



Email received Tuesday 27th August 2024 from Civic Governance Team Onkaparinga Council in reply to a CCA request of Thalassa ward elected members.

Dear Cr Themeliotis

Thank you for your Elected Member Enquiry, Reference REQ2024-83682 & 83674 regarding various matters in Clarendon.

Earthworks Turners Gully Road

The following response has been provided by Development Services in relation to points 2 and 3 below.

As per an earlier EM Enquiry REQ2024-26868, the earthworks and development at the 165 Turners Gully Roads are an activity that does not require development approval, given that the property is primarily in the Productive Rural Landscape Zone (not Hills Face). Investigation into the zoning and requirements of the Planning, Development and Infrastructure Act 2016 legislation, has indicated that the earthworks undertaken does not trigger the need for a development application unless they are creating a levee or mound with a height of greater than 3 metres in height. The owner of this site has indicated that they are preparing the land to plant an orchard on site and inspections of the property do not indicate levees/mounds over the 3-metre height threshold.

Earthworks Potters Road

In relation to 138 Potter Road, there have been a number of enquiries and is subject to ongoing reviews/site visits by our Development Compliance Team. This property sits across both the Rural and Productive Rural Landscape Zone (not Hills Face) and the undertaking of earthworks on this site is not subject to a development application unless there is a creation of a levee or mound greater than 3 metres in height. Officers have undertaken inspections where it has been confirmed that fill has been brought to the land and that measurements of levees/mounds are lower, but close to that considered development under the Act. Much of the activity on the property making of farm tracks around the property which does not require development approval.

Given the unsightly nature of the area surrounding the sheds, council's Development Compliance officers will monitor the site for consideration of use of powers under the Local Nuisance and Litter Control Act 2016, if the area worsens.

Development application St Ninians Road

As per the response to EM Enquiry REQ2027-70643, the recently lodged land division at St Ninians Road (Application number 24019316) is currently under assessment and will include assessment in relation to water flow through the site and potential building locations. The applicant has provided a letter in support of their application in relation to flooding advice obtained which does not include any additional works to the watercourses traversing the site. The letter indicates that the predicted flood levels are contained to the watercourses and proposes finished floor level heights for any future dwellings on site which consider reduced setbacks to the watercourses than that recommended in the Planning and Design Code. As mentioned above, the assessment of this application is ongoing with no final resolution made regarding watercourse impacts.

Thank you

Civic Governance Team

Council Office

Further enquiries can be directed to Cr Marion Themeliotis - Thalassa Ward Councillor City of Onkaparinga

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