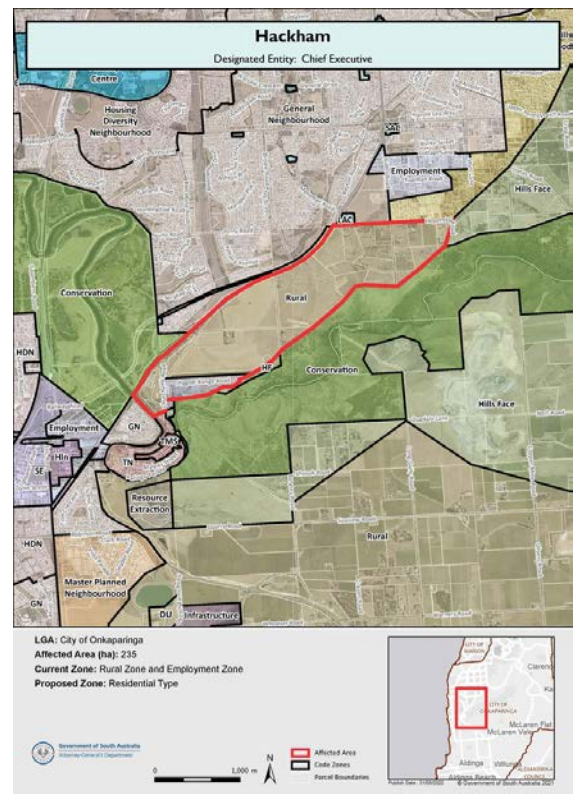


And on a related matter, when Michael Grear worked in Darwin back in the early 1990's, he was fortunate to work on re-establishing some of these rural allotment boundaries Goyder had pegged. He was very excited to find the remains of the original markings from the 1870's surveys still in place on some of the boundary corners.

The South Australian State Government has recently announced an approval of the re-zoning of nearly 235 hectares of land across Hackham and Old Noarlunga to address an immediate need for further land supply and population growth in the south of Adelaide.

The re-zoning will support the development of up to 2,000 new houses, an activity centre, and associated stormwater and road infrastructure. The general area is highlighted on the plan below.

This announcement from Government is the first of up to four major land releases with the aim of addressing the housing shortage in Adelaide. The other areas proposed for future releases (via re-zoning) are Dry Creek, Concordia (adjacent Gawler) and Sellicks Beach. In total it is proposed to generate 23,700 more housing allotments for the Adelaide region.



Visit the **Michael Grear Surveys** website for more information and past issues of **The Survey Datum** @ [www.mgsurveys.com.au](http://www.mgsurveys.com.au)

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