

12 August 2026

Mr Phil Mabbs
Senior Planning Officer
Commission Assessment, Department for Housing and Urban Development
Via: PlanSA Portal

Our Ref: 53004LET16

Dear Mr Mabbs

Response to Representations for Development Application 26014332 at 10 Panorama Court, Paringa

MasterPlan (SA) Pty Ltd have been engaged by Arisvi Holdings Pty Ltd ('the applicant' or 'the client') to provide a response to representations received in relation to Development Application 26014332. The application proposes to vary Development Application 23005439 – Amendment to Earthworks and Levels. The proposal generally involves a reduction in the height and volume of earthworks on the site, the need for which has been identified mid-way through construction of the approved development.

Five representations were received in respect of the development application, noting the representations from Ms Vicki Perry is duplicated on multiple occasions. All representors are against the proposal, with three representors wishing to be heard by the State Commission Assessment Panel ('SCAP') in respect to their submissions.

Representors have raised the following matters in their respective submissions:

- Proposed land levels.
- Indigenous remains.
- Dust/dirt control.
- Future dwellings.

We respond to each matter in turn below. This response should be read in conjunction with the previously submitted application documentation per correspondence. The site has been extensively surveyed throughout the project.

Assessment of the Proposed Land Levels

Representors have raised concerns with the accuracy of the detail provided within the proposal plans forming part of the application.

We confirm that the level of detail outlined by the plans prepared by TMK Consulting Engineers in plans, dated 29 April 2026, accurately reflects the proposed levels sought by this development application.

Representors have emphasised matters arising from the earthworks previously undertaken on the land pertaining to the appearance, subsequent erosion, stormwater management and sediment control, along with other matters currently experienced at the site. We respectfully submit that these were all matters addressed by the existing Development Approval in respect to Development Application 23005439 and are not to be revisited by this proposal. Since it became apparent that a variation to the approved levels was required, the applicant has not been able to complete the previously approved rectification works and as such, the site currently represents an unfinished development site.

The correct assessment of this variation should be with reference to the approved levels per Development Application 23005439. Of relevance to this development application are the variations to any of those matters by way of the amended levels.

Specifically, the proposal includes:

- Relocation of both the 'North Pad' (associated with proposed allotment 4) and 'South Pad' (associated with proposed allotment 3) approximately one metre to the west.
- Establish an amended bench level for both pad sites to 32.30, reduced from 33.90-34.00 for the 'North Pad' and 33.90-34.10 for the 'South Pad'.
- Marginal rotation of each pad site to suit site contours and to maintain a setback from the 1956 Flood Line extent.
- Commensurate realignment of stormwater infrastructure associated with each pad site (cutoff drains, headwall/s, and junction boxes).
- Maintaining provision of maximum one metre high retaining walls at the periphery of the two pad sites.
- Minor revision to the alignment of permeable paver surfacing to suit amended pad site locations.

As noted in our original submission, the proposal:

- Does not alter the total area or shape of either pad site as previously granted Planning Consent.
- Maintains and does not result in any increase to the height of the previously approved retaining walls at the front and rear of the pad sites.
- Maintains both pad sites beyond the mapped 1956 Flood Line extent.

- Does not locate either pad site any closer to external allotment boundaries than the previously granted Planning Consent.
- Involves the same net volume of fill previously identified to rectify the earthworks on the land.
- Does not increase the elevation of either pad site to a greater extent than the previously granted Planning Consent.
- Maintains the currently approved boundaries of the Plan of Division granted Planning Consent, together with the extent of the two common properties, reciprocal Rights of Way and three community allotments being altered.
- Does not alter any other elements of the previously approved proposal including landscaping and stormwater (beyond those outlined in our correspondence dated 5 May 2026).

It is noted that the previous development approval for this site requires revegetation of the land and batter slopes in accordance with the Landscaping Plans as prepared by SMFA, and approved by the Environment, Resource and Development Court. This application does not alter the applicant's requirement to provide vegetated areas to the development site as part of the development and rectify works done to the subject land to date.

Indigenous Remains

This development application has been referred to the Department for Environment and Water ('DEW') given the site is located within the River Murray Protection Area Overlay. DEW is also the relevant authority to administer the *Aboriginal Heritage Act 1988*, noting the discovery of Aboriginal remains at this site in 2025.

In their referral response dated 24 July 2026, DEW has supported the proposed variation development application.

The client is aware of their requirements to comply with the *Aboriginal Heritage Act 1988* and will continue to liaise with DEW in respect to this matter. This will occur separate to any consent issued under the *Planning, Development and Infrastructure Act 2016* for this development application.

Dust/dirt control

Representors have raised concerns with dust/dirt emanating from the site.

As noted above, the previous consent issued for this site requires the revegetation of the subject site and batter slopes. The Consent is also conditional of appropriate erosion control measures being undertaken during construction. This is not altered by the variation application. During construction, should this variation consent be granted and any other relevant authorisations obtained, dust will be controlled by water suppression.

In future, the allotments will accommodate dwellings and associated ancillary buildings along with paths, driveways and so forth which will further reduce dust impacts arising from the land. As such, impacts of erosion and dust are appropriately addressed during construction and on completion.

Future dwellings

Representors have raised concerns with the building height of future dwellings.

Per the Technical and Numeric Variation that applies to this portion of the Neighbourhood Zone, buildings shall have a maximum building height of 8.0 metres with the zone anticipating both single-storey and two-storey construction. Any future dwelling on either pad site will be subject to a separate development application, and dwellings do not form part of this current proposal.

As outlined in our previous correspondence dated 5 May 2026, the proposed amended pad sites are located at a lower elevation than previously granted consent, which in turn reduces the vertical profile of future buildings on these allotments.

Closure

The applicant appreciates the opportunity to provide a response to the matters raised by the representors in relation to this development application.

We trust the above information is satisfactory to allow the Commission to complete the assessment of this development application, however, if any further information or clarification is required, please contact the undersigned on (08) 8193 5600 or kylet@masterplan.com.au.

The applicant reserves their right to appear personally, or by their representative, at the SCAP meeting on their behalf to respond to any verbal submissions.

Yours sincerely



Kyle Tapscott
Senior Consultant