



LAND DIVISION

The following checklist has been prepared for development applications involving the land division for the Renewing Our Streets and Suburbs Stimulus Program as defined in the South Australian Government Gazette dated 3 September 2015.

Applications to South Australia's State Coordinator-General for land division development proposals are required to complete this checklist so that the Coordinator-General is aware of any planning impacts arising from proposals.

Applicants are required to indicate compliance with the checklist by providing relevant input adjacent to each criterion. If an applicant cannot meet the criteria requirement, supporting commentary will be required to explain why the criteria are not met.

Land Division Proposals

This policy does not apply in:

- The site of a listed State Heritage Place or Areas.
- Hills Face Zone.
- Flood Management Zone/Area.
- Known contaminated site (unless remediated and cleared for unrestricted residential use in a Site Audit Report).
- Where the application would be subject to referral under Schedule 8 of the Development Regulations 2008 in relation to "Development near the Coast", "Mining-General", "Mining-Extractive Industry" and "Bushfire Protection Area".
- Land zoned for industry or commercial development (where residential development is not envisaged) in the relevant Development Plan.

Note: A reference to an "Allotment" also refers to a community lot/s for the purposes of this Checklist.



RENEWING OUR STREETS AND SUBURBS (ROSAS) STIMULUS PROGRAM

**ASSESSMENT CRITERIA CHECKLIST – STREAM 3
Land Division Only**

Office Use Only	
Application Number	
Lodgement Date	
Council Area	

Policy	Yes / No / Partial	Assessment notes
<p>State heritage The proposal is not on the site of a State Heritage place.</p> <p>Note: this checklist does not apply to land which is the site of a State Heritage place.</p>		
<p>Land locked allotments No plan of division shall result in land locked allotments.</p>		
<p>Sale Allotments In the absence of a built form proposal (i.e. sale allotments), allotments should have a minimum site area, depth and a frontage to a public road consistent with those shown in the relevant Zone and / or Policy Area – and where there are different site requirements for semi-detached dwellings, a site area, depth and frontage to a public road consistent with those requirements.</p>		
<p>Access Any allotment must have a frontage to one of the following:</p> <ul style="list-style-type: none"> – an existing road. – a proposed public road in a plan of division. – access to a public road via an internal roadway in a plan of community division. 		
<p>Access Points</p> <ul style="list-style-type: none"> • The location of access points to allotments must be demonstrated in the plan of division and an accompanying detail and level survey of the adjacent road reserve; • Access points should not conflict with street trees, stobie poles, electrical cabinets, street lighting, street furniture and stormwater drainage installations, unless arrangements are made to relocate such features; • Proposals should minimise new access point to an existing arterial road, or should not significantly change the nature of movement through an 		



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<p>existing access point where located on an arterial road; and</p> <ul style="list-style-type: none">• If a new access point to an arterial road is proposed, or the role of an existing access point is significantly changed the application must demonstrate that:<ul style="list-style-type: none">– The access arrangements are acceptable from a traffic management and safety perspective;– If access is proposed to a controlled-access road under the <i>Highways Act 1926</i>, DPTI has certified that the access point is acceptable; and– The new access point is suitable in relation to street trees, street furniture, stormwater drainage installations, and other infrastructure. Evidence of any Council agreement regarding changes to the public realm should be provided.		
<p>New Public Roads Where a land division application proposes the creation of a new public road, street or lane, whether in conjunction with a land development or housing development proposal, then the new public road must be designed and constructed in accordance with sound engineering standards.</p>		
<p>Public Road Design and Layout Road reserves should be of a width and alignment that can (where appropriate):</p> <ol style="list-style-type: none">a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users;b) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street;c) accommodate street tree planting, landscaping and street furniture;d) accommodate the location, construction and maintenance of stormwater drainage and public utilities;e) provide unobstructed, safe and efficient vehicular access to individual allotments and sites; andf) allow for the efficient movement of service and emergency vehicles.		
<p>On-street parking</p> <ul style="list-style-type: none">• Land division proposals creating road reserves should provide space sufficient for on-street visitor car parking appropriate to the number and size of allotments, taking account of:<ul style="list-style-type: none">– the size of proposed allotments and sites and opportunities for on-site parking;– the availability and frequency of public and		



Policy	Yes / No / Partial	Assessment notes
<p>community transport; and</p> <ul style="list-style-type: none">– on-street parking demand likely to be generated by nearby uses <ul style="list-style-type: none">• One on-street car parking space should be provided for every 2 Torrens title allotments created unless separately defined shared visitor parking spaces exist on-site and at the same ratio (e.g. for group dwellings or residential flat buildings)		
<p>New reserves Where a land division application proposes the creation of a new reserve, whether in conjunction with a land development or housing development proposal, then the new reserve must be designed and constructed in accordance with the following:</p> <ul style="list-style-type: none">– sound engineering practices;– crime prevention through environmental design (CPTED) strategies; and– environmental sustainability principles (including water sensitive urban design; landscaping and plant / species selection)		
<p>Regulated tree/s New boundaries do not require removal of a regulated tree/s, or tree damaging activity</p> <p>Note: A regulated tree includes a significant tree</p>		
<p>Service connections and Infrastructure New allotments must be able to be connected to:</p> <ul style="list-style-type: none">– A permanent potable water supply; and– A sewerage system; or a waste water control system approved under the <i>Public and Environmental Health Act 1987</i>; and– Electricity supply– An adequate water supply (and pressure) for fire-fighting purposes. <p>The applicant has certified that a future building would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.</p>		
<p>Stormwater Stormwater must be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner.</p>		
<p>Local Heritage If located in a Residential Character Zone, Historic Conservation Zone or similar, the proposed plan of division should not alter local heritage pattern of land</p>		



Policy	Yes / No / Partial	Assessment notes
<p>parcels in the locality incompatible with the prevailing pattern of development.</p> <p>The plan of division should not materially affect a local heritage place or its curtilage.</p> <p>If the plan of division materially impacts a local heritage place or residential character zone, the applicant certifies that specialist heritage advice has been sought and incorporated in the design of the plan of division.</p>		
<p>Topography The land must be suitable for its intended purposes. Topographical characteristics such as slope, soil type, contours etc must be accounted for in the Plan of Division.</p>		
<p>Previous proposals Has this proposal (or similar proposal) been the subject of a previous application or public debate? If so, what was the outcome of that application or debate?</p>		