

# Michael Grear Surveys

## The Survey Datum

Spring Edition, 2017



Welcome to the final edition of The Survey Datum for 2017.

I was part of the crowd over the last weekend, taking a firsthand view of the

bridge move at Darlington. It reminded me of those Thunderbirds shows where giant equipment was brought in to save some massive structure on the brink of collapse. **Thunderbirds Are Go!**

It was definitely not falling over. All went extremely well by all accounts. Congratulations to those involved.

In this issue we look at this latest highlight in the Darlington project where a whole bridge was pre-built then moved into place. We highlight the new Planning Legislation which will impact development and in particular our clients' land divisions. We also consider the nuts and bolts of land divisions as a reminder of what to consider when dividing land.

The bridge delivered to its position last weekend is the first of two to be built in this way for this project. **For those keen for a competition, we will send coffees to those who can let us know where the second bridge will find its home once complete.**

Take care this coming summer, keep your hats on!  
Michael—Ed



### A First In South Australia... A First In Australia!

We have been watching with interest the progress of the South Road, Darlington upgrade. The latest milestone was the bridge shift and placement across the Southern Expressway entrance. For those who have missed the build up and move, here are some photos and facts.



The bridge was constructed on site just a few hundred metres from where it was to be installed. It was placed on giant lifts which were on wheels and manoeuvred into the correct location over the last weekend in November. This description does not pay justice to the enormity of the structure they had to move.

**Newsletter Quote ...** Faith is taking the first step, even when you don't see the whole staircase."  
- Martin Luther King, Jr.



Some facts about the Darlington Bridge:

- The construction method is a first for Australia
- The bridge is 181m long – 19 Adelaide Metro Buses nose to tail
- The bridge weights 3000t – or 600 elephants
- Two bridges will be constructed like this for this project

Due to the excellent work by Surveyors, Engineers and Builders, the bridge moved and fitted very well, first time. (Phew!)

## Competition Answers from the last edition...

1. How much was the SA LTO sold for? **\$1.6 Billion**
2. Who has recently helped landholders affected by the Pinery Fires? **Licensed Surveyors (including our own Mark Whitford) and Uni SA Surveying students**
3. How many survey 'strings' were collected during the Michael Gear Surveys award winning Tram Extension Survey. **Over 66 km**

## New Rules

Development is set to get a 'shot in the arm', according to commentators of the new Planning Development and Infrastructure Act which was passed in

Parliament last year. All development, including land divisions will be affected by the new rules and structures being implemented over the next five years.

One of the key changes is the introduction of the "Planning and Design Code", which will provide a more transparent set of rules that will apply consistently across the State. We should see a significant reduction in the multitude of different planning rules currently used between councils.

We have also had the introduction of Environment and Food Production Zones. This is and will have significant impacts on the further division of land outside the Metropolitan Adelaide Area including the Barossa and McLaren Vale Wine Growing regions. Follow this link for a map showing these regions.

[http://www.saplanningportal.sa.gov.au/data/assets/pdf\\_file/0006/282948/EFPA\\_Map\\_G17\\_2015.pdf](http://www.saplanningportal.sa.gov.au/data/assets/pdf_file/0006/282948/EFPA_Map_G17_2015.pdf)

As always, we are happy to take your inquiries; to work through these changes and make the most of your next land development.



## Michael Gear Surveys

Licensed & Engineering Surveyors

### Adelaide Office

5 Gulfview Road  
BLACKWOOD 5051  
Tel: 8278 8732

### Whyalla Office

17B—19A Darling Tce  
WHYALLA SA 5600  
Tel: 8644 2040

E: [admin@mgsurveys.com.au](mailto:admin@mgsurveys.com.au)

Web: [www.mgsurveys.com.au](http://www.mgsurveys.com.au)



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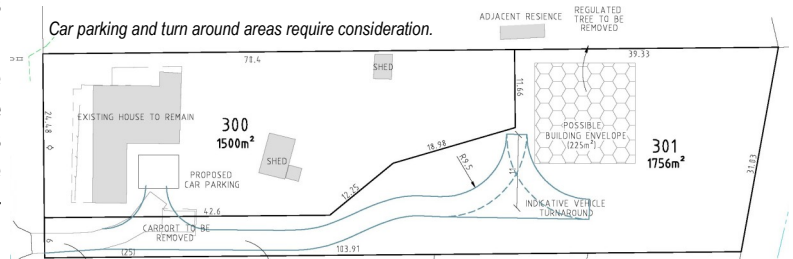
## What First!

There are a number of things to think about when tackling a Land Division.

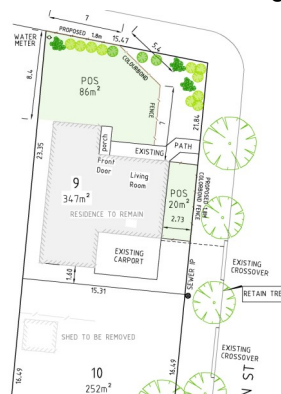
### The Initial FOUR to contemplate –

**Area:** Have you got enough area? The minimum sizes vary from council to council and zone to zone within a council. Each council has guidelines to follow and we have ready access to this information.

**Car parking:** Council will generally require an off street parking spot for the existing house as well as a visitor park. These usually measure 5.5X2.5 meters per vehicle and they prefer at least one behind the line of the existing dwelling frontage. When a new block is created taking away a garage or carport from the existing block is when some out of the box answers may need to be considered.



**Private Open Space (POS)** (usable land on the allotment not immediately visible from the street): As a "rule of thumb", the existing house generally needs an area measuring not less than 2.5 metres wide and in the order of 70-80m2 depending on the council and number of bedrooms to satisfy POS requirements.



We are able to assist with suggestions and advice.

**Significant or regulated trees** as described in the Regulated Tree Legislation needs to be considered.

If you suspect a tree may be significant, an Arborists Report may be required as part of any development application. If required, we can organise this report for you or

liaise with an Arborist of your choice.

Michael Gear Surveys are the South Australian Land Division Specialists. We pride ourselves in being efficient investigators, measurers and problem solvers. Professional, Experienced and Reliable.

Contact us today for an obligation free Land Division Investigation.

