



*Achieve
Ambitions*

July 2019

Allotment 29 Chenoweth Crescent, Parsons Beach
Yorke Peninsula Council

Valuation



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1 Introduction

The following report has been prepared in accordance with instructions provided on 18 July 2019 by Sue Beech, Property Tenure Office for Yorke Peninsula Council (hereinafter referred to as “Council”).

The said instructions were to provide a determination of current market value for the subject property being Allotment 29, Chenoweth Crescent, Parsons Beach for sale purposes. It is understood that an adjoining landowner has expressed interest in purchasing the subject property.

Correspondence with the Council indicate that the subject property is currently held as a reserve and that it is currently on the Councils register of Community Land. This assessment has therefore been conducted based on the assumption that the land has been converted to freehold tenure exclusive of reserve and that the land is revoked from the community land register.

The affected property has not been inspected and this assessment has been prepared following a desktop analysis only. If a physical inspection of the property and comparable sales analysis is undertaken in the future, or we are provided with any other further information regarding the said property, then we reserve the right to amend this desktop assessment accordingly.

2 Basis of Valuation

In determining the current market value of the subject property, we have referred to the International Valuation Standards Council definition of Market Value as follows:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

A determination of current Market Value requires the valuer to refer to the highest and best use of the property where highest and best use is defined as:

“The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued”.

In arriving at our opinion of Market Value, we consider the direct comparison method to be the most appropriate in this instance. The direct comparison approach requires the analyses of comparable sales evidence within close proximity to the subject, generally at a rate per unit and applying it to the subject after due allowance for variations of capability.

3 Identification

The subject property has been identified by reference to the Certificates of Title, cadastral plans and aerial photography. However, as we are not qualified surveyors we are unable to warrant that there are no encroachments on, to or from the subject property.

4 Legal Description

The subject property is legally described as Allotment (Reserve) 29 in Deposited Plan 11108 in the area named Parsons Beach, Hundred of Minlacowie. More specifically the land is held within Certificate of Title Register Book Volume 5539 Folio 478. The Registered Proprietor of the subject property is Yorke Peninsula Council.

The Certificate of Title reveals the property is subject to Service Easement(s) over the Land Marked A for Electricity Supply Purposes to Distribution Lessor Corporation. We note that the easement traverses the entire length of the eastern boundary of the property and is 4 metres wide and approximately 11 metres in length, therefore comprising an area of approximately 44 square metres.

Additionally we have obtained a Computer Register Search of the adjoining property being #1 Chenoweth Crescent, legally described as Certificate of Title Register Book Volume 5478 Folio 159 being Allotment 14 in Deposited Plan 11108 in the area named Parsons Beach, Hundred of Minlacowie. The Registered Proprietors of the adjoining property are James Russell Hales and Raelene Ann Hales as Joint Tenants. This property is also subject to a service easement over the land for Electricity Supply Purposes to Distribution Lessor Corporation.

A copy of the Certificates of Title are included in this report and marked Appendix 1.

5 Zoning

The subject properties are zoned Settlement by the Yorke Peninsula Council.

The primary objectives of the Settlement Zone are as follows:

1. A mixed use village environment with small collection of low-density dwellings, holiday accommodation, recreation and community facilities.

2. Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.
3. Low density residential development contained within the boundaries of the settlement.
4. Development that contributes to the desired character of the zone.

The Desired Character Statement specifies that:

“The zone will accommodate predominantly detached dwellings at low density together with tourist accommodation and retail facilities to service the local community.”

Additionally we have reviewed the Principles of Development Control in regard to dwelling design parameters and minimum subdivision sites and road frontages as outlined below:

- Where not connected to community waste water management system
 - Site area 1,200 square metres minimum
 - Minimum frontage 15 metres
- Setbacks
 - Average of adjoining or 6 metres where not adjoining single storey and 8 metres for two storey.

Due to Council’s Development Plan, Council have indicated they will only sell the Subject Property on the basis that it is amalgamated into an adjacent owner title.

The relevant extracts of the Yorke Peninsula Council Development Plan consolidated 29 November 2018 are included in this report and marked Appendix 2.

6 Statutory Assessments

The Valuer-General’s assessments relating to the subject property and adjoining property as at 1 January 2019 are set out below. These statutory assessments are intended for rating and taxing purposes and have been included herein for general information only.

	CT 5539 478	CT 5478 159
■ Site Area	229 square metres	751 square metres
■ Site Value	\$44,000	\$122,000
■ Capital Value	\$44,000	\$330,000

7 Location

The affected property is located in the Yorke Peninsula settlement of Parsons Beach approximately 215 kilometres from the Adelaide CBD via Port Wakefield Road, St Vincent and Yorke Highways. Parsons Beach is located within the Yorke Peninsula Local Government Area. The Settlement of Parsons Beach is residential in nature with predominantly shack and holiday home style accommodation and is situated on the west coast of the Yorke Peninsula, west from the township of Minlaton. Parsons Beach is generally surrounded by broad acre farming properties.

More specifically the subject property is located with dual street frontages to Parsons Beach Road and Chenoweth Crescent. The property is located on the Southern Side of Parsons Beach Road which is a bitumen sealed main road into the settlement, one block from the foreshore reserve and generally has a northern outlook. Surrounding sites generally comprise residential allotments of various sizes with generally single detached homes.

The adjoining property, one Chenoweth Crescent is located on the southern side of the subject property with a western outlook to the rear of foreshore properties. The property may provide glimpses of the foreshore.

A Locality Map is included in this report and marked Appendix 3.

8 Contamination

Pursuant to the provisions of the Environment Protection Act 1993, the Environment Protection Authority in South Australia is required to maintain a site contamination index as a public register of notifications made. The types of site contamination records that are available for searching include:

- section 83 notifications
- section 83A notifications
- s103E transfers of liability
- s103I voluntary site contamination assessment proposals
- s103K voluntary site remediation proposals
- section 103Z site contamination audit notifications
- section 103Z site contamination audit reports
- section 109 determinations
- reports of the former South Australian Health Commission (SAHC reports)

- pre-1 July 2009 site audit commencement and termination notifications
- pre-1 July 2009 site audit reports.

The index is a list of notifications of actual or potential contamination which have been received by the EPA. These are notifications only and are not evidence that contamination has been confirmed. Our enquiries indicate that the affected property is **not included** in this Site Contamination Notification Index.

No soil analysis, geological studies or contamination report were ordered or made in conjunction with this report and as such it is assumed that there are no environmentally hazardous materials on, in or near the property that would cause loss in value outside of the normal expectations for a property of this nature. This valuation has been proceeded with upon this basis. Should an environmental audit report prove otherwise then we reserve the right to re-asses our opinion of value.

9 Description of Property

The subject property comprises an irregular shaped vacant reserve with a total land area of 229 square metre. The property is located on the southern side of Parsons Beach Road on the south eastern corner of the intersection of Chenoweth Crescent and Parsons Beach Road having a frontage to Parsons Beach Road of approximately 15 metres and an irregular frontage to Chenoweth Crescent of approximately 14.68 metres.

The subject property is currently vacant and appears to be partially covered with native vegetation. A powerline traverses the property adjacent to the eastern boundary within a Services Easement.

The adjoining property comprises a slightly irregular shaped allotment with a total land area of 751 square metres having a western frontage to Chenoweth Crescent of approximately 27.42 metres. The adjoining property is improved with a part 2 storey weatherboard dwelling with substantial decking and a rear garage. If the proposed purchase eventuates, the adjoining property will comprise a total land area of approximately 980 square metres inclusive of multiple street frontages.

A Cadastral Plan and Aerial Photograph delineating the current boundaries of the subject and adjoining property are included in this report and marked Appendix 4.

10 Valuation

The subject property comprises a vacant reserve located within Parsons Beach, a small settlement predominantly improved with shack and holiday accommodation on the western side of Yorke Peninsula. The subject property is

currently held as a reserve. Our instructions from Yorke Peninsula council are to consider the value of the subject property on the basis that it is no longer held as a reserve and that Community Land Status is revoked. Taking this into consideration, along with the lands zoning which restricts the ability to construct a dwelling due to its size, we consider the Highest and Best Use of the property is to be amalgamated with an adjoining property.

Consideration has been given to the current configuration and use of the subject property and adjoining property. The proposed purchase of the subject property would increase the total land area of the adjoining property being Allotment 14 from 751 square metres to 980 square metres and would greatly improve the frontage to Allotment 14 to include two street frontages.

In determining the current market value of the subject property, we have utilised the direct comparison method of valuation which requires consideration of recent sales transactions with comparable attributes. These comparable sales transactions include, but are not limited to:

2 Leonard Court, Parsons Beach

Sale Price	\$87,500	Sale Date	29 April 2016
Land Area	750 sqm	Land Rate/sqm	\$117/sqm
Site Value	\$102,000	Capital Value	\$102,000

A rectangular shaped vacant Allotment of even topography located on the eastern side of Parsons Parade. Located two blocks from the foreshore the property is located in a slightly inferior location to the subject property.

97 Parson Beach Road, Parsons Beach

Sale Price	\$92,000	Sale Date	18 February 2016
Land Area	1,200 sqm	Land Rate/sqm	\$77/sqm
Site Value	\$90,000	Capital Value	\$90,000

89 Parson Beach Road, Parsons Beach

Sale Price	\$91,000	Sale Date	28 January 2016
Land Area	1,200 sqm	Land Rate/sqm	\$76/sqm
Site Value	\$85,000	Capital Value	\$85,000

93 Parson Beach Road, Parsons Beach

Sale Price	\$93,000	Sale Date	28 May 2015
Land Area	1,200 sqm	Land Rate/sqm	\$78/sqm
Site Value	\$81,000	Capital Value	\$81,000

105 Parson Beach Road, Parsons Beach

Sale Price	\$94,000	Sale Date	19 March 2015
Land Area	1,000 sqm	Land Rate/sqm	\$94/sqm
Site Value	\$86,000	Capital Value	\$86,000

These sites are part of a single allotment subdivision located on the southern side of Parsons Beach Road east from the Subject Property. All sites have a northerly frontage to Parsons Beach Road and a regular shaped with even topography. We note that the sales are in 2015 and 2016 but consider them to be relevant despite their age. Inferior to the subject property in terms of location from the foreshore.

3 Swincer Avenue, Bluff Beach

Sale Price	\$95,000	Sale Date	27 March 2019
Land Area	983 sqm	Land Rate/sqm	\$97/sqm
Site Value	\$100,000	Capital Value	\$100,000

Newly subdivided allotment located on the eastern side of Swincer Avenue in Bluffs Beach, the land comprises a slightly irregular shaped allotment one block from the foreshore. Similar to the subject property in terms of locational attributes with potential views being obtained from a 2 storey development.

54 Esplanade, Hardwicke Bay

Sale Price	\$110,000	Sale Date	13 June 2017
Land Area	870 sqm	Land Rate/sqm	\$126/sqm
Site Value	\$153,000	Capital Value	\$153,000

Near regular shaped vacant allotment with an even topography located on the Esplanade at Hardwicke Bay. The property is located on the northern esplanade and has good western views to the adjacent foreshore reserve. Neighbouring properties are generally weatherboard shacks with some more permanent residential tenanted properties. Superior to the subject property in terms of location within a larger settlement and western views to the foreshore reserve.

Our analysis of the sales evidence indicates that town/settlement blocks within Bluffs Beach, Parsons Beach and Hardwicke Bay have a block rate of \$85,000 to \$110,000 per block with higher prices being paid for well situated foreshore blocks with generous sea views. This analysis equates to rates per square metre of between \$76 and \$126.

We have had due regard to the attributes and unique circumstances of the subject property. Council have indicated that due to the current zoning regulations that they would only sell the land on the basis that it is amalgamated into an adjacent owners title. Therefore, in arriving at our opinion of the market value of the subject property we have considered the highest and best use, including the absence of demand for such a property and its lack of likely alternative uses with its highest and best use being as a site to be amalgamated with an adjacent property.

Taking into consideration these limiting attributes, together with the location of an easement for power supply purposes on the subject property, we consider that a rate per square metre at the lower end of the comparable range is appropriate. Therefore we have determined a value range of \$70 and \$85 per square metre which equates to a total block value of between \$16,000 and \$19,500. Ultimately we have adopted a Market Value of \$75 per square metre which equates to a rounded market value of \$17,000.

11 Declaration

The valuer has no pecuniary interest past, present or prospective in the subject assets and the valuation is free from any bias.

12 Disclaimer

This valuation has been undertaken via desktop analysis only and as such a physical inspection of the subject property and comparable sales has not been undertaken in this instance. Should a physical inspection of the site be undertaken in the future which results in additional information being brought to the attention of the valuer then we reserve the right to amend our assessment of compensation herein accordingly.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon after the date of the valuation.

Contaminants such as asbestos, chemicals, toxic wastes, or other potentially hazardous materials could, if present, adversely affect the value of the property. We advise the valuer is not qualified to detect such substances, quantifying the impact on values, or estimate the remedial costs. Therefore, unless otherwise stated in this report, the extent of hazardous substances, which may or may not be represented on or in the property, was not considered by the valuer in the conclusion of value.

We also emphasise we have not carried out a structural survey of the improvements nor have we examined them for signs of timber infestation, concrete cancer and the like and accordingly cannot be responsible for the consequence of such defects. Furthermore, no soil analysis or geological studies were ordered or made in conjunction with this report.

This valuation has been prepared on the basis that full disclosure of all information and facts which may affect the valuation has been made to us. We do not accept any liability or responsibility whatsoever for the valuation if full disclosure has not been made. Furthermore, we do not accept responsibility for any consequential error or defect in the valuation which has resulted from any error, omission or inaccuracy in data or information supplied by the client or its officers and agents.

Where land and buildings have been valued on a market basis it should be noted the Privacy Act prevents the disclosure of vendors and purchasers names and this information has been excluded from the Government sales data provided to us. Whilst we have made reasonable efforts to eliminate sales from our analysis which do not conform with the definition of the value contained herein, we cannot verify the accuracy of sales upon which our judgements are based.

Government sales data provided may include GST. We have made reasonable efforts to determine if GST or the Margin Scheme has been applied and made allowance for such amounts if applicable. We cannot verify the accuracy of sales upon which our judgements are based.

This valuation is solely for the use of the party by whom we were instructed and for no other purpose. We owe no duty of care to any third party who become aware of this valuation and, without our knowledge, chooses to act or rely on the whole or any part of it.

Reliance on this valuation report is permitted only:

1. by a party expressly identified by the report as being permitted to rely on it;
 2. when the given party has received the report directly from JLL; and
- for a purpose expressly identified by the report as being a permitted use of the report.

13 Certification

I, the undersigned, of Jones Lang LaSalle Advisory Services Pty Ltd, Property Consultants and Valuers, of Level 18, 25 Grenfell Street, Adelaide SA 5000, DO HEREBY CERTIFY that I have undertaken a desktop assessment of subject property and having made all necessary enquiries and investigations I have determined that the market value of the subject property located at Allotment 29 Chenoweth Crescent, Parsons Beach is as follows:

Seventeen Thousand Dollars

(\$17,000)

Exclusive of GST

Valuer's Details

JLL Infrastructure Advisory Pty Ltd



Kate Tynan

Senior Valuer

B Bus Property (Valuation) AAPI

Certified Practising Valuer

Date of Valuation

30 July 2019

Date of Report

30 July 2019

Liability limited by a scheme approved under Professional Standards Legislation

JLL

Level 18, 25 Grenfell Street
Adelaide SA 5000

Kate Tynan
Senior Valuer
Advisory & Consulting Services - Australia
Kate.Tynan@ap.jll.com

www.jll.com

Jones Lang LaSalle

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Photograph

Photograph

Chenoweth Crescent, Parsons Beach



Appendix 1

Certificates of Title

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 5539 Folio 478

Parent Title(s) CT 4202/389
Creating Dealing(s) CONVERTED TITLE
Title Issued 27/05/1998 **Edition** 3 **Edition Issued** 16/05/2018

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

YORKE PENINSULA COUNCIL
OF PO BOX 88 MINLATON SA 5575

Description of Land

ALLOTMENT (RESERVE) 29 DEPOSITED PLAN 11108
IN THE AREA NAMED PARSONS BEACH
HUNDRED OF MINLACOWIE

BEING A RESERVE

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A ON DP 11108 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL**Priority Notices** NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 05/09/2017

Administrative Interests NIL

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 5478 Folio 159

Parent Title(s) CT 4202/376
Creating Dealing(s) CONVERTED TITLE
Title Issued 02/12/1997 Edition 3 Edition Issued 16/05/2018

Estate Type

FEE SIMPLE

Registered Proprietor

JAMES RUSSELL HALES
RAELENE ANN HALES
OF 403 GRENFELL ROAD BANKSIA PARK SA 5091
AS JOINT TENANTS

Description of Land

ALLOTMENT 14 DEPOSITED PLAN 11108
IN THE AREA NAMED PARSONS BEACH
HUNDRED OF MINLACOWIE

Easements

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

Schedule of Dealings

Dealing Number	Description
11070031	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

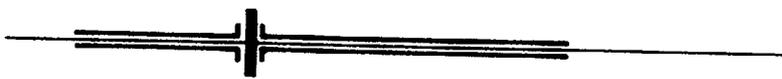
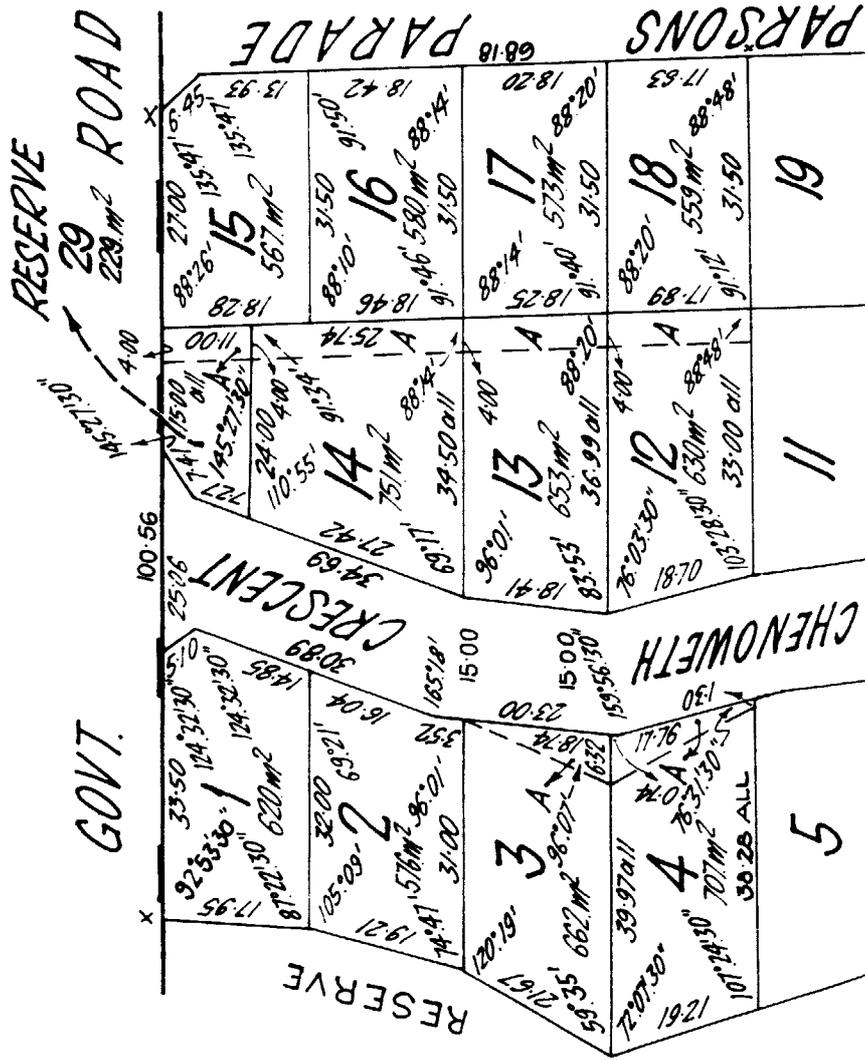
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 05/09/2017

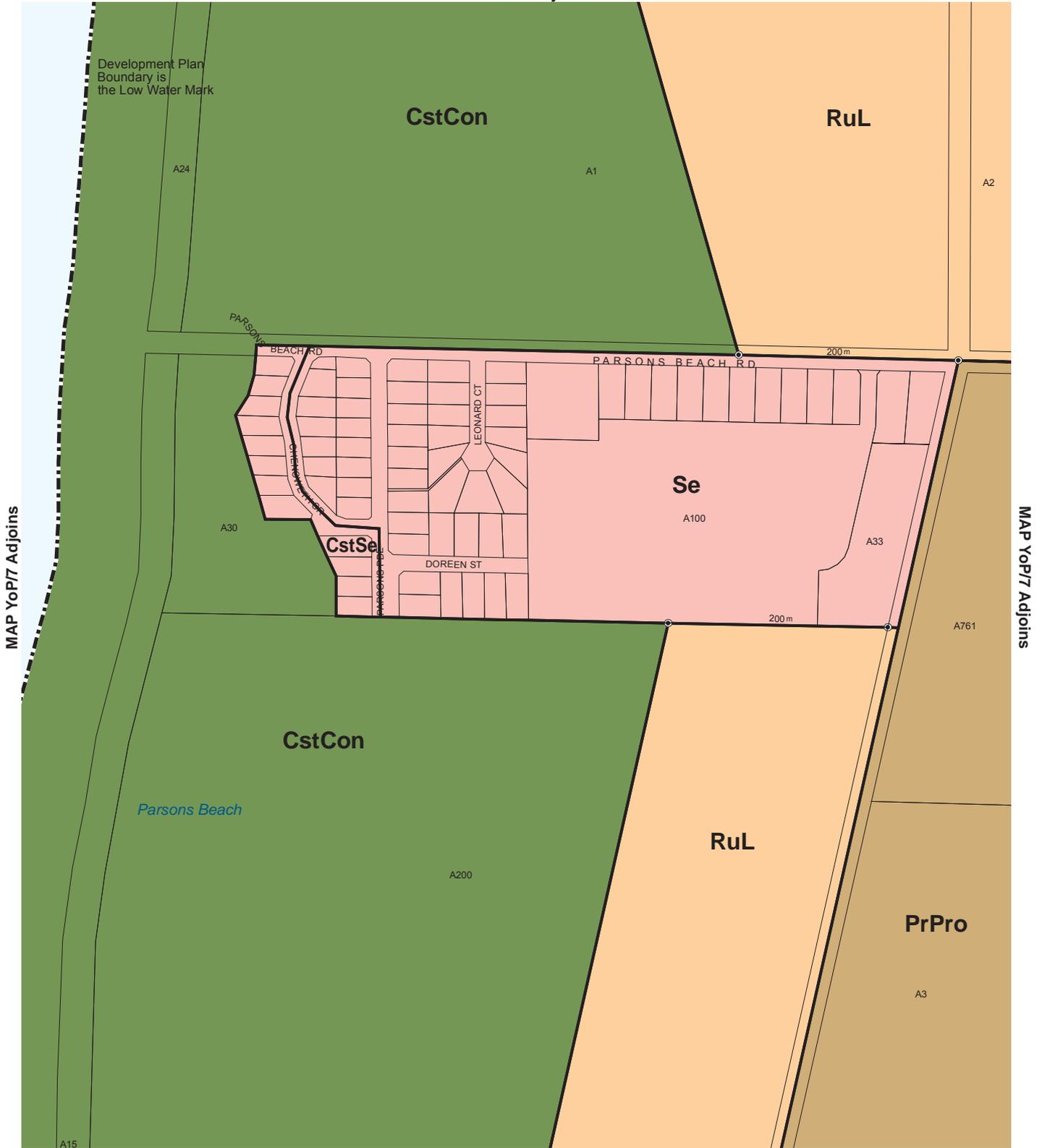
Administrative Interests	NIL
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Appendix 2

Extract Yorke Peninsula Council Development Plan

MAP YoP/7 Adjoins



MAP YoP/7 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- PrPro Primary Production
- RuL Rural Living
- Se Settlement
- Zone Boundary
- Development Plan Boundary

PARSONS BEACH

Zone Map YoP/43

Settlement Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A mixed use village environment with small collection of low-density dwellings, holiday accommodation, recreation and community facilities.
- 2 Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.
- 3 Low density residential development contained within the boundaries of the settlement.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone will accommodate predominantly detached dwellings at low density together with tourist accommodation and retail facilities to service the local community.

Development will complement the scale, bulk, siting and positive elements of existing dwellings where a distinctive and attractive streetscape character exists. This will require that new development has regard to elements such as siting, mass and proportion, building materials, ground floor height above natural ground level, a simple roof form with low pitch, facade articulation and detailing, verandas, eaves and parapets, fence styles and alignment, and landscaping. Additionally, the extent of earthworks necessary to contain a building or in providing access to it must be minimised to avoid adverse disruption to the existing landform.

Infill development at higher density will occur throughout the zone but will conform to existing character by maintaining street and side setbacks, and building form and scale evident within the locality. Buildings fronting a public road will address the street by providing a legible entry to the street, use of windows, verandas and other features, rather than presenting side walls or blank walls to the street frontage.

Properties that have dual frontages to a road and the coast or open space have to address both of these frontages in order to achieve a pleasant visual presentation to both frontages. This will require consideration being given to service areas for clothes drying, ensuring that the building addresses the street (legible entry from the street, use of windows, verandas and other features to ensure that the street frontage does not appear as a 'back yard') and incorporation of garaging into the dwelling design rather than as freestanding structures.

Garages throughout the zone will be sited and be of a scale to ensure that they do not dominate the dwelling or the streetscape to which they relate.

Environmentally sustainable development practices including the installation of rainwater tanks, solar systems, and building orientation and design will be reflected in the presentation of development. At Balgowan, new development on allotments 503 and 504 in DP 40742, as contained within Certificate of Title Volume 5259 Folio 719 will have a reduced connection to the existing power network therefore development will need to rely upon an on-site microgrid for on-site energy generation including photovoltaic cells, wind power, energy storage batteries and solar hot water systems.

Land division within the zone will provide public road links to adjoining undeveloped land where necessary, and for this purpose community title division of land will not be appropriate where public road links are preferred.

Allotments will be of sufficient size to comfortably accommodate the requirements of on-site effluent treatment and disposal where this is required.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - local community facility
 - recreation area
 - restaurant
 - shop or group of shops under 250 square metres in size
 - supported accommodation
 - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Business and commercial development should be limited in scale and function to service the local requirements of the settlement and travellers using the main road.
- 4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.
- 5 No development should occur within 10 metres of the banks of the creek on Allotment 500 in Deposited Plan 76729.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should have regard to the design guidelines contained in [Table YoP/4 - Design Guidelines for Coastal Dwellings](#).
- 8 Development should be carried out in accordance with the concepts shown on [Concept Plan Map YoP/5 - Corny Point](#) and, in particular, should:
 - (a) proceed in accordance with the staging shown, with each subsequent stage not commencing until 75 per cent of the proceeding stage has been completed
 - (b) not have or facilitate direct access from Corny Point Road or from that portion of Burford Road identified for closure.
- 9 Dwellings and other habitable buildings should be setback a minimum of 100 metres from the Community Wastewater Management System plant at Bluff Beach.
- 10 Local service facilities should be grouped together in proximity to existing facilities.
- 11 Public access along the foreshore should be provided.
- 12 Development should be set back the average of the adjoining buildings or a minimum of 4 metres, whichever is the greater, from the seaward allotment boundary to allow for future coast protection works if required.

- 13 Land should not be filled in a way that blocks views from an existing dwelling or public open space to the coast.
- 14 Building height should be graduated away from the coast and foreshore.
- 15 Roof forms for dwellings should be simple in form and exclude Dutch gable, Mansard or Cape Cod styles, and should be designed within the following parameters:

Roof span or type	Maximum roof pitch
Between 5 metres and 6 metres	25 degrees maximum
Between 6 metres and 8 metres	15 degrees maximum
Curved roof form	Between 15 degrees to 25 degrees

- 16 Outside of **Black Point Policy Area 3**, dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	At least the average setback of the two adjoining buildings or 6 metres (whichever is the greater)
Minimum setback from secondary road frontage	1.5 metres - single storey 2.5 metres - two storey
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	6 metres
Minimum setback from a Coastal Open Space Zone boundary (where applicable)	4 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	20 square metres per bedroom or room that may be used as a bedroom
Minimum number of on site car parking spaces (one of which should be covered)	2

- 17 Outside of **Black Point Policy Area 3**, sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	75 square metres or 10 per cent of the area of the allotment (whichever is the greater)
Maximum building height	4.5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre or one third of the wall height for a wall greater than 3 metres in height

Parameter	Value
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated or 5.5 metres (whichever is the greater)

18 Sheds, garages and similar outbuildings should not have, collectively, a site coverage greater than 15 per cent.

19 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached dwelling –		
where not connected to a community waste water management system	1200 minimum	15
where connected to a community waste water management system	450 minimum	15
All other dwelling types –		
where not connected to a community waste water management system	1200 minimum	10
where connected to a community waste water management system	450 minimum	10

Land Division

20 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should not create a vacant allotment with an:

- (a) area less than 450 square metres, or less than 1200 square metres where not connected to a community wastewater management system
- (b) average width less than 15 metres.

On-site Energy Generation

21 At Balgowan, an on-site microgrid should be established for on-site energy generation including, photovoltaic cells, wind power, energy storage batteries and solar hot water systems, for all new development on allotments 503 and 504 in DP 40742, as contained within Certificate of Title Volume 5259 Folio 719.

22 In the event on-site microgrid energy generation is not provided in accordance with Principle of Development Control 21, then development shall be connected to suitable power infrastructure for energy provision.

Appendix 3

Locality Map

Locality Map

Chenoweth Crescent, Parsons Beach



Appendix 4

Cadastral Plan and Aerial Photograph

Aerial Photograph and Cadastral Plan

Chenoweth Crescent, Parsons Beach

