

OFFICE USE ONLY

Case Number: ERD-24-000116
Date Filed: 16 April 2025
FDN: 19



ENVIRONMENT, RESOURCES AND DEVELOPMENT COURT OF SOUTH AUSTRALIA

No. 116 of 2024

BETWEEN

ARISVI HOLDINGS PTY LTD
Appellant

and

STATE PLANNING COMMISSION
Respondent

ORDER

Judicial Officer: Commissioner Dyer
Date of Order: 16 April 2025

BY CONSENT, THE COURT ORDERS that:

1. The decision of the State Commission Assessment Panel as delegate of the State Planning Commission to refuse Development Application number 23005439, being a proposed community title land division comprising the division of one (1) allotment into three (3) allotments with associated common property, retrospective and future earthworks, construction of retaining walls, and associated landscaping ("**the Development**") is reversed.
2. The Development is granted planning consent subject to the conditions set out in Order 3 below.
3. Conditions:
 - 3.1. All stages of the development must be undertaken, used, maintained and operated in accordance with the following plans, details and documents, together marked **Exhibit A** and annexed hereto:
 - 3.1.1. Plan of Division, prepared by Pyper Leaker Surveying Services dated 4 October 2023
 - 3.1.2. Landscaping plans and methodology prepared by SMFA architects (7 sheets) dated 18 February 2025 (**Landscaping Plans**)
 - 3.1.3. Civil plans and notes prepared by TMK (7 sheets) dated 26 February 2025
 - 3.1.4. Construction Environmental Management Plan Revision D prepared by TMK dated 25 March 2025
 - 3.1.5. Soil Erosion and Drainage Management Plan prepared by TMK dated 18 February 2025

- 3.2. Locally indigenous plant species are to be incorporated into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species.
- 3.3. During construction the subject land must be managed to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained to ensure no pollutants (including excavation or fill material) enter the River Murray system.
- 3.4. Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.
- 3.5. Any exposed areas created or disturbed during the works must be appropriately stabilised to minimise the potential for erosion and the entry of sediment into the River Murray.
- 3.6. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2018 (Part 3) to ensure that stormwater does not adversely affect any building, adjoining property or public road.
- 3.7. Appropriate measures must be undertaken to minimise water quality impacts during works on or near the riverbed.
- 3.8. Stormwater runoff from the subject land (including the adjoining Crown land reserve) shall be managed to ensure discharge of water does not cause flooding or erosion and is of the same or better quality as the receiving waters in accordance with clause 3.3.6 of the Murray lands and Riverland Landscape Board's *Water Affecting Activities Control Policy*.
- 3.9. The Development may be undertaken in stages, with separate development approvals granted to each stage (**Staged Development**). Unless otherwise agreed by the State Commission Assessment Panel the stages shall comprise the following:
- 3.9.1. Stage One being retrospective and future earthworks and construction of retaining walls (excluding any works requiring building consent) and associated landscaping.
- 3.9.2. Stage Two being construction of retaining walls where those works require building consent.
- 3.9.3. Stage Three being the proposed division of one (1) allotment into three (3) allotments with associated common property.
- 3.10. The approved landscaping plan shall be implemented in stages (**Staged Landscaping**):
- 3.10.1. Stage One, being the works depicted on Sheet SK02 and SK03 of the Landscaping Plans, will be undertaken by 31 December 2025;
- 3.10.2. Stage Two, being the works depicted on Sheet SK04 of the Landscaping Plans, will be undertaken by 31 December 2026; and
- 3.10.3. Stage Three, being the works depicted on Sheet SK05 of the Landscaping Plans, will be undertaken by 31 December 2027.
4. Development Approval is granted to Stage One of the Staged Development.

There are no orders as to costs.



DEPUTY REGISTRAR

MURRAY RIVER

S424

D51671

PIECES 1* & 2* COMPRISE
A SINGLE ALLOTMENT

D34216



PROPOSED COMMUNITY DIVISION

Council: RENMARK PARINGA

DEV. No.:

TITLE SYSTEM: REAL PROPERTY ACT

TITLE REFERENCE: CT 5899/379

TOTAL AREA: N/A

MAP REFERENCE: 7029/18/M

HUNDRED: PARINGA

AREA: PARINGA

ALLOTMENT 53 IN D61221 10 PANORAMA COURT

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS
AND AMENDMENTS

THE COMMON PROPERTY IS DESIGNATED (C1) & (C2)
FOR LAND INFORMATION PURPOSES ONLY AND DOES
NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON
PROPERTY.

SITE IS VACANT.

PORTION OF PROPOSED LOT 4 MARKED 'A' IS TO BE
SUBJECT TO A FREE AND UNRESTRICTED ROW
APPURTENANT TO LOT 3.

PORTION OF PROPOSED LOT 3 MARKED 'B' IS TO BE
SUBJECT TO A FREE AND UNRESTRICTED ROW
APPURTENANT TO LOT 4.

PIECES SCHEDULE

ONE LOT COMPRISES	TOTAL AREA
1* & 2*	5448m ²



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a 78 Goodwood Road
Wayville SA 5034
e info@pyperleaker.com.au

PANORAMA
COURT

ENLARGEMENT
NOT TO SCALE

Environment, Resources
and Development Court

E.R.D.C. No: 116/20/04/24
AMENDED PLAN
07/2023 - AS PER COUNCIL RFI

EXHIBIT No: A

NOTE:
THIS PLAN WAS PREPARED AS A PROPOSED SUBDIVISION AND SHOULD
NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS SHOWN
HEREON ARE SUBJECT TO SURVEY AND THE REQUIREMENTS OF
COUNCIL AND OTHER RELEVANT AUTHORITIES.
NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN
FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN
INTEGRAL PART OF THE PLAN.

SCALE 1:800 (A3) REVISION: A

DATA SUBJECT TO SURVEY

DATE: 04/10/2023 BP REF 12887

PANORAMA COURT LANDSCAPE RESTORATION

22117

10 Panorama Court PARINGA SA 5340

DRAWING LIST

SK100	LANDSCAPE NOTES AND METHODOLOGY
SK101	LANDSCAPE MASTERPLAN
SK102	STAGE 1 LANDSCAPE (SHEET 1 OF 2)
SK103	STAGE 1 LANDSCAPE (SHEET 2 OF 2)
SK104	STAGE 2 LANDSCAPE
SK105	STAGE 3 LANDSCAPE
SK106	LANDSCAPE SECTIONS

STANDARDS

The contract requires compliance with all relevant standards, codes including the Building Code of Australia (and SA variations) and Australian Standards as specified. The editions current as at the closing date for tenders shall be treated as contract documents. All work shall be executed by appropriately qualified trades people. Subcontractors shall be licensed for their respective trades and have current licences, permits and approvals as required by law. The successful contractor must be AS 4301 compliant at the time of tender and time of commencement of works. The contractor is to provide suitable documentation as part of tender which will be included as part of the contract.

REFERENCED DOCUMENTS

The following standards are referred to in this project specification

• AS 2057	(11/00)	Chemical treatment of soils
• AS 3793	(2007)	Guidelines on roadworks for commercial and residential developments
• AS 4419	(2003)	Soils for landscaping and garden use
• AS 4454	(2012)	Composts, soil conditioners and mulches
• AS 4912	(2009)	Protection of trees on development sites

THE FOLLOWING NOTES SHOULD BE READ IN CONJUNCTION WITH ALL OTHER SPECIFICATIONS AND SCHEDULES. WHERE THERE IS A DISCREPANCY, MATSPEC SECTIONS AND THE RELEVANT CURRENT AUSTRALIAN STANDARD WILL TAKE PRECEDENCE. ALL DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT DURING TENDER PERIOD.

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE ARCHITECTURAL DRAWINGS, ARCHITECTURAL SPECIFICATION AND MATERIALS AND FINISHES SCHEDULE AND ALL OTHER INFORMATION PROVIDED BY THE LANDSCAPE ARCHITECT

2. DO NOT SCALE OFF DRAWINGS. CONSULT WITH THE LANDSCAPE ARCHITECT IF ADDITIONAL DIMENSIONS ARE REQUIRED

3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO THE STARTING OF WORKS. COMMENCEMENT OF SHOP DRAWINGS AND MANUFACTURE OF COMPONENTS

4. SITE AND STRUCTURE SET-OUT TO BE TAKEN FROM KNOWN AND APPROVED ALLOTMENT BOUNDARIES AND NOT EXISTING FENCE LINES

5. THE CONTRACTOR IS TO CHECK ALL LEVELS ON SITE PRIOR TO COMMENCING WORKS

6. SETTING OUT OF THE WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR

7. THE WORKS SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL REGULATIONS, CODES AND STANDARDS AND COMPLY WITH RELEVANT AUTHORITY REQUIREMENTS AND STATE CODES

8. ALL MATERIALS AND SELECTIONS ARE TO BE HANDLED, STORED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND RELEVANT AUSTRALIAN STANDARD

9. SET-OUT OF PAVING, GARDEN BEDS AND EDGING TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE

10. REFER TO STRUCTURAL AND CIVIL ENGINEER'S WORKING DRAWINGS, SPECIFICATIONS AND NOTES FOR ALL WORKS. MATERIALS AND INSTALLATION OF CONCRETE COMPONENTS CONFORM REQUIRED FINISH TO CONCRETE SURFACES WITH ARCHITECT PRIOR TO INSTALLATION

SITE INVESTIGATION

ONAL BEFORE YOU DIG

All on-site contractors must have appropriate Data Before You Dig information available and available for on the spot inspections by Council Officers. Failure to do so may result in works being halted until such information can be provided.

NOTICE

If the following are encountered, give notice immediately and obtain instructions before carrying out any further work in the affected area:

- Bad ground
- Discrepancies
- Risk
- Sprays
- Archaeological matter

SITE PREPARATION:

Allow to trim and level finished grade to provide an even grade and profile suitable for paving, edging, landscaping and planting bed preparation. Allow to regrade to remove erosion areas, rills, tyre tracks, holes and the like. Remove from site all vegetation, bitumen and any other existing surface material resulting from clearing. Remove from site all excavated spoil material not required for the works. Remove all pavement materials below areas to be planted.

WEED GRADUATION

Regularly remove, by hand, rubbish and weed growth throughout graded, planted and mulched areas. Continue weed removal throughout the course of the works.

VEGETATIVE SPOIL

Remove all vegetative spoil from site. Do not burn.

GYPSUM

For heavy clay soils, broadcast Gypsum at 50kg/100sqm over the area before soil preparation starts, allowing it to be thoroughly incorporated by following working

PLANTING BEDS

Prepare planting bed areas to finish 75mm below final ground level (unless otherwise noted).

Services and roots. Do not disturb services or tree roots. If necessary cultivate these areas by hand

CULTIVATION

Thoroughly mix materials required to be incorporated into the soil. Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25 mm, clots of earth exceeding 50 mm, and weeds. Rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.

TOPSOIL DEPIITS

Spread site topsoil to the following typical depth (unless otherwise noted):

Planting beds: minimum 300mm for all planting beds at ground level. A minimum of 300mm depth imported topsoil to be placed above any site remediated soil (unless agreed with landscape architect to ameliorate site soil during tender period)

Grassed areas: min 200mm

PLANTING MULCH:

GENERALLY

Use mulch to AS 4454 which is free of deleterious and extraneous matter such as soil, weeds, sticks, stones, plastic or waste material

PLACING MULCH:

Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread mulch so that after settling, or after rolling, it is

- smooth and evenly graded between design surface levels.

- flush with adjacent finished levels;

- of the required depths; and

- sloped towards the base of plant stems in plantation beds, but not in contact with the stem (not closer than 50 mm in the case of gravel mulches)

MULCH SCHEDULE (unless otherwise scheduled)

Type: Fine mulch

Description: Coarse graded pine bark

Depth: 75mm

PLANTING CONDITIONS:

Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

PLANTINGS (SHRUBS) AND GROUND COVERS:

Excavate planting hole twice the diameter of the plant root ball and at least 100 mm deeper than the root ball. Break up the base of the hole to a further depth of 100 mm, and loosen compacted sides of the hole to prevent confinement of root growth.

Watering: Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress

- Placing: When the hole is of correct size, and not before, remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the centre of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.

- Fertilizing: In planting beds and individual plantings, place fertilizer pellets around the plants at the time of planting, at the rate recommended by the manufacturer.

- Backfilling: Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the root ball, so that the plant stem continues the same height above ground as it was in the container

- Containers: Collect empty plant containers daily during planting operations and remove or store on site for later removal if permitted, but ensure they are not able to be scattered by wind or other causes

PLANT SCHEDULE: Refer Drawings

TREE STAKES AND TIES:

STAKES

Material: Hardwood, straight, free from knots or twists, pointed at one end.

Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system

STAKE SIZES

For trees ≥ 2.5 m high: Five 50 x 50 x 2400 mm stakes per plant.

For trees 1 - 2.5 m high: Three 50 x 50 x 1500 mm stakes per plant.

TIES

General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant. Attach ties loosely.

The ties:

For trees < 2.5 m high: 50 mmessian webbing stapled to the stake

TREE PROTECTION:

NOTE: Existing trees to be retained and protected during construction process. Contractor to undertake necessary measurements to ensure root protection of all existing trees in proximity to new walls. Refer to arborist report.

PROTECTION AND REPAIR

Protection

- Protect from damage the trees to be retained, including those beyond the site area, both above and below ground. Existing trees are to be retained and protected at all times, and no damage to the roots, trunks and branches is to occur.

- Equipment shall be kept clear of trees and hand method of excavation shall be adopted adjacent to trees. The areas within the dip line of trees shall be kept free of all plant, materials and debris. The Contractor is to provide tree protection barriers to trees.

- Before excavation is carried out over the roots of trees to be retained, the Contractor shall obtain a ruling from the Superintendent as to whether the levels in the vicinity of the tree can be adjusted to protect the roots.

Note: no excavation is to be undertaken within the dip line of any existing tree to be retained, without prior approval of the Superintendent.

- The Superintendent has the right to order the Contractor to remove materials, plant and debris from within the tree drip line at any time.

- All cost incurred in connection with protecting trees shall be included in the contract

- Should any trees identified to be retained be removed or damaged by the Contractor during the contract, damages shall be applied and shall be deducted from the contract sum

- The diameter of the trunk shall be measured 100mm above the base of the tree or in the case of a branch, 1000 above the base of the branch.

PLANTS:

GENERALLY: Supply plants which:

- have large healthy root systems, with no evidence of root cut, restriction or damage;

- are true to type;

- have foliage size, texture and colour consistent with that shown in healthy specimens of the species;

- have pests and disease to < 10% of the foliage, such that potential for long term success of the trees is not affected;

- haveback and shrubs are self-supporting / unstaked;

- comply with the recommendations of AS 4373;

- are vigorous, well established trees free from disease and pests; of good form consistent with the species or variety; and

- are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site unless required to be multi-stemmed, are trees with a single leading up shoot

REPLACEMENTS:

Order sufficient quantities to allow for plant failures. Supply plants of the same type, quality and size replace any plants which are damaged whilst being transported to the site or during the work under the Contract, or which fail or are rejected

APPROVAL:

Submit samples of planting (3 of each) for approval prior to delivering batch to site. Trees and plants to be approved by superintendent on site prior to planting

STORAGE:

Deliver plant material to the site on a day required for planting, and plant immediately after delivery. If it is not possible, keep the plants in good condition on the site, adequately protected from wind, sun and vermin by appropriate storage methods. Do not store plants on the site unless authorised.

PLANT CONTAINERS:

Supply plants in weed-free containers of the required size. Where appropriate, to the species, variety, size, and time of year for planting, trees may be supplied as open rooted stock. If it is intended, submit proposal prior to supply.

PLANT MATERIALS REQUIREMENTS

Normated plant heights are indicative only and are subject to variation in accordance with the natural growth habit of each species. Plant heights to be measured from top of rootball to top of foliage.

Supply trees with extension growth consistent with that shown in vigorous specimens of the species. Maximum variation in crown bulk on opposite sides of stem axis: ±20%.

Supply trees which have a defined central leader and exist apical bud

SUBSTITUTIONS:

Make no substitutions without due cause. Should plant material specified be unavailable then the Contractor shall obtain the Superintendent in writing with available substitutions for approval.

LABELLING:

Label at least one plant of each species or variety in a batch with a durable, readable botanical tag

LOCATIONS:

Do not vary the plant locations from those required. If it appears necessary to vary the location and spacing to avoid service lines, or to cover the area uniformly, or for other reasons, apply for direction from the Landscape Architect

GRASS SPECIFICATIONS:

Provide grass which is:

- Uniform in texture, colour and quality

- Free of off types

- High density turf that is thin or has holes in it is unacceptable;

- Free of all weeds including but not limited to: Poa annua, Summergrass (Dactyloctenium aegyptium), Paspalum (Paspalum distachyon), Water couch (Paspalum conjugatum), Hairygrass (Cyperus sp.) and broadleaf weeds.

- Free of persistent nematodes, all diseases and insect pests including scarab beetle larvae.

PREPARATION:

Scarf the area for seeding and provide a fine friable seed bed. Place topsoil before scarfing, if required. Moist the topsoil to full depth before applying the hydroseeded slurry mixture.

WATERING:

Before germination: Water the seeded area with a fine spray until the topsoil is moistened to its full depth. Until germination, keep the surface damp and the topsoil moist but not waterlogged.

After germination: Water to maintain a healthy condition, progressively hardened off to the amount climate conditions.

ESTABLISHMENT:

Maintain mulched areas until there is a dense continuous sward of healthy grass over the whole mulched area, evenly green and of a consistent height. Replace any areas of failed turf with new turf.

LEVELS:

If levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve design levels.

MAINTENANCE:

Start grass maintenance works at the completion of mowing, hydroseeding, and Lifting

Maintain healthy weed-free growth across the site, including the mow heritage, future dwelling sites and leaved areas. Grassed areas established on the dwelling sites must be maintained in good condition until construction is ready to commence

Mow the established turf and remove cuttings. Liftify top dress to a depth of 10 mm. Rub the dressing into the joints and correct any unevenness in the turf surface.

HYDROSEEDING:

1. GENERAL:

This Part specifies the requirements for the supply and application of seed mixture where hydroseeding is specified. The following hydroseeding and direct seed sowing requirements have been adopted from the DIT Master Specification - Hydroseeding and Direct Seeding Part F1F1.5-C6 (September 2024)

2. SUPPLY OF SEED

The Contractor shall use the following seed supplies.

Native Seed

a. The seed must comply with the requirements in the Design Documentation

b. Seed shall be packaged in individual sealed bags for each species. Seed bags shall be marked to show species, weight and provenance

c. The plant materials shall be obtained from local sources, with a general limit of 30 km radius around the project site. The Contractor shall supply written verification of the provenance of all plant materials from the supplier, including map and/or GPS co-ordinates for each species on the Mature Schedule provided by the Principal. Plant materials of other sources may only be used if the Contractor can demonstrate that local provenance material is not available, in which case it shall be from the nearest source practicable. The use of non-local provenance material shall be subject to prior approval on a species-by-species basis.

3. SETTING OUT

a. Prior to commencing hydroseeding and direct seeding works on Site, the Contractor must set out the location of the hydroseeded and direct seeded areas in accordance with the Design Drawings.

b. Hydroseeded areas shall be set out in accordance with other Service Authority regulation and regulations.

c. The Contractor shall provide notification when setting out has been completed and allow 2 days for inspection of the set out.

4. WEED CONTROL

Before seeding commences, the areas to be seeded shall be eradicated of weeds and any existing non-native vegetation growth. Topsoil build up and topsoil must be removed from the area prior to spraying with a knockdown herbicide (Roundup) incorporating a herbicide marker. Roundup Bactive shall be used around wetlands and waterways. The herbicide shall be used according to the manufacturer's recommended rates and any off-target damage shall be rectified by the Contractor.

5. HYDROSEEDING MIXTURE

General

The mixture shall be prepared by mixing the mulch, seed, fertiliser, pigment and water in the specified proportions. All ingredients shall be thoroughly mixed to form a homogeneous slurry

The mulch shall be a paper/water mulch containing no growth inhibiting substances and shall be manufactured in such a manner that, when thoroughly mixed with seed and fertiliser in the specified proportions, it forms a homogeneous slurry capable of being sprayed through a hand held nozzle. The mix shall contain a green biodegradable, non-toxic pigment

Fertiliser

Fertiliser shall be complete organic liquid applied in accordance with the manufacturer's instructions and recommended rates

6. METHOD OF SEEDBED PREPARATION AND SEED SOWING

The Contractor shall nominate the seedbed preparation and seed sowing method. The Contractor shall undertake an assessment and recommend the preferred method for the project.

a. Seed must be uniformly sown over all areas to be planted using the rate seed mixes and quantities specified in the design documentation.

b. Soil additives must be applied in accordance with the soil testing report

c. The methods shall allow for seed sowing to be undertaken a minimum of 10 days after weed control spraying and ground preparation.

d. Hydroseeding mix shall be applied using mobile plant with tank(s) having a built-in continuous agitator and recirculation system of sufficient operating capacity to produce and maintain a homogeneous mix. The discharge system shall be capable of being sprayed through a hand held nozzle and uniformly

e. In the event that the seed mix is not sown in accordance with this Specification, the seed shall be re-sown. If sowing operations with accurate seed have been completed, replacement shall be carried out by spraying out the germinating seedlings with Roundup or equivalent (Roundup Bactive shall be used around wetlands and waterways), cultivating the soil and sowing the correct seed.

f. The Contractor must ensure an even distribution of seed and mulch over the whole of the seeded area is achieved by correct application of the prescribed method in accordance with this section

g. The Contractor must ensure germination of seed is achieved over the whole seeded area

h. Dry land grass areas must be kept green and actively growing until continuous healthy grass cover is achieved. Then the watering program must be adjusted gradually until the grass is hardened off to natural climatic conditions.

HYDROSEEDING (Continued):

7. PRACTICAL COMPLETION

Practical Completion means that an even distribution of seed and mulch over the whole of the seeded area is achieved by correct application of the prescribed method. The Contractor shall ensure areas which have not been evenly seeded have achieved poor germination.

IRRIGATION:

GENERAL:

A design consult package shall be provided by the contractor for the design, supply and installation of the permanent, fully automatic irrigation system, with manual override, to water landscape planting areas nominated on the plans. Contractor to allow for all outstanding items, parts and labor necessary to provide the required operational system to all planting and grass areas. The installed irrigation system shall be compatible to the type and extent of plant material and grass, the appropriate rates of water required and, where appropriate, adjustable and fully serviceable. The contractor to liaise with the client to confirm the type of irrigation system and materials to be used

The irrigation system shall incorporate the following or similar

- Automatic timer / controller as applicable to each water supply point and all associated valves and fittings
- Spray jets and / or drip irrigation to planting areas and all associated fittings.
- Supply and installation of irrigation pop-up type fitting to grass areas and hydroseeded areas.
- Supply and installation of all pipes and fittings beyond the water supply points.

The layout of the entire system to ensure that each individual external plant and grass areas receive the required amount of water and avoids shading of plant by surrounding plant material to maintain healthy and vigorous growth. Generally jet selection shall be determined on the basis that a minimum of 40% of each mature plant's root zone will be covered

The irrigation system should be designed, supplied and installed by an experienced specialist irrigation sub-contractor, nominated by the contractor and approved by the superintendent. They will be required to prepare detailed irrigation plans and specification for approval by the superintendent prior to commencing work. The plans must be prepared within 28 days of the contract being let to show the comprehensive irrigation system as specified, including detailed locations of all emitters as required under paved surfaces throughout the site. The information must be suitable to permit the location and installation of such conduits during hardscaping works preparation.

The contractor will coordinate the irrigation installation to the superintendent's approval. Ensure completion of the irrigation system before the commencement of any other landscaping works, to provide area daily available supply of water to planting areas

Contractor to allow for water connections, isolation valves, backflow prevention, control under paving and power to irrigation controller. Where existing services are present, allow to coordinate with the superintendant prior to works

MAINTENANCE:

Dry land grass areas must be kept green and actively growing until continuous healthy grass cover is achieved, then the watering program must be adjusted gradually until the grass is hardened off to natural climatic conditions

All leaved areas, including those on the over heritage, future dwelling

INSPECTION:

GENERALLY

Refer to Witness Points in all the attached schedules. SCHEDULE OF MATERIALS, SHOP DRAWINGS, SUBMISSIONS, NOTES AND CERTIFICATES

In general, give sufficient notice so that inspection may be made of the following

- Shop drawings
- Samples and prototypes provided.
- Demolition and clearing completed
- Earthworks undertaken
- Sub-grades cultivated and/or prepared prior to placing topsoil
- Rocks to garden beds
- Setting out of all footings
- Preparation of paving materials and footings
- Delivery of materials to site
- Plants in history
- Plants (including trees) on site prior to installation
- Setting out edging and pavements
- Grass bed prepared prior to laying or seeding
- Grass seeding completed
- Sample panels of all pavement types and edging
- Paving, trim, fixtures and furniture all completed
- Upon Practical Completion
- Upon completion of Defects Liability work

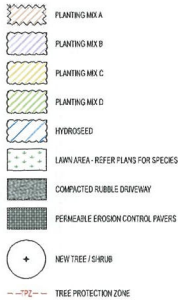
Minimum notice required: Shall be forty eight (48) hours



LANDSCAPE MASTERPLAN

PANORAMA COURT - PARINGA

LEGEND



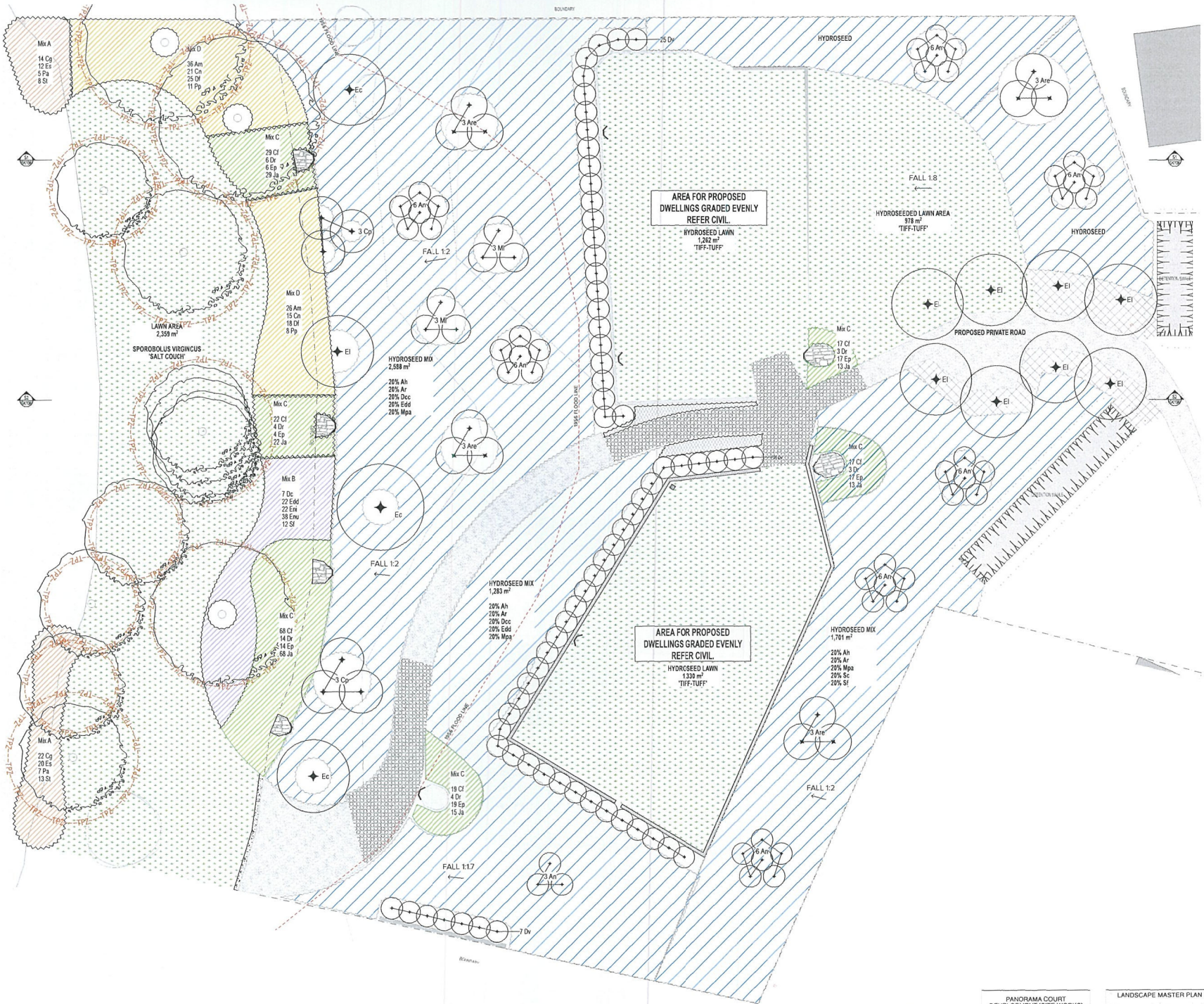
PLANTING SCHEDULE

Code	Botanical Name	Common Name	Spacing
PLANTING MIX A RIPARIAN			
Cg	Cyperus gymnocarpus	Spry Flat-Sedge	1200mm
Es	Eleocharis sphacelata	Tall Spike-Rush	1500mm
Pa	Phragmites australis	Common Reed	2500mm
Sl	Schoenoplectus tabernaemontani	Soft Slim Bulrush	1500mm
PLANTING MIX B GRASSLAND			
Dc	Diophya crassifolium ssp. clavellatum	Round-Leaf Pigface	1500mm
Erd	Enneapogon divaricata ssp. divaricata	Spreading Emu Bush	1000mm
Eni	Enneapogon nigricans	Black Head Grass	1000mm
Enu	Enaxia nutans	Nodding Saltbush	1200mm
St	Stemodia florulenta	Blue Rod	1200mm
PLANTING MIX C SWALE			
Cl	Cotoneaster racemiflorus	Murray Lily	1000mm
Dm	Dianella revoluta	Black Anther Flax-Lily	2000mm
Ep	Eleocharis pallens	Pale Spike-Sedge	1000mm
Ja	Juncus andicola	Inland Rush	1000mm
PLANTING MIX D WOODLAND			
Cn	Chenopodium nitrosum	Nitre Goosefoot	2000mm
En	Enchlyastura tomentosa var. tomentosa	Ruby Saltbush	500mm
St	Stemodia florulenta	Blurred	800mm
Tr	Tricentron racemosum	Grey Germander	1200mm
PLANTING MIX E HYDROSEED (EMBANKMENT)			
Ah	Aristida holathera var. holathera	Tall Kerosene Grass	20%
Ar	Atropis rhagodioides	River Saltbush	20%
Dc	Diophya crassifolium subsp. clavellatum	Round-Leaf Pigface	20%
Erd	Enneapogon divaricata ssp. divaricata	Spreading Emu Bush	20%
Mpa	Myoporum parvifolium	Creeping Boobilla	20%

NOTE: Final hydroseed mix to be confirmed by contractor. Should plant material specified be unavailable, then the Contractor shall consult the Superintendent in writing with available substitutions for approval. Any proposed substitutions shall be in accordance with the endemic plant listings document provided by the Landscape Board and in conjunction with seed availability.

TREES / LARGE SHRUBS

Are	Acacia refracta	Silver Wattle	As Shown
Ap	Atropis nemoralis	Old-Man Saltbush	As Shown
Cg	Casuarina pauper	Black Oak	As Shown
Dc	Dodonaea viscosa ssp. spatulata	Slicky Hop-Bush	As Shown
En	Eucalyptus camaldulensis var. camaldulensis	River Red Gum	As Shown
Ei	Eucalyptus longiflorus	River Box	As Shown
Me	Melaleuca lanceolata	Dryland Tea-Tree	As Shown



1 PROPOSED LANDSCAPE PLAN
Scale 1:500

Scale 1:500

STAGE 1
RIVERBANK REJUVENATION + EMBANKMENT WORKS

Stage 1 works focus on restoring the river frontage, crown land and embankment. Installation of lawn and hydroseeding on the embankment will provide stabilisation, prevent further erosion and mitigate the current dust issues.

Irrigation will be provided to the entire site as plants and lawn establish. Irrigation will also be used during dry periods to assist in mitigating dust.

LEGEND

- PLANTING MIX A
- PLANTING MIX B
- PLANTING MIX C
- PLANTING MIX D
- HYDROSEED
- LAWN AREA - REFER PLANS FOR SPECIES
- COMPACTED RUBBLE DRIVEWAY
- PERMEABLE EROSION CONTROL PAVES
- NEW TREE / SHRUB
- TREE PROTECTION ZONE

PLANTING SCHEDULE

Code	Botanical Name	Common Name	Spacing
PLANTING MIX A (RIPARIAN)			
Cg	<i>Cyperus gymnocarpus</i>	Spry Flat-Sedge	1200mm
Es	<i>Eleocharis sphacelata</i>	Tall Spike-Rush	1500mm
Pa	<i>Phragmites australis</i>	Common Reed	2500mm
St	<i>Schoenoplectus laubmoontianus</i>	Soft Stem Bulrush	1500mm

PLANTING MIX B (GRASSLAND)			
Dc	<i>Drosera ciliaris</i> ssp. <i>clavellatum</i>	Round-Leaf Pigface	1500mm
Edd	<i>Eremophila divaricata</i> ssp. <i>divaricata</i>	Spreading Emu Bush	1000mm
Eni	<i>Eriosepogon nigricans</i>	Black Head Grass	1000mm
Enu	<i>Enhalus nutans</i>	Hodding Saltbush	1200mm
St	<i>Stemodia floridula</i>	Blue Rod	1200mm

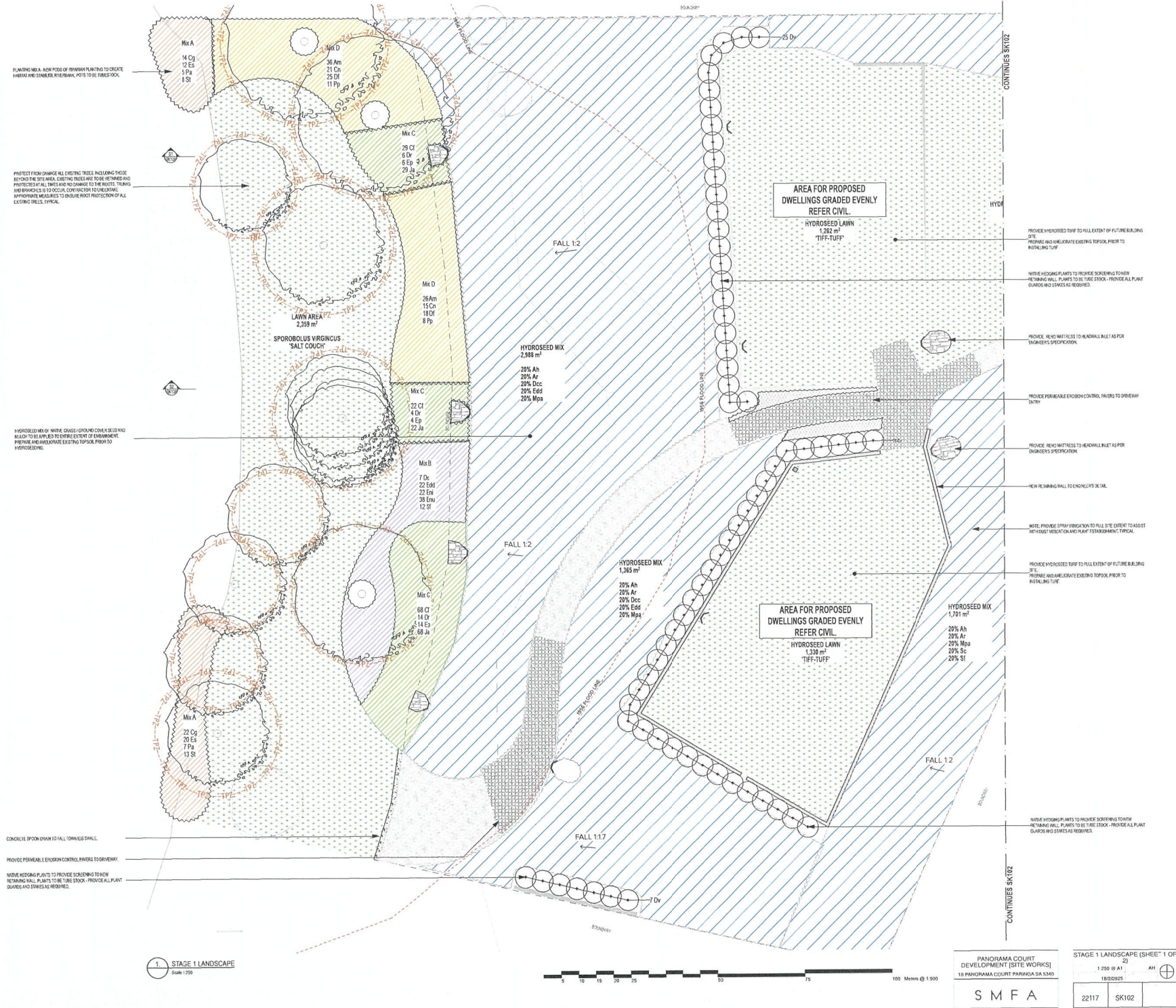
PLANTING MIX C (SWALE)			
Cl	<i>Citrus flaccidum</i>	Murray Lily	1000mm
Dr	<i>Dianella revoluta</i>	Black Anther Flax-Lily	2000mm
Ep	<i>Eleocharis pallens</i>	Pale Spike-Sedge	1000mm
Ja	<i>Juncus andicola</i>	Inland Rush	1000mm

PLANTING MIX D (WOODLAND)			
Cn	<i>Chenopodium melanocaulum</i>	Wire Goodenough	2000mm
Ed	<i>Encalypta tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush	500mm
St	<i>Stemodia floridula</i>	Blurred	800mm
Tr	<i>Tricoryn racemosa</i>	Grey Germander	1200mm

PLANTING MIX E (HYDROSEED EMBANKMENT)			
Ah	<i>Arctostaphylos holathera</i> var. <i>holathera</i>	Tall Karoo Grass	20%
Ar	<i>Atropis thymoides</i>	River Saltbush	20%
Dc	<i>Drosera ciliaris</i> ssp. <i>clavellatum</i>	Round-Leaf Pigface	20%
Edd	<i>Eremophila divaricata</i> ssp. <i>divaricata</i>	Spreading Emu Bush	20%
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobialla	20%

NOTE: Final hydroseed mix to be confirmed by contractor. Should plant material specified be unavailable, then the Contractor shall inform the Superintendent in writing with available substitutions for approval. Any proposed substitutions shall be in accordance with the endemic plant listings document provided by the Landscape Board and in conjunction with seed availability.

TREES / LARGE SHRUBS			
Ae	<i>Acacia retinoides</i>	Silver Wattle	As Shown
An	<i>Atropis thymoides</i>	Old-Man Saltbush	As Shown
Cp	<i>Cassinia pauciflora</i>	Black Oak	As Shown
Dv	<i>Dodonaea viscosa</i> ssp. <i>spatulata</i>	Sticky Hop-Bush	As Shown
Ec	<i>Encalypta tomentosa</i> var. <i>tomentosa</i>	River Red Gum	As Shown
El	<i>Encalypta longiflora</i>	River Box	As Shown
MI	<i>Metelica lanceolata</i>	Dryland Tea-Tree	As Shown



STAGE 1

INITIAL SITE REJUVENATION WORKS

Stage 1 works focus on restoring the river frontage, crown land and embankment. Installation of lawn and hydroseeding on the embankment will provide stabilisation, prevent further erosion and mitigate the current dust issues.

Irrigation will be provided to the entire site as plants and lawn establish. Irrigation will also be used during dry periods to assist in mitigating dust.

LEGEND



PLANTING SCHEDULE

Code	Botanical Name	Common Name	Spacing
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PLANTING MIX A | RIPARIAN

Cg	Cyperus gymnocladus	Spry Flat-Sedge	1200mm
Es	Eleocharis sphacelata	Tall Spike-Rush	1500mm
Pa	Phragmites australis	Common Reed	2500mm
SI	Schoenoplectus tabernaemontani	Soft Stem Bulrush	1500mm

PLANTING MIX B | GRASSLAND

Dc	Diophyma crassifolium ssp. clavellatum	Round-Leaf Pigface	1500mm
Erd	Eremophila divaricata ssp. divaricata	Spreading Emu Bush	1000mm
Eni	Eriosepogon nigricans	Black Head Grass	1000mm
Enu	Einadia nutans	Nodding Saltbush	1200mm
SI	Stemodia floribunda	Blue Rod	1200mm

PLANTING MIX C | SWALE

CI	Cenchrus fraccodum	Murray Lily	1000mm
Dr	Dianella revoluta	Black Anther Flax-Lily	2000mm
Ep	Eleocharis pallens	Pale Spike-Sedge	1000mm
Ja	Juncus andicola	Inland Rush	1000mm

PLANTING MIX D | WOODLAND

Cn	Chenopodium nitarsicum	Nitre Goosefoot	2000mm
Er	Erchylasma tomentosa var. tomentosa	Ruby Saltbush	500mm
SI	Stemodia floribunda	Bluerod	800mm
Tr	Tricoum racemicosum	Grey Germander	1200mm

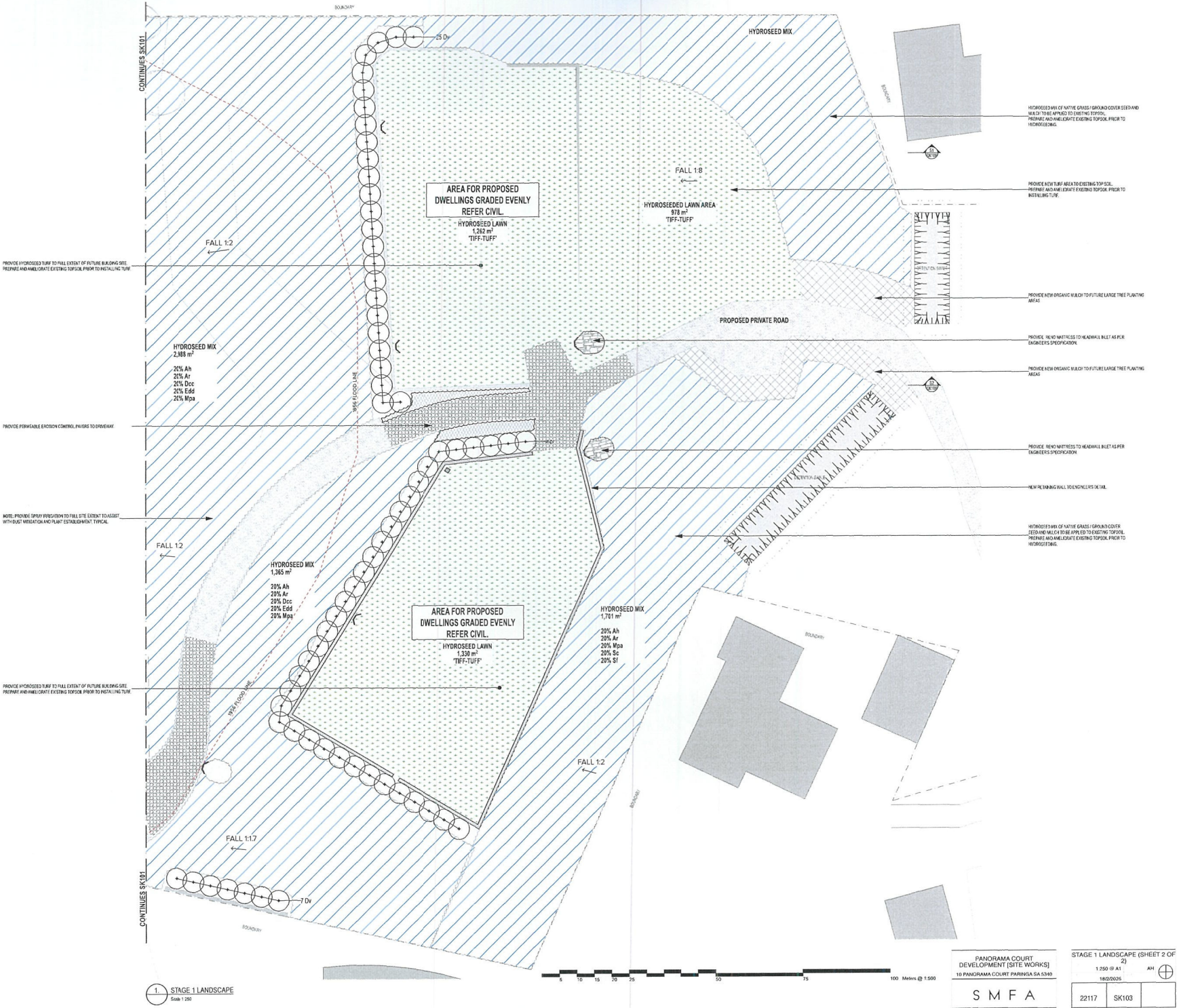
PLANTING MIX E | HYDROSEED (EMBANKMENT)

Ah	Arctostaphylos holathera var. holathera	Tall Kerosene Grass	20%
Ar	Atriplex rhagodioides	River Saltbush	20%
Dc	Diophyma crassifolium subsp. clavellatum	Round-Leaf Pigface	20%
Erd	Eremophila divaricata ssp. divaricata	Spreading Emu Bush	20%
Mpa	Myoporum parvifolium	Creeeping Bookbilla	20%

NOTE: Final hydroseed mix to be confirmed by contractor. Should plant material specified be unavailable, then the Contractor shall inform the Superintendent in writing with available substitutions for approval. Any proposed substitutions shall be in accordance with the endemic plant listings document provided by the Landscape Board and in conjunction with seed availability.

TREES / LARGE SHRUBS

Ave	Acacia retinodes	Silver Wattle	As Shown
An	Atriplex nummularia	Old-Man Saltbush	As Shown
Ca	Casuarina pauper	Black Oak	As Shown
Dc	Dodonaea viscosa ssp. spinulata	Sticky Hop-Bush	As Shown
Ev	Eucalyptus camaldulensis var. camaldulensis	River Red Gum	As Shown
El	Eucalyptus longiformis	River Box	As Shown
MI	Melaleuca lanceolata	Dryland Tea-Tree	As Shown



STAGE 2
LARGER SHRUB PLANTING

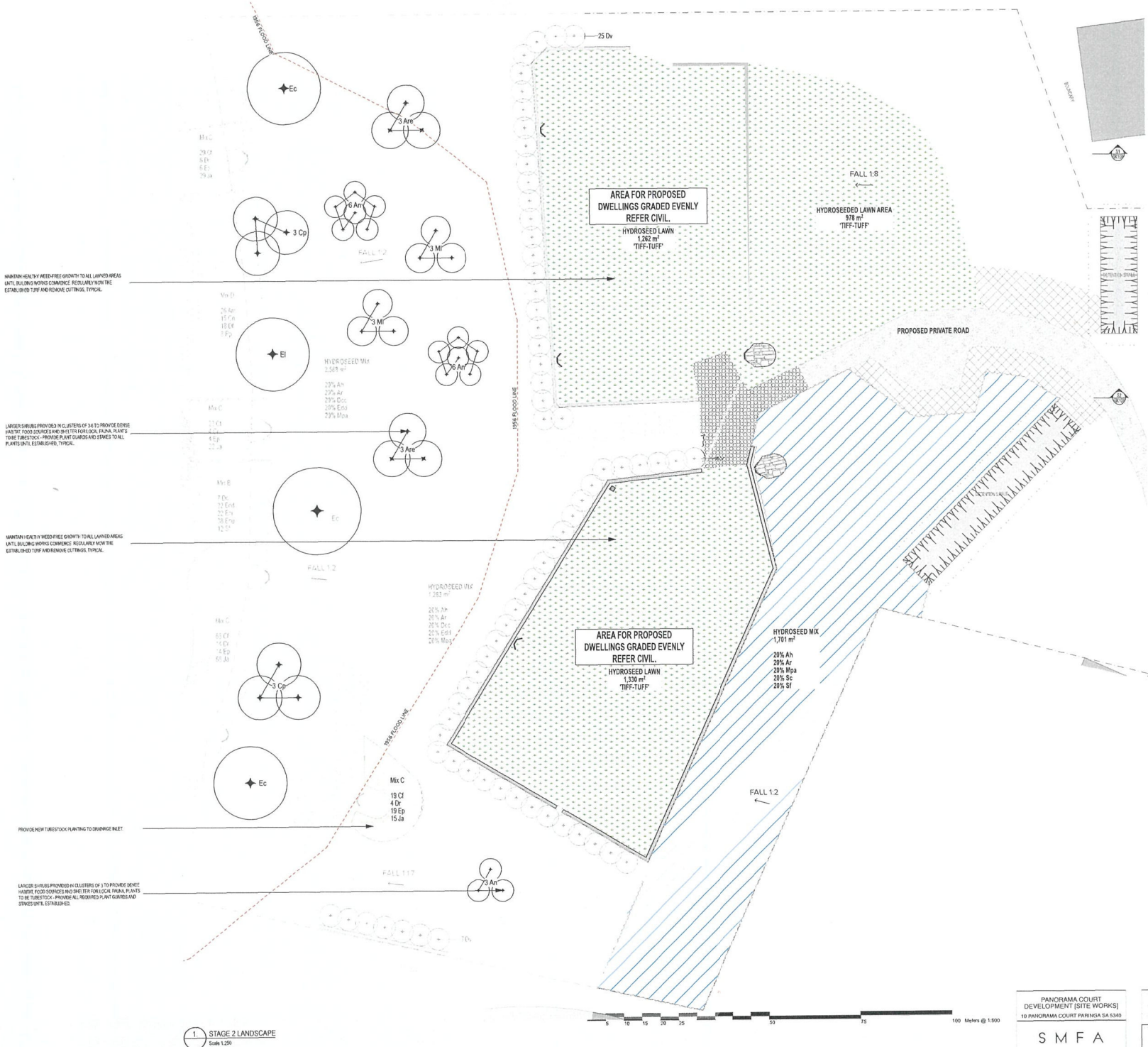
Stage 2 focuses on providing larger shrubs and mass planting to the embankment. Larger shrubs and trees are provided in clusters of 3-6 to provide dense habitat, shelter and food sources for local fauna.

Irrigation will continue to be utilised as plants establish.

LEGEND

- PLANTING MIX A
- PLANTING MIX B
- PLANTING MIX C
- PLANTING MIX D
- HYDROSEED
- LAWN AREA - REFER PLANS FOR SPECIES
- COMPACTED RUBBLE DRIVEWAY
- PERMEABLE EROSION CONTROL PIVERS
- NEW TREE / SHRUB
- TREE PROTECTION ZONE

PLANTING SCHEDULE			
Code	Botanical Name	Common Name	Spacing
PLANTING MIX A RIPARIAN			
Cg	<i>Cyperus gymnocarpoides</i>	Spry Flat-Sedge	1200mm
Es	<i>Eleocharis aphacolepis</i>	Tall Spike-Rush	1500mm
Pa	<i>Phragmites australis</i>	Common Reed	2000mm
Sl	<i>Schoenoplectus lachnoides</i>	Soft Stem Bulrush	1500mm
PLANTING MIX B GRASSLAND			
Dc	<i>Drosera rotundifolia</i> ssp. <i>clavellatum</i>	Round-Leaf Pigface	1500mm
Edd	<i>Eriophora divaricata</i> ssp. <i>divaricata</i>	Spreading Emu Bush	1000mm
Eh	<i>Eriophora rigida</i>	Black Head Grass	1000mm
Eru	<i>Eriophora rufifolia</i>	Nodding Saltbush	1200mm
Sl	<i>Sclerolaena rosea</i>	Blue Rod	1200mm
PLANTING MIX C SWALE			
Cl	<i>Cirsium flaccidum</i>	Murray Lily	1800mm
Dr	<i>Dianella revoluta</i>	Black Anther Flax-Lily	2000mm
Ep	<i>Eleocharis pallens</i>	Pale Spike-Sedge	1800mm
Ja	<i>Juncus andicola</i>	Inland Rush	1800mm
PLANTING MIX D WOODLAND			
Cn	<i>Chenopodium muricatum</i>	Nine Goosefoot	2000mm
ER	<i>Encyphaea tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush	500mm
Sl	<i>Sclerolaena rosea</i>	Blue Rod	800mm
Tr	<i>Tricoma racemosa</i>	Grey Germander	1200mm
PLANTING MIX E HYDROSEED (EMBANKMENT)			
Ah	<i>Artichoke holotheca</i> var. <i>holotheca</i>	Tall Karooene Grass	22%
Ar	<i>Atropis rhagodioides</i>	River Saltbush	22%
Dcc	<i>Drosera rotundifolia</i> ssp. <i>clavellatum</i>	Round-Leaf Pigface	22%
Edd	<i>Eriophora divaricata</i> ssp. <i>divaricata</i>	Spreading Emu Bush	22%
Mpa	<i>Myoporum parvifolium</i>	Creeping Boobialla	22%
TREES / LARGE SHRUBS			
Arc	<i>Acacia retinodes</i>	Silver Wattle	As Shown
An	<i>Allocasuarina verticillata</i>	Old-Man Saltbush	As Shown
Cp	<i>Cassinia pauciflora</i>	Black Oak	As Shown
Dv	<i>Dodonaea viscosa</i> ssp. <i>spatulata</i>	Slicky Hop-Bush	As Shown
Ec	<i>Eucalyptus camaldulensis</i> var. <i>camaldulensis</i>	River Red Gum	As Shown
El	<i>Eucalyptus largiflorens</i>	River Box	As Shown
MI	<i>Melaleuca lanceolata</i>	Dryland Tea-Tree	As Shown

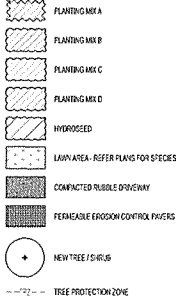


STAGE 3
LARGER SHRUBS AND TREES

The final stage of landscape works will see the installation of larger trees and shrubs to the remainder of the site.

Shrubs planted in groups of 3-6 will create a source of habitat, food and shelter for native fauna.

LEGEND



PLANTING SCHEDULE

Code	Botanical Name	Common Name	Spacing
PLANTING MIX A RIPARIAN			
Cg	Cyperus gymnocaulis	Spring Flat-Sedge	1200mm
Es	Eleocharis sphacelata	Tall Spike-Rush	1500mm
Pa	Phragmites australis	Common Reed	2500mm
Sl	Scheuchzeria palustris	Soft Stem Bulrush	1500mm
PLANTING MIX B GRASSLAND			
Dc	Digitaria crassifolia ssp. clavatum	Round-Leaf Pigface	1500mm
Edi	Erigeron divaricatus ssp. divaricatus	Spreading Emu Bush	1000mm
Ev	Erigeron vagans	Black Head Grass	1000mm
En	Enicostema	Nodding Saltbush	1200mm
St	Stemodia floribunda	Blue Rod	1200mm
PLANTING MIX C SWALE			
Cl	Conium maculatum	Monardella Lily	1000mm
Dr	Dianthus barbatus	Black Anther Flax Lily	2000mm
Sp	Eleocharis pycnostachya	Pale Spike-Sedge	1000mm
Ja	Juncus andicola	Inland Rush	1000mm
PLANTING MIX D WOODLAND			
On	Ononis spinosa	Nine Gonies	2000mm
Er	Erigeron divaricatus ssp. divaricatus	Ruby Saltbush	500mm
St	Stemodia floribunda	Blue Rod	800mm
Tr	Trifolium repens	Grey Centaury	1200mm
PLANTING MIX E HYDROSEED (EMBANKMENT)			
Ah	Antennaria dioica ssp. dioica	Tall Kerosene Grass	20%
Ar	Atriplex rhagodioides	River Saltbush	20%
Dc	Digitaria crassifolia ssp. clavatum	Round-Leaf Pigface	20%
Edi	Erigeron divaricatus ssp. divaricatus	Spreading Emu Bush	20%
Mpa	Myoporum parvifolium	Creeper Boobilla	20%

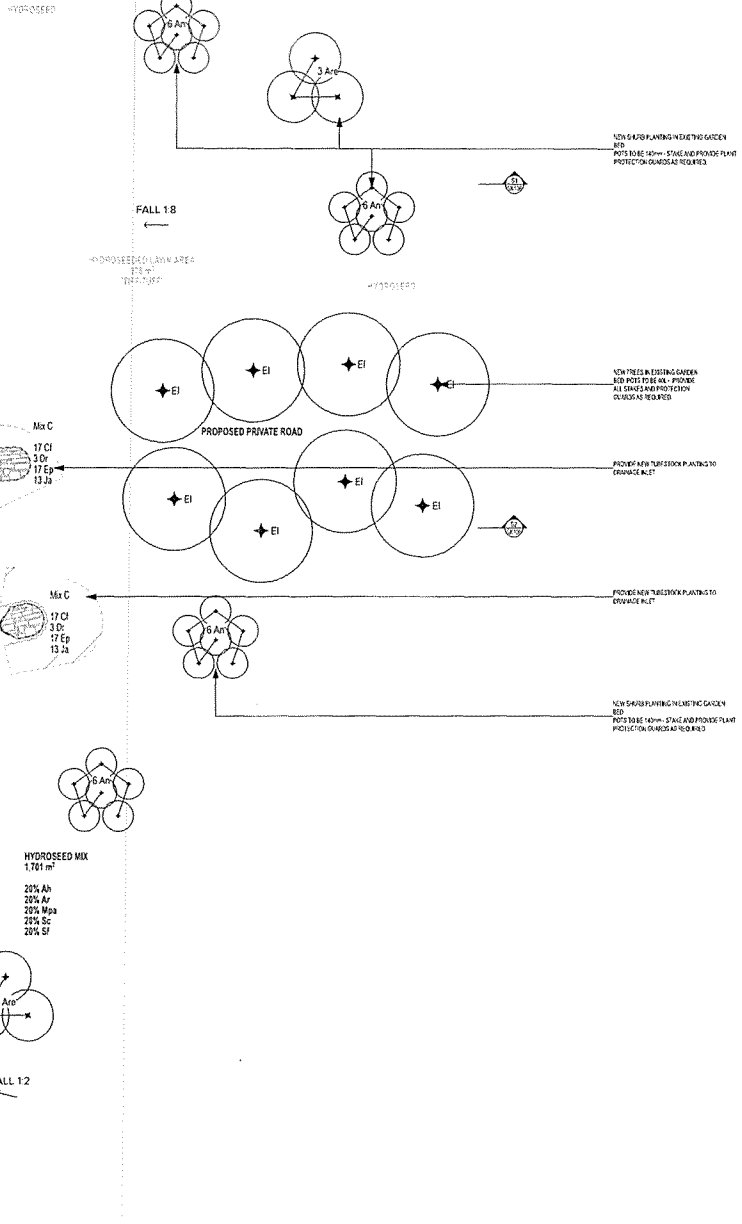
NOTE: Final hydroseed mix to be confirmed by contractor. Should plant material specified be unavailable, then the Contractor shall inform the Superintendent in writing with any suitable substitutions for approval. Any proposed substitutions shall be in accordance with the endemic plant listings document provided by the Landscape Board and in conjunction with seed availability.

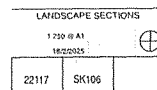
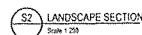
TREES / LARGE SHRUBS

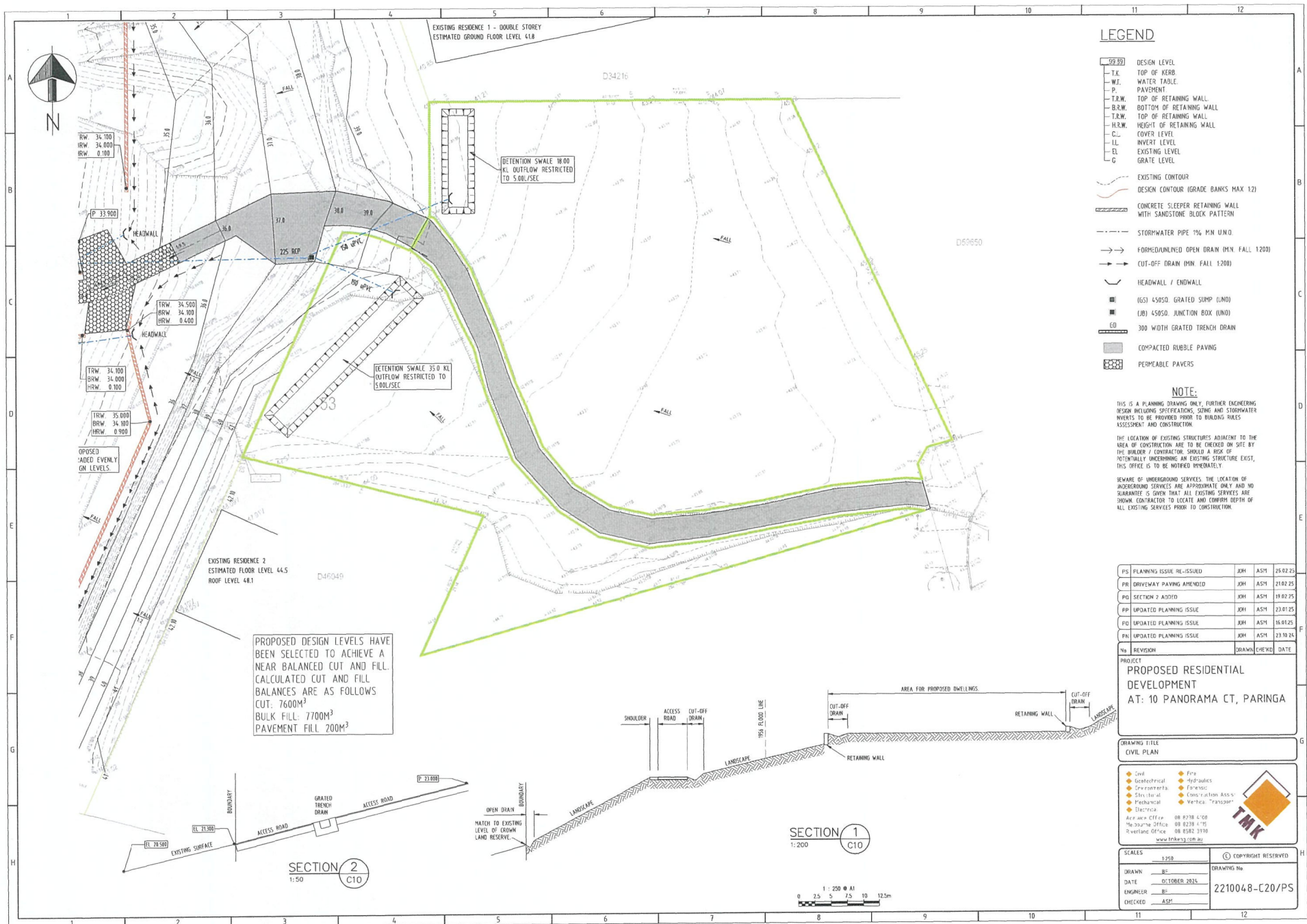
Are	Acacia retinodes	Silver Wattle	As Shown
An	Allocasuarina	Old Man Saltbush	As Shown
Cp	Casuarina pauciflora	Black Oak	As Shown
Dv	Dodonaea viscosa ssp. tomentosa	Sticky Hop-Bush	As Shown
Eu	Eucalyptus camaldulensis var. camaldulensis	River Red Gum	As Shown
El	Eucalyptus laurifolia	River Box	As Shown
MI	Mitrasacme laevis	Dryland Tea-Tree	As Shown

AREA FOR PROPOSED
DWELLINGS GRADED EVENLY
REFER CIVIL

AREA FOR PROPOSED
DWELLINGS GRADED EVENLY
REFER CIVIL







LEGEND

- DESIGN LEVEL
- T.K. TOP OF KERB
- W.T. WATER TABLE
- P. PAVEMENT
- T.R.W. TOP OF RETAINING WALL
- B.R.W. BOTTOM OF RETAINING WALL
- T.R.W. TOP OF RETAINING WALL
- H.R.W. HEIGHT OF RETAINING WALL
- C.L. COVER LEVEL
- I.L. INVERT LEVEL
- E.L. EXISTING LEVEL
- G. GRATE LEVEL
- EXISTING CONTOUR
- DESIGN CONTOUR (GRADE BANKS MAX 1:2)
- CONCRETE SLEEPER RETAINING WALL WITH SANDSTONE BLOCK PATTERN
- STORMWATER PIPE 1% MIN UNO.
- FORMED/UNLINED OPEN DRAIN (MIN. FALL 1:200)
- CUT-OFF DRAIN (MIN. FALL 1:200)
- HEADWALL / ENDWALL
- (GS) 450SD. GRATED SUMP (UND)
- (JB) 450SD. JUNCTION BOX (UND)
- 300 WIDTH GRATED TRENCH DRAIN
- COMPACTED RUBBLE PAVING
- PERMEABLE PAVERS

NOTE:

THIS IS A PLANNING DRAWING ONLY. FURTHER ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SUMP AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO BUILDING RULES ASSESSMENT AND CONSTRUCTION.

THE LOCATION OF EXISTING STRUCTURES ADJACENT TO THE AREA OF CONSTRUCTION ARE TO BE CHECKED ON SITE BY THE BURDER / CONTRACTOR. SHOULD A RISK OF POTENTIALLY UNDERMINING AN EXISTING STRUCTURE EXIST, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY.

BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO LOCATE AND CONFIRM DEPTH OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.

PS	PLANNING ISSUE RE-ISSUED	JOM	ASH	25.02.25
PR	DRIVEWAY PAVING AMENDED	JOM	ASH	21.02.25
PG	SECTION 2 ADDED	JOM	ASH	19.02.25
PP	UPDATED PLANNING ISSUE	JOM	ASH	23.01.25
PD	UPDATED PLANNING ISSUE	JOM	ASH	16.01.25
PN	UPDATED PLANNING ISSUE	JOM	ASH	23.10.24
Re	REVISION	DRAWN	CHECKED	DATE

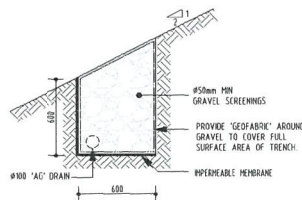
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT: 10 PANORAMA CT, PARINGA

DRAWING TITLE
CIVIL PLAN

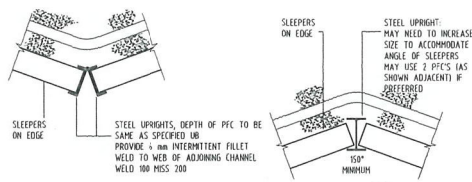
- Land
- Geotechnical
- Environmental
- Electrical
- Fire
- Hydraulics
- Forensic
- Construction Ass-
- Verifica "Passport"
- Electrical

Access Office 08 8738 4700
Headquarter Office 08 8238 4715
Rural Office 08 8238 2916
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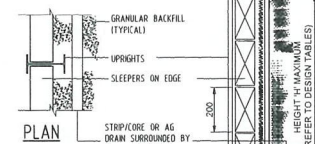
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DRAWN	BE	DRAWING No
DATE	OCTOBER 2025	2210048-C20/PS
ENGINEER	BE	
CHECKED	ASH	



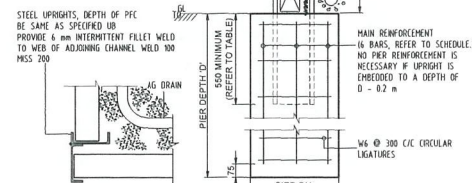
CUT-OFF DRAIN



CORNER DETAILS



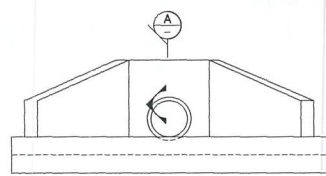
PLAN



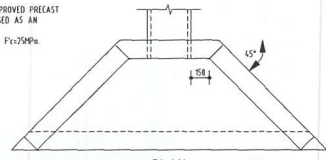
TYPICAL SECTION

WALL CONCRETE SLEEPERS	PER DIMENSION	MAX. P. IN	PER FOOTING	STEEL UPRIGHTS
UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
800	200	2.00	2.00	2.00
1000	200	2.00	2.00	2.00

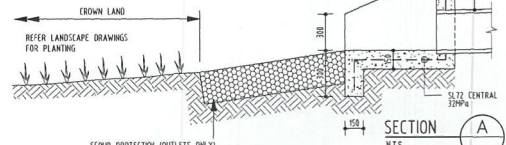
NOTES FOR TABLES:
 -THE DESIGN ASSUMES THAT WALLS OF HEIGHT 15 m OR LESS WOULD RESULT IN MINIMAL DAMAGE AND LOSS OF ACCESS, THAT IS, THEY ARE CLASS A WALLS IN ACCORDANCE WITH AS 4678-2002 EARTH RETAINING STABLE 11, APPENDIX A TABLE A1 AND TABLE A1.1. THE LIVE LOAD SURCHARGE IS 300 kPa FOR WALLS UP TO 15 m HIGH (OR HIGHWAY LOADING) AND 500 kPa FOR WALLS GREATER THAN 15 m IN HEIGHT.
 -CONCRETE EXPOSURE CLASSIFICATION BY GRADE N20 AND MINIMUM COVER TO REINFORCEMENT 30 mm, IN ACCORDANCE WITH AS 3600-2009 CONCRETE STRUCTURES TABLE 4.10.3.3, i.e. INTERSE COMPACTION IN RIGID FORMWORK.
 -REINFORCEMENT IS PLACED AT THE MID-THICKNESS OF WALL, i.e. D = 50 mm FOR 100 mm THICK SLEEPERS.
 -THE MINIMUM RATIO OF DEPTH-TO-DIAMETER FOR THE BORED PIER FOOTINGS IS 2.0.
 -THE BORED PIER CAN BE REINFORCED EITHER BY CONTINUING THE STEEL POST UPRIGHT TO WITHIN 200 mm OF THE BASE OF THE PIER OR BY CASTING THE STEEL POST UPRIGHT TO A DEPTH OF 29 BAR DIAMETERS PLUS 40 mm BELOW THE TOP OF THE PIER AND USING REINFORCING BARS IN THE CONCRETE THROUGHOUT THE DEPTH OF THE PIER. IN THIS CASE THE MAXIMUM REINFORCEMENT RATIO OF 0.005 IN ACCORDANCE WITH AS 2559-2009 PILING - DESIGN AND INSTALLATION. COVER TO PIER FOOTING REINFORCEMENT IS 40 mm. LIGATURES ARE W6 @ 300 mm C/C MAX.



ELEVATION

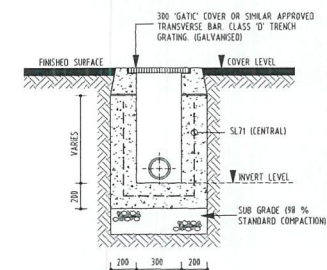


PLAN

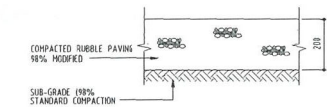


SECTION

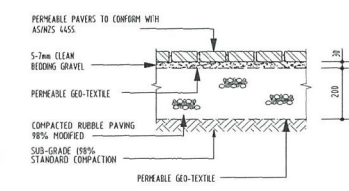
PRE-CAST CONCRETE HEAD WALL AND ROCK MATTRESS



GRATED TRENCH DRAIN



COMPACTED RUBBLE PAVEMENT



PERMEABLE PAVING DETAIL

NOTE:
 THIS IS A PLANNING DRAWING ONLY. FURTHER ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZES AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO BUILDING RULES ASSESSMENT AND CONSTRUCTION.

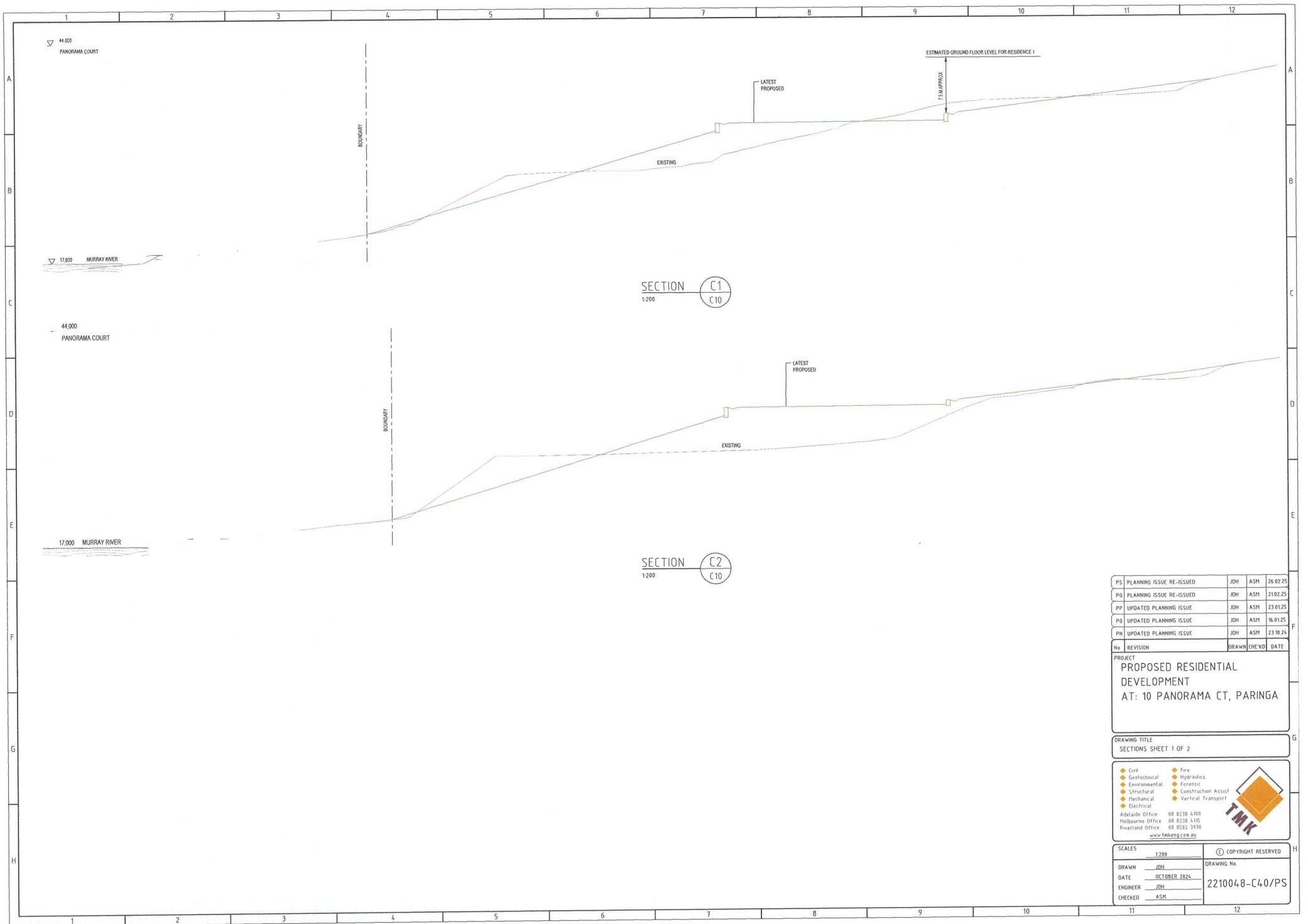
PS	PLANNING ISSUE RE-ISSUED	JDH	ASM	26.02.25
PR	DRIVEWAY PAVEMENT DETAILS AMENDED	JDH	ASM	21.02.25
PD	GRATED TRENCH DRAIN DETAIL ADDED	JDH	ASM	19.02.25
PP	UPDATED PLANNING ISSUE	JDH	ASM	23.01.25
PH	UPDATED PLANNING ISSUE	JDH	ASM	23.10.24
NA	REVISION	DRAWN	CHECKED	DATE

PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT
 AT: 10 PANORAMA CT, PARINGA

DRAWING TITLE
 DETAILS & NOTES

- Civil - Geotechnical - Environmental - Structural - Mechanical - Electrical	- Fire - Hydraulics - Forensic - Construction Assist - Vertical Transport
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SCALES 1:100 DRAWN: ERK DATE: OCTOBER 2024 ENGINEER: ERK CHECKED: ASM	© COPYRIGHT RESERVED DRAWING No. 2210048-C30/PS
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PS	PLANNING ISSUE RE-ISSUED	JDH	ASM	26.02.25
PD	PLANNING ISSUE RE-ISSUED	JDH	ASM	21.02.25
PP	UPDATED PLANNING ISSUE	JDH	ASM	23.01.25
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AT: 10 PANORAMA CT, PARINGA

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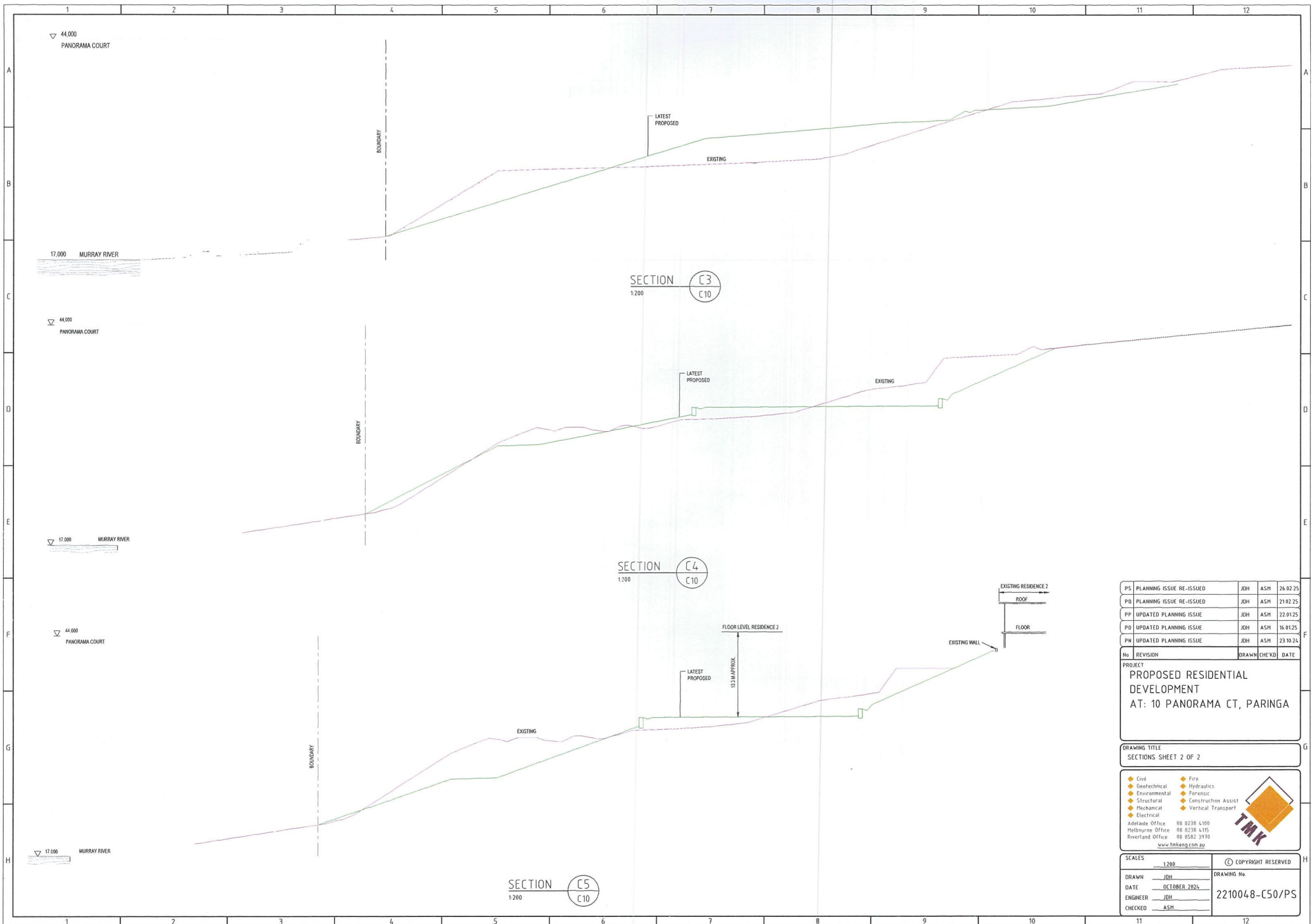
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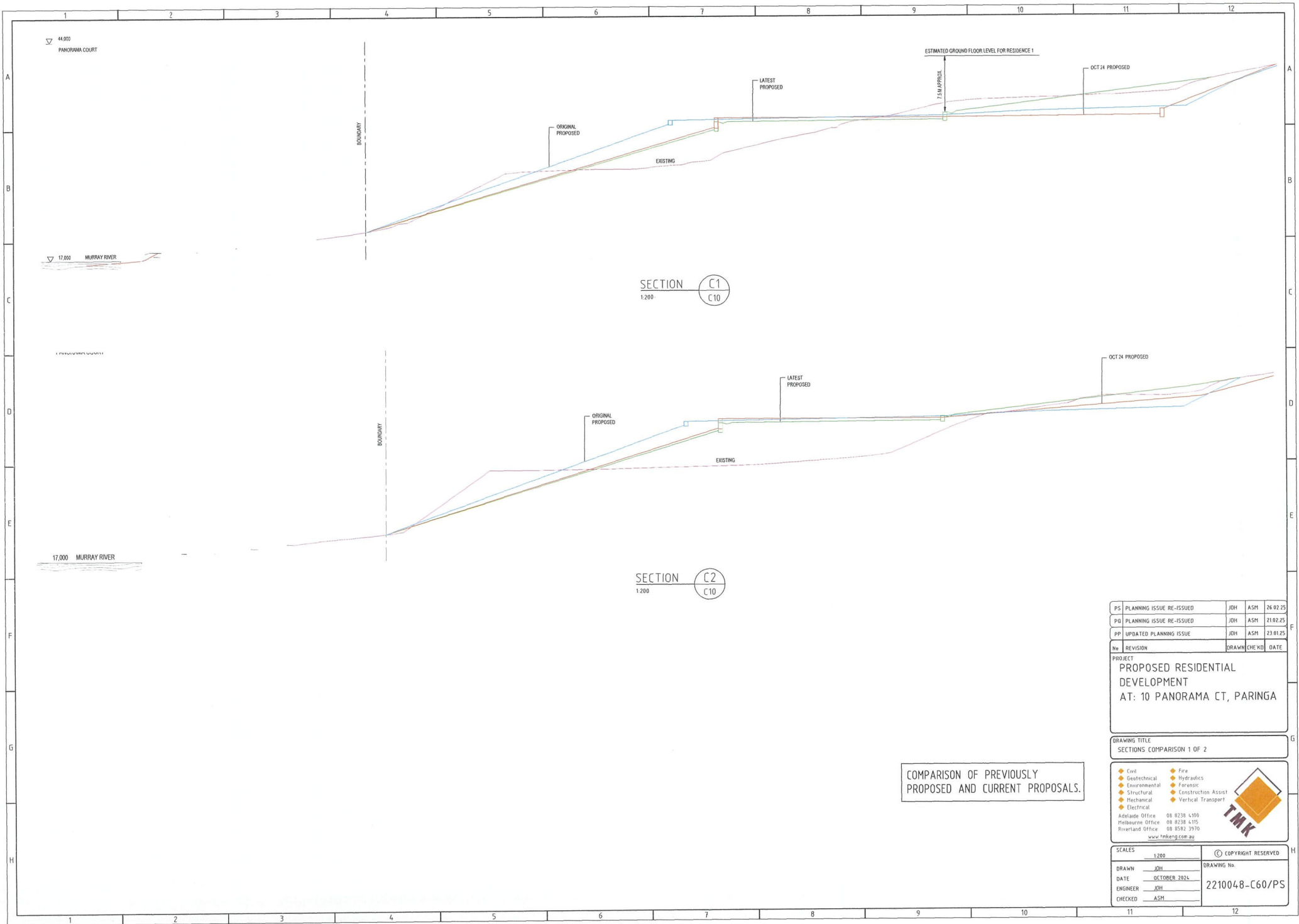
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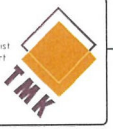
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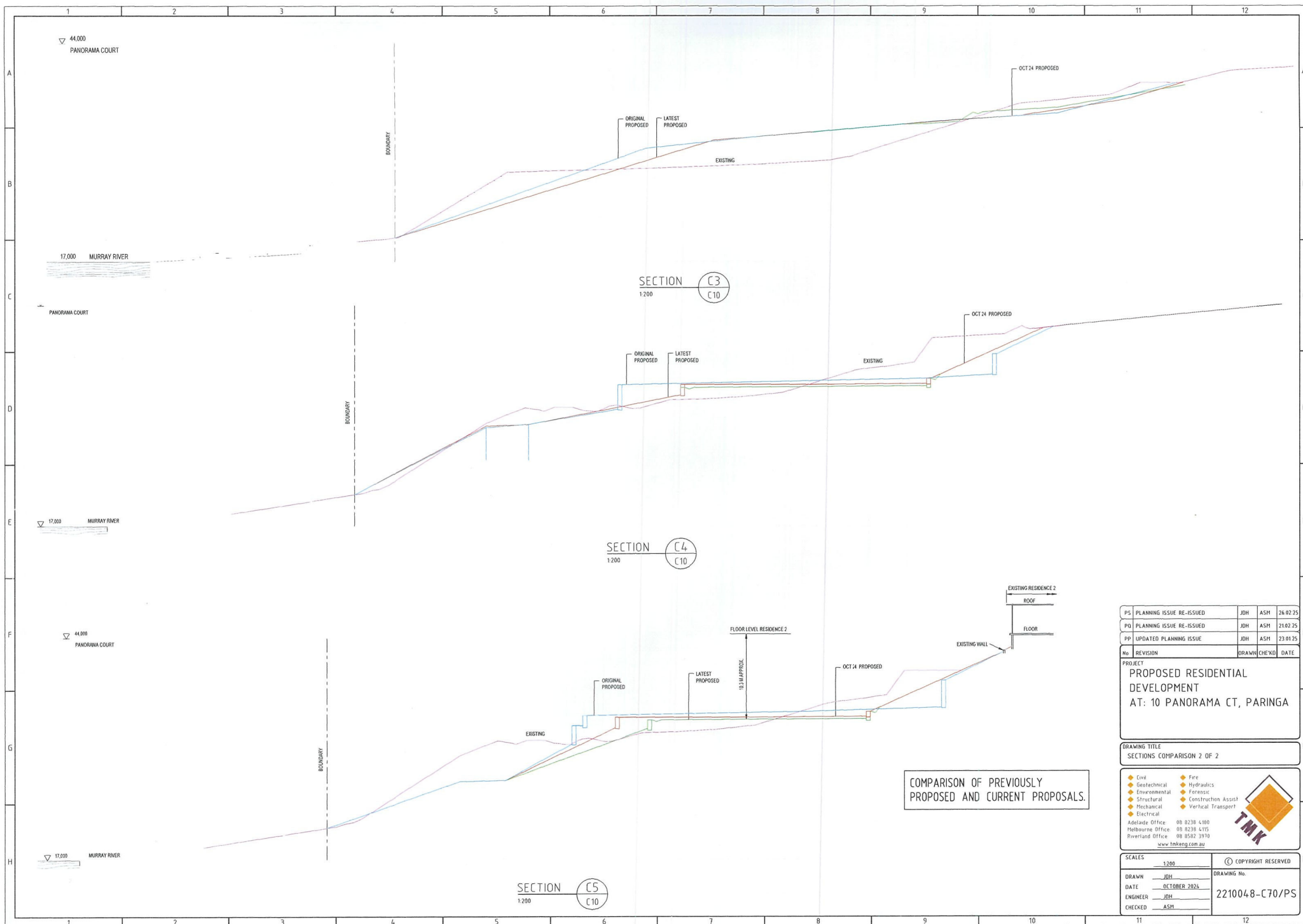
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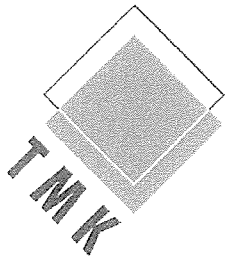
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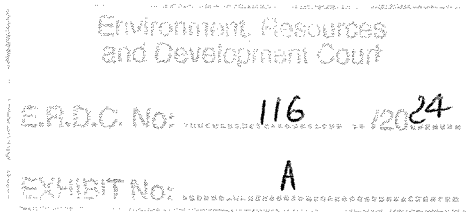
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2210048_CMP_D
25 March 2025

CONSTRUCTION/ENVIROMENTAL MANAGEMENT PLAN

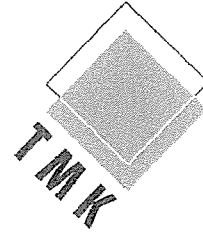
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Our Ref: 2210048 _CMP_D
25 March 2025

ATTENTION: CHARLIE DUBOIS

Email: charlied@masterplan.com.au

Dear Charlie,

**RE: CONSTRUCTION/ENVIROMENTAL MANAGEMENT PLAN
10 PANORAMA COURT, PARINGA SA**

TMK Consulting Engineers is pleased to present a PDF copy of our Construction / Environmental Management Plan for the above Project.

If you require further information or clarification regarding any aspect of this report, please do not hesitate to contact the undersigned.

For and on behalf of
TMK Consulting Engineers

ANDREW MARTIN
Associate Director



DISTRIBUTION

Document Issue	Copy Detail	Issued To	Issue Date
2210048_CMP_A	PDF	Master Plan: Charlie Dubois	18/02/25
2210048_CMP_B	PDF	Master Plan: Charlie Dubois	19/02/25
2210048_CMP_C	PDF	Master Plan: Charlie Dubois	21/03/25
2210048_CMP_D	PDF	Master Plan: Charlie Dubois	25/03/25



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1 GENERAL

1.1 Purpose

ARISVI HOLDINGS, as part of the planning process, is required to prepare this Construction/Environment Management Plan (CMP) to address potential impacts of dust, noise and stormwater pollution due to works undertaken during development of the land division as well as any impact on adjoining property.

This CMP addresses the mitigation and / or minimization of:

- Dust from machinery and vehicle movements on site.
- Dust from stockpiling of soil or building materials at the site.
- Noise from machinery and vehicle movements on site.
- Noise from general construction activities on site.
- Stormwater pollution from general civil construction activities.
- Flooding due to stormwater from site.

The CMP assesses the potential impact on adjacent properties due to the proposed works.

1.2 Proposed works

The proposed works to be undertaken at the site consist of a land subdivision with the construction future building plateaus and creation of an internal roadway.

These works entail the following construction activities:

- Earthworks - cutting, trenching, filling and compaction.
- Retaining wall construction.
- Drainage works construction.
- Landscaping and planting.

1.3 Program

An estimated construction program of approximately 12 weeks is expected with 8 weeks of core construction activities and 2 weeks of low impact works either side;

- Site Preparation & establishment - 2 weeks (low impact works).
- Earthworks Campaign & retaining wall construction - 6 weeks.
- Infrastructure / drainage works - 2 weeks.
- Planting and soft landscaping - 2 weeks (low impact works).

1.4 Monitoring

Environmental Monitoring should be undertaken in accordance with the Environmental Monitoring Plan. The Environmental Management Plan Inspection sheets should be completed in accordance with the monitoring requirements schedule in the Monitoring Plan. Environmental Management Plan Inspections Sheets must be made available for inspection upon request by a Council Authorised Officer or other authorised officer under the Planning, Development and Infrastructure Act 2016.

2 DUST MITIGATION

2.1 Approach

The identified actions will be implemented by the Developer/Owner to ensure that construction and vehicle movements do not generate unreasonable levels of dust so as to cause or create a nuisance to adjoining or nearby property owners.

The dust management approach set out in this CMP is designed to be flexible and dynamic to enable varied dust suppression measures to be implemented by the Developer in response to varied dust risks.

It is impossible to prevent all dust in extreme conditions. The approach taken is to ensure the site is managed to limit the potential for dust particles to be created and dispersed by wind. This CMP does not (and cannot) however address dust from other individual private building sites or other development locations which, combined, may also create dust impacts in the locality.



This CMP is divided into two separate but related measures:

1. Proactive; and
2. Reactive

The Proactive measures are intended to be *preventative* and to ensure that all reasonable measures are put in place to minimize dust impacts from the developing site.

The Reactive measures relate to steps the Developer shall undertake if any weather event occurs that increases the levels of dust leaving the site or causes the dust to travel to neighbouring premises and cause unreasonable interference with the enjoyment of the neighbouring premises.

2.2 Roles and Responsibilities

The Developer is ultimately responsible for the implementation of the CMP. On a day-to-day basis, this CMP shall be implemented by the Developer's construction contractors and shall be monitored by TMK Consulting Engineers.

2.3 Communication

This CMP shall be supplied to the Developer's Principal Contractor and all relevant contractors as part of the "For Construction" civil drawings for the site. The Developer's Principal Consultant shall advise the Principal Contractor of the requirements of this CMP and Conditions of the Development Plan Consent.

If any dust occurrence should arise, the following people should be contacted in sequence order as listed below:

1. Developer / Owner – Tom Babaniotis – 0418 839 726.
2. Principal Contractor – Alvanos Earthmoving – Jim Alvanos – 0418 148 707.
3. TMK Consulting Engineers – Bidur Bhattari (Engineer Berri Office) - (08) 8238 4162.

2.4 Proactive / Preventative Control Measures

The following proactive measures are proposed by the Developer to combat dust during the construction of the land division:

- Initiate on site meetings between the Construction Manager and the Council's Engineering and Planning Compliance Officers to discuss upcoming dust control measures;
- By the management and scheduling of construction activities, minimizing the area of land to be stripped of grasses at any particular time;
- Minimize stockpile of materials and if required, ensure they are appropriately located away from sensitive receptors;
- Use of mobile water trucks during construction and on non-working days (including public holidays as may be deemed necessary) throughout the site to ensure land does not dry out and generate high levels of dust;
- Hand spraying materials when they are excavated and / or moved on site;
- Install approve landscaping as soon as earthworks are complete;
- Hydromulch (with seed) as soon as earthworks are complete to non-landscaped areas and roadways;
- Monitor upcoming weather conditions in order to implement further dust minimization measures if required.
- Apply a polymer coating or Hydromulch to all exposed/cleared land if construction stalls or stops for a period exceeding 4 weeks.

2.5 Reactive Control Measures

If a weather event does occur that causes the dust to travel to neighbouring premises and cause unreasonable interference with the enjoyment of the neighbouring premises the Developer shall implement the following reactive measures to minimize dust leaving the site:

- Stop dust-generating activities on site and monitor the situation. If weather conditions do not improve then ensure dust control measures are in place;
- Implement additional water trucks (7 days a week including public holidays) on site to provide more regular wetting of surfaces;
- Continue to monitor weather conditions prior to recommencing site works and vehicle movements on site.



3 NOISE & VIBRATION MITIGATION

3.1 Approach

The identified actions shall be implemented by the Developer to ensure that construction and vehicle movements do not generate unreasonable levels of noise so as to cause a nuisance to adjoining or nearby property owners.

This CMP does not (and cannot) however address noise from other individual private building sites or other development locations which may also create noise impacts.

3.2 Roles and Responsibilities

The Developer is ultimately responsible for the implementation of the CMP. On a day-to-day basis, this CMP shall be implemented by the Developer's construction contractors and shall be monitored by TMK Consulting Engineers.

3.3 Communication

This CMP shall be supplied to the Developer's Principal Contractor and all relevant contractors as part of the "For Construction" civil drawings for the site. The Developer's Principal Consultant shall advise the Principal Contractor of the requirements of this CMP and Conditions of the Development Plan Consent.

If any noise or vibration occurrence should arise, the following people should be contacted in sequence order as listed below:

1. Developer / Owner – Tom Babaniotis – 0418 839 726.
2. Principal Contractor – Alvanos Earthmoving – Jim Alvanos – 0418 148 707.
3. TMK Consulting Engineers – Bidur Bhattari (Engineer Berri Office) - (08) 8238 4162.

3.4 Control Measures

The following measures are proposed by the Developer to mitigate off-site noise nuisance during the construction of the land division:

- Initiate on site meetings between the Construction Manager and the Council's Engineering and Planning Compliance Officers to discuss noise control measures.
- No construction works to occur outside the hours of 7 am to 5 pm Monday to Saturday.
- Undertake construction works on Saturday on an 'as needed' basis during the hours of 7 am and 5 pm.
- Using non-vibratory rollers to minimise vibration and noise effects
- Locating noisy equipment in order to minimize impacting on neighbouring premises.
- Taking care when dropping materials from a height, e.g. when loading or unloading vehicles.

Works may only be undertaken outside the above times where emergency measures such as dust mitigation must be implemented.

4 STORMWATER MITIGATION

4.1 Approach

The identified actions shall be implemented by the Developer to ensure that construction and vehicle movements do not generate unreasonable levels of stormwater runoff and pollution so as to cause a nuisance to adjoining or nearby property owners, and the environment.

The stormwater management approach set out in this CMP is designed to be flexible and dynamic to enable varied stormwater management strategies to be implemented by the Developer in response to varied stormwater risks.

This CMP does not (and cannot) address stormwater risks from other individual private building sites or other development locations which may also create flooding and sediment deposition into creeks and waterways.

Due to the sites location immediately adjacent the River Murray flooding from site born activities is not possible.

4.2 Roles and Responsibilities

The Developer is ultimately responsible for the implementation of the CMP. On a day-to-day basis, this CMP shall be implemented by the Developer's construction contractors and shall be monitored by TMK Consulting Engineers.



4.3 Communication

This CMP shall be supplied to the Developer's Principal Contractor and all relevant contractors as part of the "For Construction" civil drawings for the site. The Developer's Principal Consultant shall advise the Principal Contractor of the requirements of this CMP and Conditions of the Development Plan Consent.

If any stormwater run-off concerns should arise, the following people should be contacted in sequence order as listed below:

1. Developer / Owner – Tom Babaniotis – 0418 839 726.
2. Principal Contractor – Alvanos Earthmoving – Jim Alvanos – 0418 148 707.
3. TMK Consulting Engineers – Bidur Bhattari (Engineer Berri Office) - (08) 8238 4162.

4.4 Control Measures

The following measures are proposed by the Developer to mitigate off site stormwater issues during the construction of the land division:

- Initiate on site meetings between the Construction Manager and the Council's Engineering and Planning Compliance Officers to discuss stormwater control measures.
- Implementation of the Soil Erosion and Drainage Management Plan as proposed.
- Locate on site stockpiles away from drainage lines and protected from being washed or blown to the stormwater system. Locate hay bale barriers or silt fence at the toe of stockpile batters to prevent any loss.
- Constructing the proposed stormwater treatment devices at the initial stages of construction.
- Installation of scour and erosion protection measure at pipe outlets.
- Construct detention / sediment basins prior to completing stormwater drainage piped system. This will reduce outflows from the site to be similar to pre-development flows.
- Undertake the majority of construction works Monday to Friday during the hours 7 am to 5 pm.
- Undertake construction works on Saturday on an 'as needed' basis during the hours of 7 am and 5 pm.
- Taking care when dropping materials from a height e.g. when loading or unloading vehicles and implement measures to avoid spills being washed into the waterways.

Works maybe undertaken outside of the above times where it is deemed by the Developer to be necessary to rectify or address a particular issue such as measure to prevent the initial contamination of stormwater.

4.5 Soil Erosion and Drainage Management Plan

Refer to TMK drawing 2210048-C1/PB & C2/PB.

5 ADJOINING STRUCTURES

5.1 Approach

The site in its current form has previously been inspected by TMK on the 21/02/23 to comment on the stability of the existing slopes and any effects of on the stability and adjacent structures. TMK's assessment was that the slopes were stable in their current form and that the constructed slopes did not detrimentally compromise the structural integrity of the existing footing systems of adjacent structures.

The proposed new works has been designed so as not to affect the stability of any of the existing neighboring properties provided works are undertaken as designed and in accordance with the measures in this report.

5.2 Roles and Responsibilities

The Developer is ultimately responsible for the implementation of the CMP. On a day-to-day basis, this CMP shall be implemented by the Developer's construction contractors and shall be monitored by TMK Consulting Engineers.

5.3 Communication

This CMP shall be supplied to the Developer's Principal Contractor and all relevant contractors as part of the "For Construction" civil drawings for the site. The Developer's Principal Consultant shall advise the Principal Contractor of the requirements of this CMP and Conditions of the Development Plan Consent.



If any stability concerns should arise, the following people should be contacted in sequence order as listed below:

1. Developer / Owner – Tom Babaniotis – 0418 839 726.
2. Principal Contractor – Alvanos Earthmoving – Jim Alvanos – 0418 148 707.
3. TMK Consulting Engineers – Bidur Bhattari (Engineer Berri Office) - (08) 8238 4162.

5.4 Control Measures

The following measures are proposed by the Developer to mitigate issues with adjoining structures and land during the construction of the land division:

- Initiate an on-site meeting between the Developer/Client, Construction Manager and neighbours to discuss the proposed construction activities near site boundaries.
- Smaller plant and machinery to be used near boundaries to reduce vibration and impact effects on neighbouring properties.
- No use of vibrating rollers to reduce vibration effects on neighbouring properties.



APPENDIX A: ENVIRONMENTAL MANAGEMENT PLAN

A1 SEDIMENT CONTROL

A1.1 Objective

To protect open drains and natural drainage lines from sedimentation deposits by minimising erosion of lands and transportation of sediments during construction.

A1.2 Control Measures

The following measures should be undertaken to minimise erosion:

- The interval between clearing and revegetation should be kept to an absolute minimum. Revegetate progressively as each section of works is completed.
- Keep vehicles to marked and graded access roads.
- Divert clean stormwater by small levees away from those parts of site where the soil is exposed.
- Stormwater drainage is to exit the site via a sedimentation control installation such as silt fencing or sedimentation basins / tanks / ponds. When sediment traps are up to one third ($\frac{1}{3}$) full of silt, the silt should be removed.
- Timber, logs and rubbish should be removed from site so soil removal and respreading should not be interfered with.
- All excavated material should be temporarily stockpiled on the high side of the trench for periods less than 1 month.
- Where practicable, all trenches should be backfilled at the end of the working day.
- Areas should be rehabilitated progressively to reduce the potential for sediments to flow into creeks.
- Machine activity to be kept away from drainage lines unless absolutely necessary and then machine activity is to be kept to an absolute minimum.
- Construction plant and machinery is to remain within the construction site for the duration of the contract thus limiting the transfer of mud from the site and also the transportation of weeds.
- All drainage channels carrying stormwater runoff are to be stabilised.

A1.3 Best Practice / References

Through compliance with regulations, **environment protection** will be achieved.

- EPA Publications 275: Construction techniques for sediment pollution control.
- EPA Publication 480: Environment guidelines for major construction sites.
- Dept of Land & Water Conservation NSW: Urban erosion and sediment control field guide, May 1996 (The Red Book).
- The Institution of Engineers Australia (QLD): Soil erosion and sediment control, engineering guidelines for Queensland construction sites, June 1996.
- EPA: Code of practice for the building and construction industry.

A2 DEWATERING OF WORK SITES

A2.1 Objective

To ensure that dewatering operations do not result in turbid water entering natural waterways.

A2.2 Control Measures

- Treat turbid water to remove sediment prior to being pumped into natural waterway (River Murray).
- Dewater by pumping water to sedimentation basin.

A2.3 Best Practice / References

- Draft best practice environment management guidelines for urban stormwater.
- Australia & New Zealand Environment Conservation Council: Guidelines for groundwater protection in Australia.
- Australia & New Zealand Environment Conservation Council: Guidelines for groundwater protection in Australia.
- Australian water quality guidelines for fresh and marine waters, November 1992.
- Analysis of water quality indicators such as suspended solids, pH and oil / grease by a NATA accredited laboratory.
- Turbidity and pH field testing using site gauges.



A3 EROSION AND DUST CONTROL

A3.1 Objective

To minimize / avoid the health risks or loss of amenity due to emission of dust to the environment and the loss of soil from the environment.

A3.2 Control Measures

- Ensure that the area of cleared land is minimized during the drier months of the year when dust generation is at its greatest.
- Implement dust suppression measures such as promptly watering exposed areas when visible dust is observed.
- Use geotextile fabrics to cover stockpiles and un-vegetated areas.
- Locate stockpiles where they are protected from wind.
- Minimise the number of stockpiles, the areas and the time stockpiles are exposed.
- Smooth surfaces should be deep ripped and left rough and cloddy to reduce wind velocity at the soil surface.

A3.3 Best Practice / References

- Dust measurement is to be by observation of the site and by comment from affected residents.
- Establish a complaint register.
- Review of complaint register used to assess whether objective has been met.
- EPA Publication 480: Environmental guidelines for major construction sites.

A4 AIR QUALITY (PLANT EMISSIONS)

A4.1 Objective

To ensure there is no health risk or loss of amenity due to emission of exhaust gases to the environment.

A4.2 Control Measures

- Vehicles and machinery to be maintained regularly and serviced to the manufacturer's specifications.
- All vehicles, plant and machinery to be fitted with appropriate emission control equipment.

A4.3 Best Practice / References

- If plant or machinery is emitting smoke continuously for longer than 10 seconds during normal operation, then it will be serviced or replaced.

A5 NOISE AND VIBRATION

A5.1 Objective

To ensure nuisance from noise and vibration does not occur.

A5.2 Control Measures

- Working hours to be in keeping with the local by-laws.
- Limit noisy activities such as rock breaking operations to the hours of 8 am to 4.30 pm Monday to Friday.
- Advise local residents when unavoidable out of hours work should occur.
- Fit and maintain appropriate mufflers on earthmoving and other vehicles on site.
- Non-vibratory rollers only are to be used.

A5.3 Best Practice / References

- No damage to buildings / structures.
- Zero complaints from residents, public, client, council or EPA.



A6 CONSTRUCTION WASTE MANAGEMENT

A6.1 Objective

To minimize generation of solid wastes from construction activities and to appropriately dispose of generated solid waste.

A6.2 Control Measures

- All solid wastes should be placed in appropriately designed storage areas during construction.
- As part of Progressive rehabilitation of areas any solid waste or spoil material should be removed from site and disposed of appropriately. Work and surrounding areas should be maintained in a tidy condition.
- There shall be no vegetation burning. All waste vegetation shall be chipped or mulched on site and reused or appropriately disposed of.
- Weeds are to be disposed of off-site in appropriate disposal facilities.
- Wastes should be collected for recycling and or disposal at Local Government designated sites.
- Maintain a high quality of housekeeping and ensure that materials are not left where they can be washed or blown away to become litter.
- Using overburden to construct temporary noise barriers.
- Collecting lubricating oil from the construction vehicle fleet and sending it to a recycler.

A6.3 Best Practice / References

- Once targets for waste minimization have been set maintain date and convert this to cost savings where possible.

A7 STORAGE OF FUELS AND CHEMICALS ON SITE

A7.1 Objective

To ensure that chemicals and fuel storage is safe and that any materials that escape do not cause environmental damage such as groundwater or soil contamination.

A7.2 Control Measures

- Minimise chemicals and fuel stored on site.
- Store dangerous chemicals in a roofed and bunded area with an impervious floor separated and signed as required by relevant codes and standards.
- Store fuels and other hazardous materials in appropriately bunded structures away from creeks and drainage lines.
- Bunds should be impervious to prevent spilled product from escaping.
- Any spillage should be cleaned up immediately.
- Where possible store each type of chemical/ fuel in a separate area so that spilled product can be retrieved and re-used (providing that it has not been contaminated with water or other debris).
- Maintain a list of chemicals and other potentially hazardous materials and material Safety Data Sheets.
- Restrict the area in which hazardous materials can be stored during construction works.
- No plant maintenance to be carried out on site.

A7.3 Best Practice / References

- AS 1940: The storage and handling of flammable and combustibles liquids.
- Implement a contingency plan to handle spills, so that environmental damage is avoided.

A8 DIRTY ROADS

A8.1 Objective

To ensure that roads are kept clean of soil.

A8.2 Control Measures

- Prevention of soil being deposited on roads is preferable to cleaning them afterwards.
- All loads of soil being transported for off-site disposal should be covered.
- If required, install litter traps lined with filter cloth in all side entry pits.



- If required, roads are to be swept or washed down.

A8.3 Best Practice / References

- Pad shakers

A9 MANAGEMENT OF STOCKPILES

A9.1 Objective

To manage soil stockpiles so that dust and sediment in run-off is minimized.

A9.2 Control Measures

- Minimise the number of stockpiles, and the area and the time stockpiles are exposed.
- Locate stockpiles away from drainage lines at least 10m away from natural waterways and where they should be less susceptible to wind erosion.
- Ensure that stockpiles have slopes no greater than 2:1 (horizontal: vertical).
- Stabilize stockpiles that should remain bare for more than 28 days by covering with anchored fabric by seeding.
- Establish sediment controls around unestablished stockpiles.
- Suppress dust generation from stockpiles as circumstance demand.
- Stockpiles should not be located under the drip line of trees.

A9.3 Best Practice / References

- EPA Publication 275: Environmental guidelines for major construction sites.

A10 VEGETATION

A10.1 Objective

To protect indigenous vegetation and habit in construction works area and to reinstate vegetation and habitat as the works progress.

A10.2 Issues

- Weed contamination in construction works area.
- Soil compaction especially under tree canopy.
- Protection of indigenous vegetation.
- Protection of topsoil.

A10.3 Control Measures

- To control weed contamination of site, trucks and other construction plant should not move from areas where there is significant weed contamination to areas where there is minimal weed contamination.
- Prior to commencing work on site, all construction equipment and trucks shall be free of weed contamination.
- Works to be programmed to minimize the potential for weed contamination. Trucks should start work in minimal weed contaminated areas and move to areas where there is a higher degree of weed contamination.
- All construction vehicles to be prevented from travelling too close to trees or under a tree canopy.
- Vehicular traffic should be prevented from travelling close to trees by placing some star pickets and webbing around the tree.
- Appropriate treatment and disposal of removed vegetation.
- Implementation of a rehabilitation program of land that has been disturbed by construction activities.
- Program to include landscaping using a diversity of local and indigenous plant/grass species.
- Topsoil should be stockpiled and returned to the site from which it was removed with the original contours.
- If soil compaction has occurred the soil should be loosened to ensure that plant growth is not inhibited and that infiltration of water to the soil layer can occur.
- Materials for rehabilitation should be from areas which are not infested with weeds or other exotic flora.
- The sources should be checked for weeds prior to transportation to site.
- The works are programmed to ensure that weed-infested soil, vegetation and chipped mulch does not get transported to other parts of site during the course of the works.



- Define work and exclusion areas ie fencing.

A10.4 Best Practice / References

- Buchanan, 1989: bush regeneration
- Society for growing Australian Plants, Maroondah Inc: Flora of Melbourne – A guide to the indigenous plants for the greater Melbourne area.

A11 PROTECTION OF FAUNA

A11.1 Objective

To protect native vertebrate fauna from being trapped.

A11.2 Control Measures

- All open trenches should be inspected prior to commencement of work each day for trapped vertebrate fauna such as frogs, reptiles, birds or mammals.
- If it is found that there are trapped vertebrate fauna in open trenches then an appropriate shelter for animals should be contacted to remove it from the trench.
- Wherever possible ensure that all trenches are backfilled each night.
- All shafts should be covered at the end of each working day to prevent vertebrate fauna from entering.

A11.3 Best Practice / References

- Seek expert advice from Department of Natural resources and Environment and the RSPCA.



ENVIRONMENTAL MONITORING PLAN

Area of Risk	Objective	Monitoring Requirements	Remedial Action	Responsibility
Noise and vibration	Maintain noise and vibration nuisance for local residents to a minimum.	Daily as required	Review and enhance noise and vibration control measures.	Site foreman and / or manager
Erosion and dust control	Determine whether a dust nuisance exists.	Daily during dry weather for dust deposits at locations that indicate impact on adjacent residents or at sit boundary. Weather forecasts.	Improve controls on dust emissions, ie, increase use of water spray or undertake activities that do not create dust – cease machinery operations.	Site foreman and / or manager
Dewatering of work site and sedimentation controls	Determine whether the installation is operating effectively.	During dewatering operations, 2 times a day.	Improve maintenance on system. Re-design type of sedimentation control used.	Site foreman and / or manager
Construction waste	Ensure construction waste and litter is not a nuisance.	Daily before end of work day, ie, before 5 pm.	Ensure bins for litter are available. Empty bins regularly. Clean up litter daily. Speak to employees about litter disposal.	Site foreman and / or manager
Dangerous goods (ie, fuels and chemicals)	Prevent a chemical spill.	Daily before end of work day, ie, before 5 pm.	Clean up contaminated area. Ensure appropriate bunding. If inappropriate-improve bunding.	Site foreman and / or manager
Dirty roads	Prevent soil on roads.	Daily before end of work day, ie, before 5 pm.	Ensure trucks taking soil off site are covered. Implement program for cleaning of roads, if required.	Site foreman and / or manager
Management of stockpiles	Prevent dust and surface runoff.	Dewatering as required and grass seeding at the end of operation.	Clean up and disposal off site.	Site foreman and / or manager

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APPENDIX B: ENVIRONMENTAL MANAGEMENT PLAN INSPECTION SHEETS

RESPONSIBLE PERSONNEL

Position	Name	Responsibilities	Qualifications
Site Foreman			
Project Manager			
Contract Manager			

SUBCONTRACTORS, SUPPLIERS AND EXTERNAL TESTING COMPANIES

Subcontractor	Use or Type	Contact Name	Phone
	Retaining Walls		
	Paving		

Material Supplier	Use or Type	Contact Name	Phone
	Quarry products		
	Conc stormwater pipes		
	Precast conc items		
	PVC pipes		
	Concrete		

External Testing Company	Contact Name	Phone



START UP ACTIVITIES

Activity	Yes	TBD	N/A
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

SPECIFIC ENVIRONMENTAL PROTECTION METHODS REQUIRED FOR PROJECT

Activity	Yes	N/A
Assessment of hazards associated with Sediment and erosion control	☐	☐
Noise, dust and air pollution	☐	☐
Protection from contamination as a result of stored materials.	☐	☐
Protection from fauna, trees, vegetation, wetlands and plans to restore damaged areas.	☐	☐
Litter and housekeeping on the site is planned.	☐	☐
Noise protection. Local laws re times of work and noise reduction requirements are known and required.	☐	☐
Waste minimization and disposal. Salvage topsoil.	☐	☐

RESTRICTING ENTRY TO THE WORKS AREA TO PROTECT WORKS, MEMBERS OF PUBLIC AND PREVENT UNAUTHORIZED ENTRY

Activity	Yes	N/A
Warning signs will be placed at the entrance to the site.	☐	☐
Barricades will be used where necessary (open trenches and excavations).	☐	☐
Traffic management controls are planned and available (sign, flashing lights and lane closure).	☐	☐
"No Entry" signs will be used where public is excluded.	☐	☐



EROSION AND SEDIMENT CONTROL - WEEKLY SITE INSPECTION RECORD (UNDERTAKEN BY CIVIL CONTRACTOR)

SITE
LOCATION:

INSPECTION DATE:

CONTRACTOR INSPECTION OFFICER:

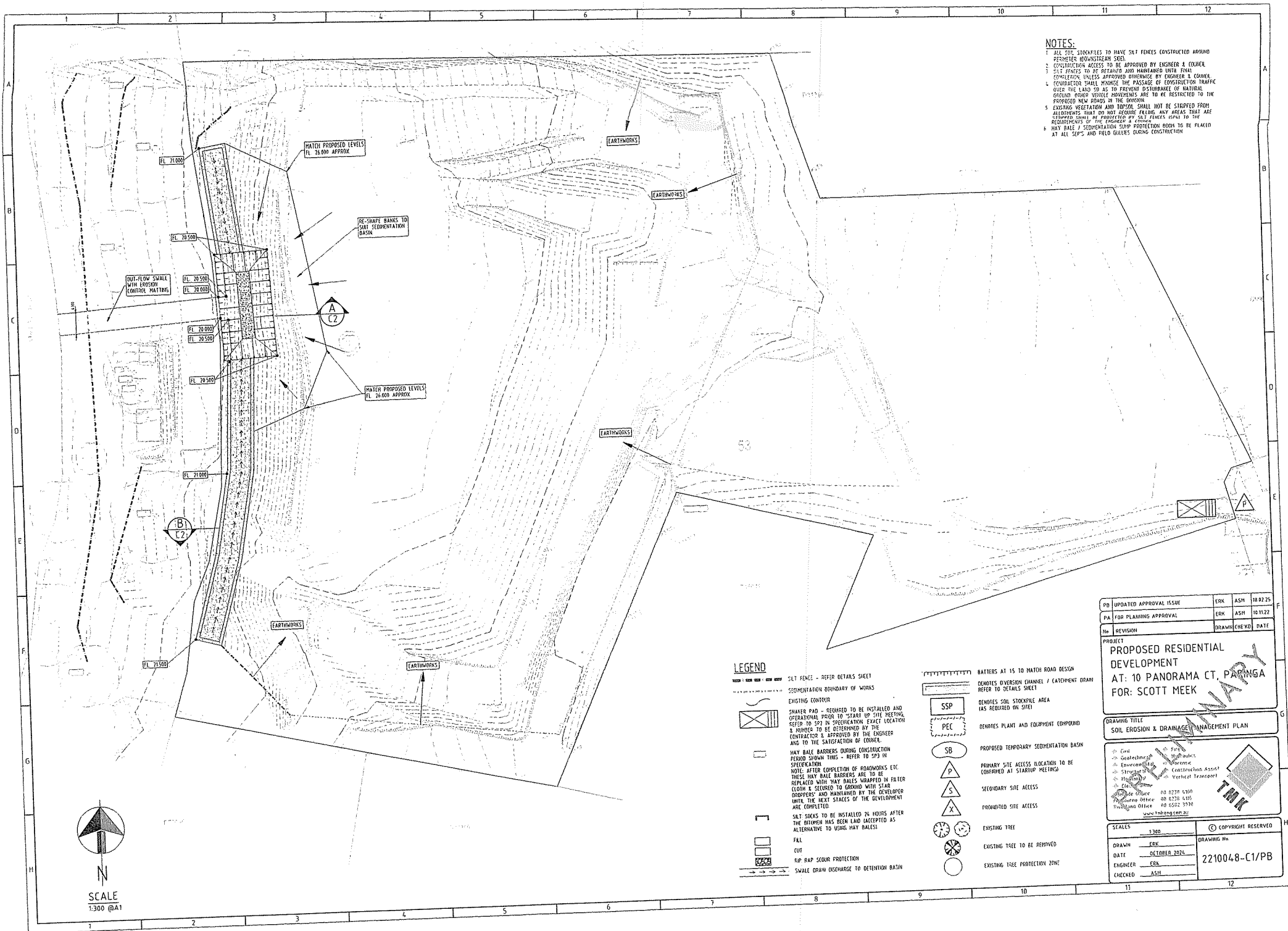
SIGNATURE:

ASSESSED AS:

No.	CONTROL ITEM	Acceptable	Not Acceptable	Not Applicable
1	Entry / exit pads clear of excessive sediment deposition.			
2	Entry / exit pads have adequate void spacing.			
3	The construction site is clear of litter and unconfined rubbish.			
4	Adequate stockpiles of emergency ESC materials exist on-site.			
5	Site dust is being adequately controlled.			
6	Appropriate drainage and sediment controls have been installed prior to new areas being cleared or disturbed.			
7	Up-slope "clean" water is being appropriately diverted around / through the site.			
8	Drainage lines are free of soil scour and sediment deposition.			
9	No areas of exposed soil are in need of erosion control.			
10	Earth batters are free of "rill" erosion.			
11	Erosion control mulch is not being displaced by wind or water.			
12	Long-term soil stockpiles are protected from wind, rain and stormwater flow with appropriate drainage and erosion controls.			
13	Sediment fences are free from damage.			
14	Sediment-laden stormwater is not simply flowing "around" the sediment fences or other sediment traps.			
15	Sediment controls placed up-slope / around stormwater inlets are appropriate for the type of inlet structure.			
16	All sediment traps are free of excessive sediment deposition.			
17	The settled sediment layer within a sediment basin is clearly visible through the supernatant prior to discharge of such water.			
18	All reasonable and practicable measures are being taken to control sediment runoff from the site.			
19	All soil surfaces are being appropriately prepared (ie, pH, nutrients, roughness and density) prior to re-vegetation.			
20	Stabilized surfaces have a minimum 70% soil coverage.			
21	The site is adequately prepared for imminent storms.			
22	All ESC measures are in proper working order.			

NOTES:

1. ALL SOIL STOCKPILES TO HAVE SALT FENCES CONSTRUCTED AROUND PERIMETER DOWNSTREAM SOIL.
2. CONSTRUCTION ACCESS TO BE APPROVED BY ENGINEER & COUNCIL.
3. SALT FENCES TO BE DETACHED AND MAINTAINED UNTIL FINAL COMPLETION UNLESS APPROVED OTHERWISE BY ENGINEER & COUNCIL.
4. CONTRACTOR SHALL MINIMIZE THE PASSAGE OF CONSTRUCTION TRAFFIC OVER THE LAND SO AS TO PREVENT DISTURBANCE OF NATURAL GROUND. OTHER VEHICLE MOVEMENTS ARE TO BE RESTRICTED TO THE PROPOSED NEW ROADS IN THE DIVISION.
5. EXISTING VEGETATION AND TOPSOIL SHALL NOT BE STOPPED FROM ALIGNMENTS THAT DO NOT REQUIRE FILLING. ANY AREAS THAT ARE STOPPED SHALL BE PROTECTED BY ALL THINGS UP TO THE REQUIREMENTS OF THE ENGINEER & COUNCIL.
6. HAY BALE / SEDIMENTATION SUMP PROTECTION BARRIERS TO BE PLACED AT ALL SOPS AND FIELD GULLIES DURING CONSTRUCTION.



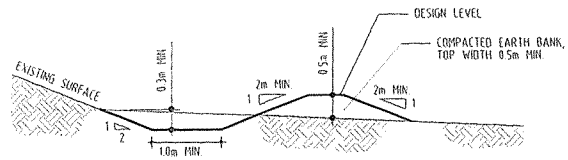
PD UPDATED APPROVAL ISSUE	ERK	ASH	18.02.25
PA FOR PLANNING APPROVAL	ERK	ASH	10.11.22
ReVISION	DATE		

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT: 10 PANORAMA CT, PARINGA
FOR: SCOTT MEEK

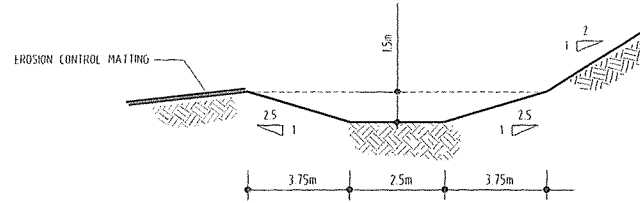
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SOIL EROSION & DRAINAGE MANAGEMENT PLAN

• Civil • Geotechnical • Environmental • Structural • Hydraulic • Electrical	• Fire • Highways • Stormwater • Construction Assist • Verbal Transport
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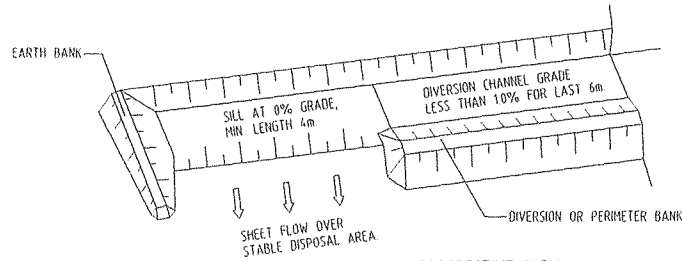
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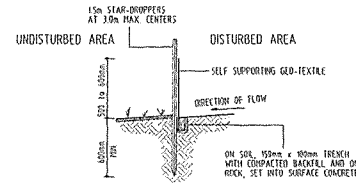
DIVERSION/CATCH DRAIN
SECTION B - N.T.S.



SEDIMENTATION BASIN
SECTION A - N.T.S.



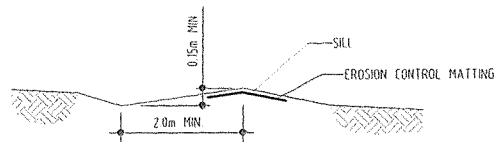
PERSPECTIVE VIEW



SILT FENCE TYPICAL SECTION DETAIL

INSTALLATION

1. DRIVE 15m STAR-DROPPERS INTO GROUND 30m APART
2. GEOTEXTILE SHOULD BE CUT TO LENGTH FROM A CONTINUOUS ROLL AND INSTALLED WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER, ON THE UPSLOPE SIDE OF THE POSTS AND AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS
3. LAP JOINTS BY 150mm ON A STAR-DROPPER
4. THE BOTTOM OF THE SEDIMENT FENCE MUST BE TRENCHED IN 150mm
5. TIE THE FENCE INTO THE LAND CONTOURS AT BOTH THE BEGINNING AND TERMINATION POINTS
6. MAINTAIN THE FENCE AFTER EACH MAJOR STORM EVENT IF NECESSARY CLEAN OUT CAPTURED SEDIMENT. SEDIMENT SHOULD NOT BE ALLOWED TO BUILD UP BEYOND HALF THE FENCE HEIGHT



SECTION THROUGH SILL

LEVEL SPREADER DETAIL

PG. UPDATED APPROVAL ISSUE	EDR	ASH	19.02.25
PA. FOR PLANNING APPROVAL	EDR	ASH	19.11.22
NO. REVISION	DRAWN	CHECKED	DATE

PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
AT: 10 PANORAMA CT, PARRANGA
FOR: SCOTT MEEK

DRAWING TITLE
DETAILS & NOTES

• Kind
 • Description
 • Equipment
 • Structure
 • Material
 • Elevation
 • Date
 • Drawn
 • Checked
 • Approved
 • Scale
 • Notes

SCALES	1:500	(C) COPYRIGHT RESERVED
DRAWN	EDR	DRAWING No.
DATE	OCTOBER 2021	2210048-C2/PB
ENGINEER	EDR	
CHECKED	ASH	

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Arisvi Holdings Pty Ltd
Postal address: 10 PANORAMA COURT PARINGA SA 5340
Email: mitilini1@bigpond.com

IN REGARD TO:

Development application no.: 23005439	Lodged on: 12 Aug 2025
Nature of proposed development: Community title land division comprising the division of one (1) allotment into three (3) allotments with associated common property, retrospective and future earthworks, construction of retaining walls, and associated landscaping	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 10 PANORAMA CT PARINGA SA 5340		
Title ref.: CT 5899/379	Plan Parcel: D61221 AL53	Council: RENMARK PARINGA COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	16 Apr 2025	8	0	State Planning Commission
Staged Development Approval - Planning Consent	Granted	8 Jan 2026	8	0	Renmark Paringa Council
Building Consent Stage 2	Still Required				To be Determined
Staged Development Approval - Building Consent Stage 2	Still Required				Renmark Paringa Council
Land Division Consent	Still Required				State Planning Commission
Development Approval - Land Division Consent	Still Required				Renmark Paringa Council

FROM THE RELEVANT AUTHORITY: Renmark Paringa Council
Date: 8 Jan 2026

CONDITIONS

Planning Consent

Condition 1

3.1 All stages of the development must be undertaken, used, maintained and operated in accordance with the following plans, details and documents, together marked Exhibit A and annexed hereto:

3.1.1. Plan of Division, prepared by Pyper Leaker Surveying Services dated 4 October 2023

3.1.2. Landscaping plans and methodology prepared by SMFA architects (7 sheets) dated 18 February 2025 (Landscaping Plans)

3.1.3. Civil plans and notes prepared by TMK (7 sheets) dated 26 February 2025

3.1.4. Construction Environmental Management Plan Revision D prepared by TMK dated 25 March 2025

3.1.5. Soil Erosion and Drainage Management Plan prepared by TMK dated 18 February 2025

3.2. Locally indigenous plant species are to be incorporated into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species.

3.3. During construction the subject land must be managed to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained to ensure no pollutants (including excavation or fill material) enter the River Murray system.

3.4. Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.

3.5. Any exposed areas created or disturbed during the works must be appropriately stabilised to minimise the potential for erosion and the entry of sediment into the River Murray.

3.6. All stormwater design and construction shall be in accordance with Australian Standard AS/NZS 3500.3:2018 (Part 3) to ensure that stormwater does not adversely affect any building, adjoining property or public road.

3.7. Appropriate measures must be undertaken to minimise water quality impacts during works on or near the riverbed.

3.8. Stormwater runoff from the subject land (including the adjoining Crown land reserve) shall be managed to ensure discharge of water does not cause flooding or erosion and is of the same or better quality as the receiving waters in accordance with clause 3.3.6 of the Murray lands and Riverland Landscape Board's Water Affecting Activities Control Policy.

3.9. The Development may be undertaken in stages, with separate development approvals granted to each stage (Staged Development). Unless otherwise agreed by the State Commission Assessment Panel the stages shall comprise the following:

3.9.1. Stage One being retrospective and future earthworks and construction of retaining walls (excluding any works requiring building consent) and associated landscaping.

3.9.2. Stage Two being construction of retaining walls where those works require building consent.

3.9.3. Stage Three being the proposed division of one (1) allotment into three (3) allotments with associated common property.

3.10. The approved landscaping plan shall be implemented in stages (Staged Landscaping):

3.10.1. Stage One, being the works depicted on Sheet SK02 and SK03 of the Landscaping Plans, will be undertaken by 31 December 2025;

3.10.2. Stage Two, being the works depicted on Sheet SK04 of the Landscaping Plans, will be undertaken by 31 December 2026; and

3.10.3. Stage Three, being the works depicted on Sheet SK05 of the Landscaping Plans, will be undertaken by 31 December 2027.

Conditions imposed by Minister for the time being administering the River Murray Act 2003 under Section 122 of the Act

Condition 2

Locally indigenous plant species are to be incorporated into any landscaping, screen planting or revegetation activities at the site to enhance the natural character of the locality, stabilise soils and provide habitat for native species.

Condition 3

During construction the subject land must be managed to prevent erosion and pollution of the site and the environment, including keeping the area in a tidy state and ensuring any waste materials are appropriately contained to ensure no pollutants (including excavation or fill material) enter the River Murray system.

Condition 4

Any fill material brought to the site must be clean and not contaminated by construction or demolition debris, industrial or chemical matter, or pest plant or pathogenic material.

Condition 5

Any excavation or fill material surplus to the requirements of the development must be disposed of such that it will not:

- be located within the River Murray 1956 flood extent;
- impede the natural flow of any surface waters;
- allow sediment to enter any water body;
- adversely impact native vegetation;
- facilitate the spread of pest plant and pathogenic material.

Condition 6

Any exposed areas created or exacerbated during the works must be appropriately stabilised to minimise the potential for erosion and the entry of sediment into the River Murray.

Condition 7

Appropriate measures must be undertaken to minimise water quality impacts during works on or near the riverbed.

Condition 8

The management of stormwater runoff from the subject land (including the adjoining Crown land reserve) is to ensure discharge of water does not cause flooding or erosion, and is of the same or better quality of the receiving waters in accordance with the Murraylands and Riverland Landscape Board's *Water Affecting Activities Control Policy*.

ADVISORY NOTES

Planning Consent

Advisory Notes imposed by Minister for the time being administering the River Murray Act 2003 under Section 122 of the Act

Advisory Note 1

The applicant is reminded of the General Duty of Care under Section 23 of the *River Murray Act 2003*, which requires that a person must take all reasonable measures to prevent or minimise any harm to the River Murray through his or her activities.

Advisory Note 2

Further details on stormwater management arrangements, works and structures may be required in order to facilitate an assessment of any Crown land licence application. Prior to the commencement of any works, the applicant is advised to seek and obtain the approval of the Minister for Climate, Environment and Water to authorise the commencement of works and occupation of Crown land pursuant to the *Crown Land Management*

Act 2009. The applicant may be required to submit either an application for a new Licence to Occupy or an application to amend an existing Licence to Occupy. Application forms can be obtained from the following link: <http://www.environment.sa.gov.au/topics/crown-land/application-forms-and-fees>. For further information on Crown land tenure requirements please visit: <http://www.environment.sa.gov.au/topics/crown-land> or contact the Department for Environment and Water (Crown Lands Program, Berri) on email: DEW.CrownLands@sa.gov.au or telephone 08 8595 2105 and quote the Development Application number.

Native Title rights continue to exist on Crown land and particularly along the River Murray and its surrounding floodplains. Native Title notification may be required as a pre-requisite to the issue/amendment of a Licence to Occupy, pursuant to the provisions of the *Native Title Act 1993* (Cth) and or any associated Indigenous Land Use Agreement.

Advisory Note 3

The River Murray and many of its tributaries and overflow areas have abundant evidence of Aboriginal occupation and Aboriginal sites, objects or remains may be present on the subject land. Under section 20 of the *Aboriginal Heritage Act 1988* (the Act), an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal sites, objects or remains to the Minister responsible for the administration of the Act, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. It is an offence to damage, disturb or interfere with any Aboriginal site or damage any Aboriginal object or remains (registered or not) without the authority of the Minister for Aboriginal Affairs and Reconciliation (the Minister). If the planned activity is likely to damage, disturb or interfere with a site, object or remains, authorisation of the activity must be first obtained from the Minister under Section 23 of the Act. Penalties may apply for failure to comply with the Act. For further information visit: <http://taawika.sa.gov.au>.

Advisory Note 4

The applicant is strongly encouraged to consult the relevant Aboriginal organisation(s) for advice regarding the protection of cultural heritage at the site, prior to undertaking any works. Aboriginal groups/organisations/traditional owners that may have an interest include:

River Murray and Mallee Aboriginal Corporation

Chairperson: Julie Cook

Contact Officer: Andrew Jantke

Telephone: 08 81102800 or 0418803184

Email: andrewj@nativetitlesa.org or info@nativetitlesa.org

Advisory Note 5

Prior to any construction commencing it is recommended that the applicant prepares an appropriately detailed Biosecurity Plan to manage the risk of declared weeds, pests and diseases entering the property during the construction phase (i.e. contractors, vehicles/machinery and fill material). Guidance may be sought from the Murraylands and Riverland Landscape Board (<https://www.landscape.sa.gov.au/mr/pest-plants-animals>) and Primary Industries and Regions SA (<http://pir.sa.gov.au/biosecurity>).

Advisory Note 6

Should the applicant intend to take water from the River Murray Prescribed Watercourse in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019* to service the development, the applicant should consult the Department for Environment and Water (DEW), to ascertain relevant requirements. For further information contact the DEW Water Licensing Branch (Berri office) on 8595 2053 or visit: <http://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit> forms.

Advisory Note 7

Any works associated with the land division must not:

- Have a detrimental impact on habitat that is significant as a refuge for aquatic biota or affect the migration of aquatic biota;
- Have a detrimental impact on the bed and bank stability of the watercourse;

- Increase the incidence or intensity of flooding or cause or exacerbate any off-site impacts;
- Have a detrimental impact on nearby trees.

Advisory Note 8

Effective measures should be implemented during the works and on-going use of the land in order to prevent soil, silt, sediments or other pollutants leaving the site and entering adjoining properties, roads, water bodies and drains, including (but not limited to):

- Not undertaking construction works a minimum of 3 days before and/or during a high rainfall event (20mm or greater) to reduce the risk of damage to the watercourse bed and banks. Weather forecasts reported by the Bureau of Meteorology are available on-line and the seven day forecast must be checked before work commences;
- use of erosion and sediment control measures such as catch/diversion drains, filter fences, sediment fences, sediment traps and basins, re-vegetation and straw bale barriers;
- stockpiling topsoil carefully so it is not susceptible to wind erosion;
- cover all exposed faces and spoil on and around scarred areas with suitable ground cover;
- control dust arising from construction and other activities, so as not to be a nuisance to residents or occupiers on adjoining or nearby properties;
- ensure vehicles leaving the site do not transfer soil or mud onto adjacent roadways;
- ensuring that the fuelling site of any vehicles, plant and machinery utilised during construction is a minimum of 20 metres from any watercourse, water body or well;
- ensure that there are post construction arrangements for on-site pollutant and contaminant management in accordance with EPA Guidelines;
- Guidance on pollution prevention from construction sites can be found in the '*Handbook for pollution avoidance on commercial and residential building sites*' and the '*Stormwater pollution prevention code of practice*', which can be accessed at: <http://www.epa.sa.gov.au>.

Advisory Note 9

This approval does not obviate any considerations that may apply to the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). For further information visit: <http://www.environment.gov.au/epbc>.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: State Planning Commission	Type of consent: Planning; Land Division
Telephone: +611800752664	Email: spcapplications@sa.gov.au
Postal address: GPO Box 1815, ADELAIDE SA 5001	