



NOTICE

of

COUNCIL ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 82 of the Planning, Development and Infrastructure Act 2016

TO BE HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

MEMBERS MAY PARTICIPATE BY ELECTRONIC MEANS

ON

THURSDAY, 16 APRIL 2026 AT 6:00 PM

THIS MEETING WILL ALSO BE VIEWABLE AT
<https://www.youtube.com/user/CityOfPlayford>

A handwritten signature in black ink, appearing to read "Leif Burdon".

LEIF BURDON
MANAGER - PLANNING SERVICES
Issue Date: Thursday, 9 April 2026

MEMBERSHIP

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Aaron Curtis

Mr Paul Mickan

Ms Misty Norris

Ms Tanya Smiljanic (Deputy)

Mr Adam Squires

**City of Playford
Council Assessment Panel Meeting**

AGENDA

THURSDAY, 16 APRIL 2026 AT 6:00 PM

ACKNOWLEDGEMENT OF COUNTRY

We would like to acknowledge that this land we meet on today is the traditional land of the Kurna people, and that we respect their spiritual relationship with their country. The City of Playford would also like to pay respects to Elders past, present and emerging.

1 ATTENDANCE RECORD

- 1.1 Present
- 1.2 Apologies
- 1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Council Assessment Panel Meeting held 19 March 2026 be confirmed as a true and accurate record of proceedings.

3 APPLICATIONS WITHDRAWN

4 DECLARATIONS OF INTEREST

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD

- 5.1 Construction of retaining walls with fencing above (combined height varying between 2.6m and 3.8m), retrospective retaining walls, tubular fencing and steps (Attachments)6

Representors: Denise Cook
Liam Wallis
Sharon Murphy
Debbie Diedrichsen

Applicant: Mr Lyaqat Rezwani c/o- Arcotek Design Studio

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

Nil

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS**9.1 STAFF REPORTS**

Nil

10 CONFIDENTIAL MATTERS**OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS**

- 10.1 Change of land use to a transport distribution facility for the purpose of supporting primary production, comprising warehouse, heavy vehicle parking of up to 8 vehicles, car parking, truck maintenance and washdown area, detention basin, fencing and landscaping (Attachments)60

Representors: Donald Sawley
Rodger Fryer

Applicant: Tedesco Freightlines Pty Ltd

11 POLICY DISCUSSION FORUM

Nil

12 CLOSURE

APPLICATIONS FOR CONSIDERATION

APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD

5.1 CONSTRUCTION OF RETAINING WALLS WITH FENCING ABOVE (COMBINED HEIGHT VARYING BETWEEN 2.6M AND 3.8M), RETROSPECTIVE RETAINING WALLS, TUBULAR FENCING AND STEPS

Author:	Jamie Hanlon & Andrew Humby
Proposal:	Construction of retaining walls with fencing above (combined height varying between 2.6m and 3.8m), retrospective retaining walls, tubular fencing and steps
Development Number:	25040750
Date of Lodgement:	14 January 2026
Owner:	Mr Lyaqat Rezwani c/o- Arcotek Design Studio
Applicant:	Mr Lyaqat Rezwani c/o- Arcotek Design Studio
Location:	Lot 44 Norway Avenue Hillbank
Zone:	Hills Neighbourhood Zone
Classification:	Code Assessed - Performance Assessed
Public Notification Category:	Yes
Representation Received:	Yes
Request for Additional Information Made?	No
Recommendation:	To Grant Planning Consent

Attachments:	1 ↓ . Application Documents
	2 ↓ . Combined Representations
	3 ↓ . Response to Representations

1. The Subject Land

The subject land is identified as Allotment 44 of Deposited Plan 29640 within Certificate of Title Volume 5369 Folio 619. The subject land is known as Lot 44 Norway Avenue, Hillbank.

The subject land is located on the north-eastern corner of the intersection of Norway Avenue and Ryandal Court, Hillbank. The subject land has an approximate 18.3m frontage to Norway Avenue (including the corner cut-off) and an approximate 25.8m frontage to Ryandal Court, with a total site area of 587m².

A single storey detached dwelling is centrally located within the allotment, with its primary frontage addressing Norway Avenue. Vehicle access is obtained from Ryandal Court, with a double garage located under the main roof of the dwelling.

Stepped concrete retaining walls (the partial subject of this application) are constructed along the Norway Avenue and Ryandal Court frontages to establish a finished ground level surrounding the detached dwelling, which is generally consistent with the levels of adjoining allotments on the eastern side of Norway Avenue.

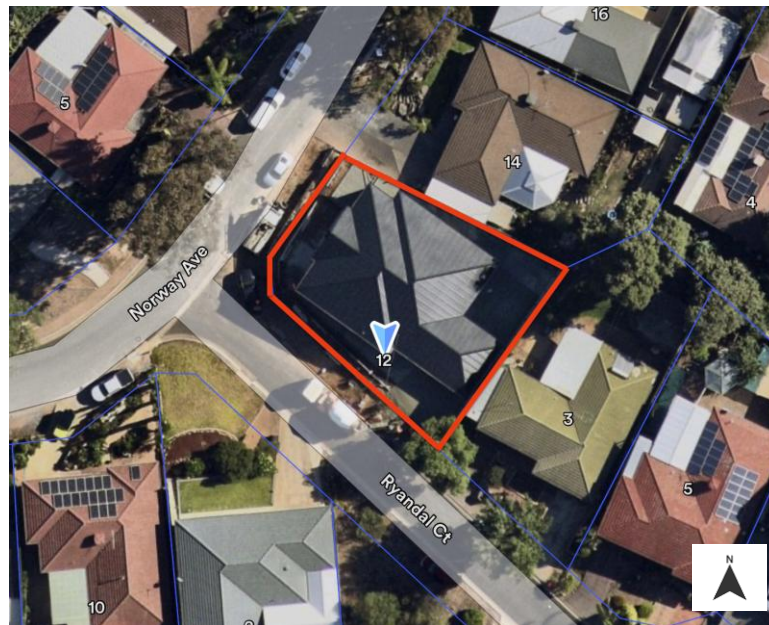


Figure 1 – Subject land identified in red

2. Background

Development Approval (DA 292/1873/2017) was granted for the construction of the single storey detached dwelling on 24 July 2018.

A subsequent variation application (DA 292/1873/2017/A) was granted Development Approval on 1 March 2021 for the '*Construction of retaining walls up to 2.8m high with 1.8m fence and alterations to finished floor level*'. This was limited to the construction of the retaining walls and fencing along the full length of the eastern boundary and portion of the northern boundary.

The site has been modified to create a level building platform for the detached dwelling, with stepped concrete retaining walls located closer to the Norway Avenue and Ryandal Court frontages. Norway Avenue is notably lower than the eastern portion of the allotment, with large retaining walls along its eastern boundary to accommodate the cut into the land.

No Land Management Agreements, easements or encumbrances are registered on the Certificate of Title.

3. The Locality

The locality is characterised by modest sized residential allotments containing predominantly single storey detached dwellings and associated structures. The locality is defined by its sloping topography, resulting in a series of stepped or terraced developments that respond directly to the natural gradient.

Allotments on the eastern side of Norway Avenue are elevated higher than the road reserve, while allotments on the western side slope further down from Norway Avenue. The broader topography of the area slopes from east to west, with allotments further east of Ryandal Court sitting at higher elevations than Norway Avenue.

Dwellings on the eastern side of Norway Avenue are typically designed to maximise views towards the west.

Land to the east and south of the subject land contains additional residential allotments. Further to the east and south, the land is located within the Open Space Zone and includes the Jo Gapper Activity Park and Playground.

To the north and west of the subject land are residential allotments of a similar size, orientation, and development pattern to those immediately adjoining the site.

3.1 Locality Plan



Figure 2 – Subject land identified in red and locality in yellow



Figure 3 – Subject land viewed from 14 Norway Avenue driveway



Figure 4 – Subject land viewed from Norway Avenue



Figure 5 – Subject land viewed from Ryandal Court

3.2 Zoning

The subject land is located within the Hills Neighbourhood Zone as identified in the Planning and Design Code (the Code). In addition, the following Overlays and Technical and Numerical Variations (TNVs) also apply:

Overlays

- Building Near Airfields Overlay
- Defence Aviation Area Overlay – all structures over 45m
- Hazards (Bushfire – Urban Interface)
- Hazards (Flooding – General) Overlay
- Prescribed Wells Area Overlay
- Regulated and Significant Tree Overlay
- Stormwater Management Overlay
- Urban Tree Canopy Overlay

TNVs

- Concept Plan 81 – Edinburgh Defence Airfield Lighting Constraints
- Maximum Building Height (Metres) TNV – 9m
- Maximum Building Level (Levels) – 2 Levels

- Gradient Minimum Frontage (Detached)
- Gradient Minimum Site Area (Detached)

3.3 Zone Map



Figure 6 – Zone Map

4. The Proposal

Mr Lyaqat Rezwani c/o- Arcotek Design Studio seeks Planning Consent for the construction of retaining walls with fencing above (combined height varying between 2.6m and 3.8m), retrospective retaining walls, tubular fencing and steps at Lot 44 Norway Avenue, Hillbank.

The proposal includes a combination of retaining walls and fencing along the northern, western and southern boundaries, with some elements proposed to replace existing structures and other already constructed structures being the subject of retrospective assessment.

A copy of the proposal plans and supporting documentation are contained in Attachment 1.

The key elements of the proposal include:

- 1.8m high Colorbond ‘Good Neighbour’ fencing (Monument colour) and retaining wall along part of the northern boundary, with a combined height varying between 2.6m and 3.8m.
 - *Note – proposed to replace the existing retaining wall and fencing. Previously approved as a terrace retaining wall (with a maximum total height of 2m)*
 - *Refer to ‘A’ on Figure 7: Annotated Site Plan*

- 1.1m high tubular fence along the northern boundary forward of the existing dwelling line and associated retaining walls (retrospective) to a maximum height of 1.2m.
 - *Refer to 'B' on Figure 7: Annotated Site Plan*
 - *Refer to Figure 8 showing northern elevation*
 - *Refer to image in Figure 3*

- Terrace retaining walls (retrospective) of up to 1m (lower – tier 1) and 1.2m (upper – tier 2) high, steps and 1.1m high tubular fencing along the western (Norway Avenue) frontage.
 - *Refer to 'C' on Figure 7: Annotated Site Plan for retrospective retaining wall and tubular fencing*
 - *Refer to 'E' on Figure 7: Annotated Site Plan for retrospective retaining wall only*
 - *Refer to Figure 9 showing western elevation*
 - *Refer to image in Figure 4*

- Terrace retaining walls (retrospective) of up to 1m (lower – tier 1) and 1.2m (upper – tier 2) high and 1.1m high tubular fencing along the southern (Ryandal Court) frontage.
 - *Refer to 'D' on Figure 7: Annotated Site Plan for retrospective retaining wall and tubular fencing*
 - *Refer to 'E' on Figure 7: Annotated Site Plan for retrospective retaining wall only*
 - *Refer to Figure 10 showing southern elevations*
 - *Refer to image in Figure 5*

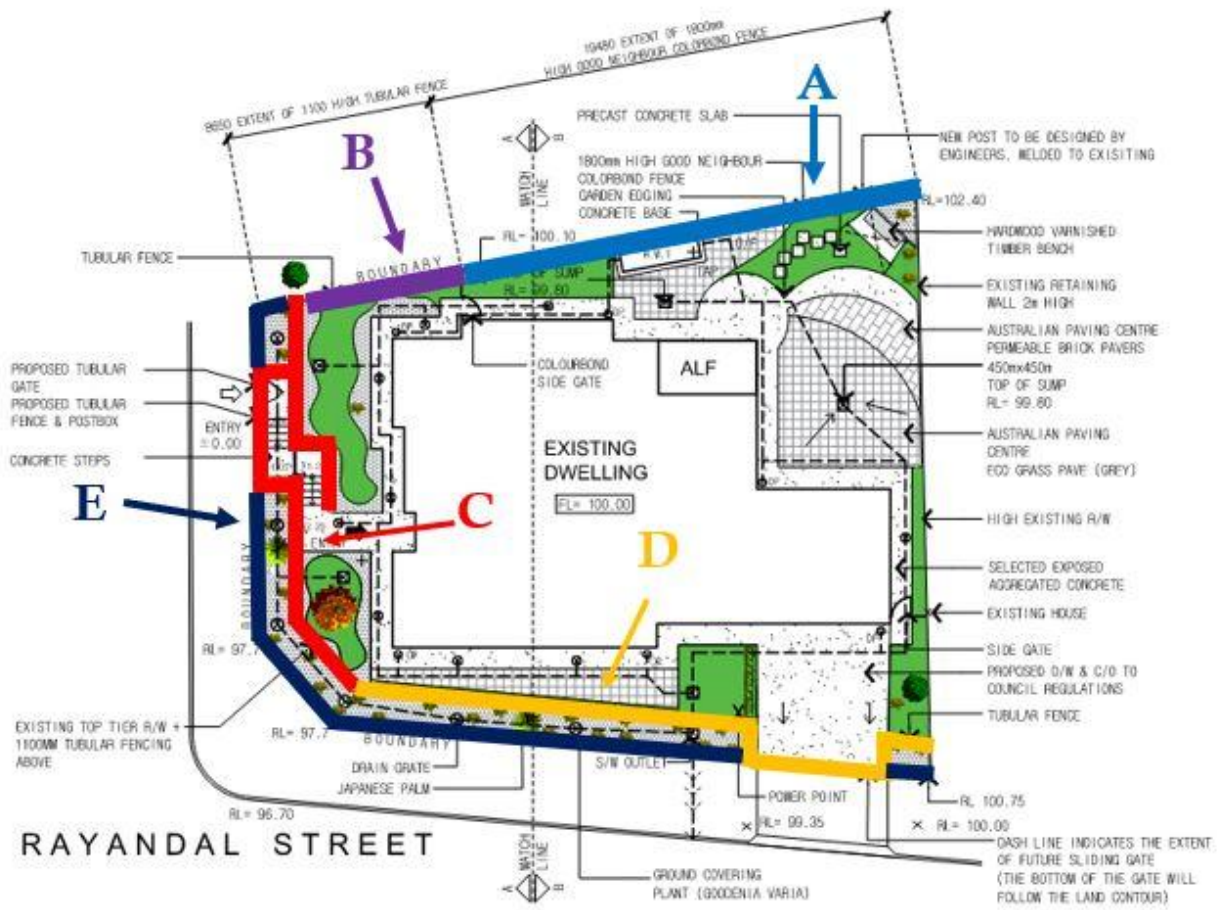


Figure 7 – Annotated Site Plan

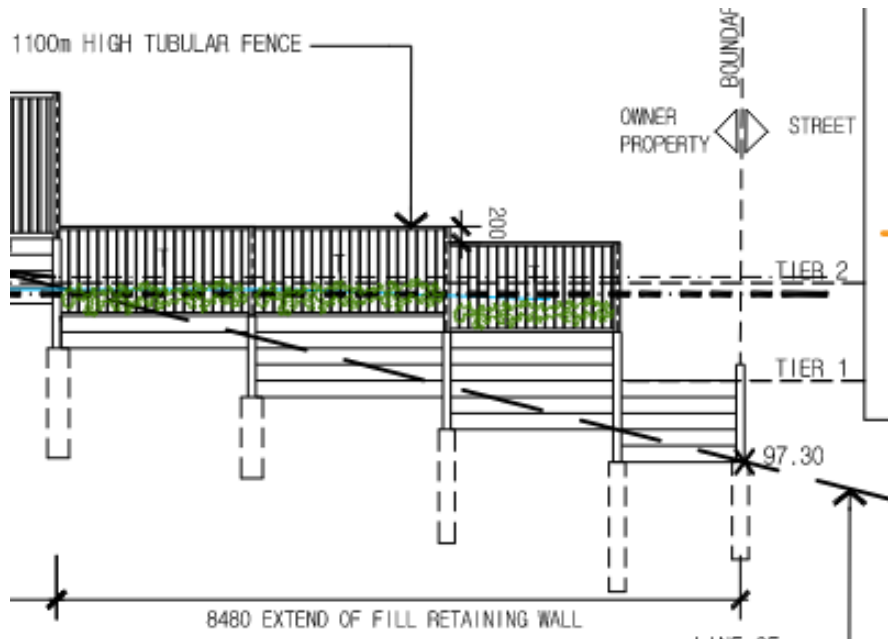


Figure 8 – Northern elevation



Figure 9 – Western elevation

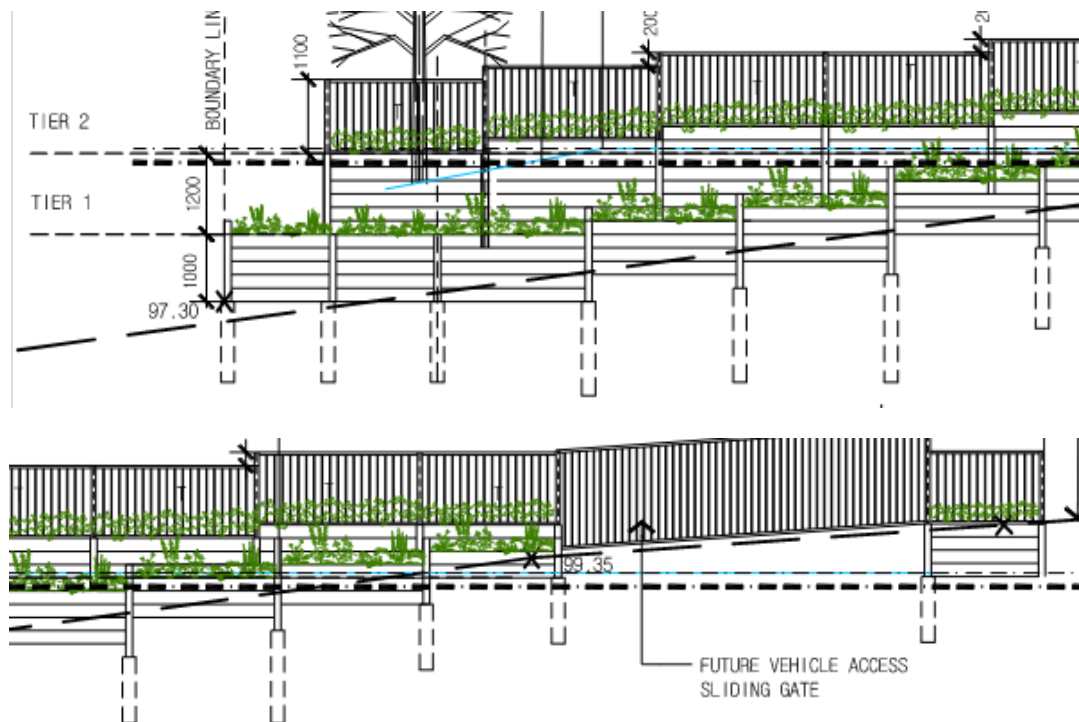


Figure 10 – Northern elevations

5. Procedural Matters

5.1 Classification

The proposed development involves the construction of retaining walls with fencing above (combined height varying between 2.6m and 3.8m), retrospective retaining walls, tubular fencing and steps. The proposed retaining wall and fencing are considered to constitute 'development', pursuant to Schedule 4 of the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) as the combined retaining walls and fencing exceed 2.1m along the northern boundary and part of the western/southern boundaries.

The above elements are not classified as an Accepted, Deemed-to-Satisfy or Restricted form of development within the relevant Tables of the Hills Neighbourhood Zone. The proposed development is therefore a Code Assessed - Performance Assessed development pursuant to Sections 105(b) and 107 of the *Planning, Development and Infrastructure Act 2016* (the Act), requiring an on-merit assessment against the relevant provisions of the Code.

5.2 Public Notification

Under Section 107(6) of the Act, all classes of performance assessed development require public notification unless excluded by Table 5 of the Procedural Matters Section of the relevant Zone of the Code.

Table 5 of the Hills Neighbourhood Zone includes references to land uses that are exempt from public notification. In this instance, a 'fence' is exempt from public notification.

However, Part 8 of Table 5 identifies 'Retaining Wall' as being exempt from public notification, except where it does not satisfy the Designated Performance Features (DPF) 11.3 of the Hills Neighbourhood Zone.

Hills Neighbourhood Zone DPF 11.3 states

Retaining walls:

(a) do not retain more than 1.5m in height

or

(b) where more than 1.5m is to be retained in total, are stepped in a series of low walls each not exceeding 1m in height and separated by at least 700mm.

In this instance, the proposed development incorporates retaining walls greater than 1.5m in height along the northern boundary and which are not stepped in a series of walls not exceeding 1m in height (and separated by at least 700mm).

As such, public notification of the application was required.

Table 5 also states that where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table).

Public notification commenced on 30 January 2026 and concluded on 19 February 2026. Four (4) representations were received during the public notification period.

All representors were in opposition to the proposal, with one (1) representor requesting to be heard before the Council Assessment Panel. The representors are listed in the table below:

Representations received		Summary of Issues Raised	Wish to be Heard
1	Sharon Murphy	<ul style="list-style-type: none"> • Incompatibility with established streetscape character • The combined 2.8m high retaining/fencing is inappropriate • Visual bulk and scale • Existing dwelling is set forward of adjoining dwellings, with the proposed fencing adding to streetscape impacts • Sets a precedence for similar development forward of the dwelling • Proposal should be refused or amended to reduce combined height and align with existing streetscape frontages 	No
2	Liam Wallis	<ul style="list-style-type: none"> • Concerns with the existing dwelling design 	

		<p>and inconsistency with existing streetscape character</p> <ul style="list-style-type: none"> • Side fencing (forward of the dwelling) and front fencing is uncommon in this area • Visual bulk and scale • Incompatibility with established streetscape character • Concerns with previous 6 years of building activity • Increase safety risks 	Yes
3	Denise Cook	<ul style="list-style-type: none"> • Unreasonable impacts on neighbourhood amenity and streetscape character • Excessive height and visual dominance • Sets a precedence for similar development forward of the dwelling • Structural inadequacies 	No
4	Debbie Diedrichsen	<ul style="list-style-type: none"> • An overbearing and excessive visual bulk • Dominant built form inconsistent with the character of Norway Avenue • Line of sight issues for cars existing Ryandal Court • Stormwater concerns 	No



Figure 8 – Location of representators displayed in blue pins

The applicant was afforded the opportunity to respond to the matters raised by the representors. The applicant's response (Attachment 3) provides additional information and context on the following matters:

- Amended documents (Revision B) identify that a 1.1m high tubular fence will be constructed on the northern boundary (forward of the existing dwelling) – replacing a 1.8m high solid Colorbond fence.
- Acknowledges construction delays with the previous dwelling builder, however has obtained the necessary approvals to undertake these works
- Tubular fencing will provide visual permeability and assist in addressing the concerns of representors
- A landscaping plan (Revision B) has been submitted to incorporate native plantings to assist with reducing the visual impacts of the concrete retaining walls
- The combination of tiered retaining wall, use of native planting in lower and higher tiers as well as the use of visual permeable tubular fencing to provide the safety against any possible falls is not inconsistent with the relevant provisions of the Code or against the established character of the area.

A copy of the applicant's response to representations is contained within Attachment 3.

5.3 Statutory Referrals

Pursuant to Schedule 9 of the Regulations, no statutory referrals were required as part of this application.

5.4 Statutory Referrals

No internal referrals were undertaken as part of this application.

6. Key Issues

The following matters are considered pertinent in reaching a recommendation for the proposal:

- Whether the proposal is an appropriate form of development in the Hills Neighbourhood Zone;
- Whether the proposal will create an adverse visual impact on the streetscape character; and
- Whether the proposal is consistent with the relevant general policies of the Code.

7. Planning Assessment

7.1 Development within the Hills Neighbourhood Zone

Development Approval (DA 292/1873/2017) was granted on 24 July 2018 for the construction of the single storey detached dwelling on the subject land. A subsequent Variation Application (DA 292/1873/2017/A) was approved on 1 March 2021 for the

construction of retaining walls up to 2.8m high with 1.8m fencing above and alterations to the finished floor level.

Both the dwelling and retaining walls located on the northern and eastern boundaries were assessed under the former Development Plan provisions. These elements were considered appropriate for the site at the time of assessment and have since been constructed.

It is acknowledged that the retaining walls along the western and southern boundaries were not shown on the approved plans and are therefore considered as part of this application on a 'retrospective' basis.

The current Hills Neighbourhood Zone supports a predominance of low-density residential development, with buildings that are sited and designed to integrate with the natural topography of the land.

Desired Outcome (DO) 1 of the Hills Neighbourhood Zone seeks

Development provides a complementary transition to adjacent natural and rural landscapes. Low density housing minimises disturbance to natural landforms and existing vegetation to mitigate the visible extent of buildings, earthworks and retaining walls.

While retaining walls are not specifically listed in Performance Outcome (PO) 1.1 or the associated Designated Performance Features (DPF), the Hills Neighbourhood Zone includes several POs relating to earthworks and retaining. This recognises that development in areas with significant changes in landform often requires the use of retaining walls to establish suitable levels for the construction of dwellings.

Earthworks and retaining walls are a notable feature within the immediate locality, reflecting the sloping topography of the area. While the materials proposed for the retaining walls differ from those commonly found within this locality, which typically include moss rock or timber retaining walls, the use of retaining walls is not uncommon or inconsistent with the established development pattern.

Accordingly, the proposed development is considered to represent an appropriate form of development within the Hills Neighbourhood Zone, subject to the siting, scale and design of the retaining walls, which are considered in this report.

7.2 Retaining Wall Design

PO 11.3 of the Hills Neighbourhood Zone and POs 2.1 and 9.1 of the Design in Urban Areas General Development Policies provide guidance on the design and placement of retaining walls within this locality.

Hills Neighbourhood Zone PO 11.3 seeks

Retaining walls are stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.

This PO is informed by the corresponding DPF 11.3 which states

Retaining walls:

(a) Do not retain more than 1.5m in height

Or

(b) Where more than 1.5m is to be retained in total, are stepped in a series of low walls each not exceeding 1m in height and separated by at least 700mm

Design in Urban Areas General Development Policies PO 2.1 and PO 9.1 seeks

PO 2.1

Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.

PO 9.1

Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.

The proposed retaining walls and associated fencing have been designed to respond to the sloping topography of the site, while ensuring that their height, scale and visual presentation remain consistent with the intent of PO 11.3 of the Hills Neighbourhood Zone.

The retaining walls located along the Norway Avenue and Ryandal Court frontages are of a height and scale consistent with the Zone DPF 11.3 requirements. These retaining structures reflect the broader pattern of development within the locality, where notable level differences between the road reserve and residential allotments have resulted in the use of retaining walls to establish usable building levels.

While the retaining wall materials used differ from other allotments within the locality (which commonly utilise moss rock or timber retaining walls), the proposed retaining walls have been designed in a stepped configuration, which assists in reducing their overall visual scale when viewed from the public realm and adjoining properties.

The POs within the Hills Neighbourhood Zone and Design in Urban Areas do not specify particular materials. However they do envisage the use of dark and natural coloured materials. While it is acknowledged that the materiality of the retaining walls is not entirely consistent with the prevailing character of the locality, it is nevertheless considered acceptable in this instance. Notwithstanding this, the colour of the retaining walls does not meet the intent of the relevant PO.

The upper stepped retaining walls, located closer to the dwelling, incorporate an additional 1.1m high open tubular fencing. This fencing functions in a similar manner to balustrading, providing safety and security for occupants while maintaining an open and visually permeable form that minimises visual bulk. The use of open-style fencing ensures that views across the site are maintained and that the development does not present as an overly solid or visually dominant structure when viewed from the street.

Along the northern boundary, the existing retaining walls and fencing are proposed to be removed and replaced with new retaining walls and 1.8m high Colorbond 'Good Neighbour' fencing. While both the existing and proposed retaining walls and fencing

along this boundary exceed the guidance of PO 11.3 of the Hills Neighbourhood Zone, the departure is not considered to undermine the intent of the Zone or PO 9.1 of the Design in Urban Areas General Development Policies.

Importantly, the northern boundary retaining walls are located away from the Norway Avenue and Ryandal Court frontages, and the full extent of these structures are largely screened by the existing single storey dwelling. As a result, they do not present an unreasonable visual impact upon the streetscape.

Furthermore, the subject land has been cut to establish a level building platform, resulting in the height of the retaining structure when viewed from the adjoining property being significantly reduced. Only a limited portion of the retaining wall is visible, with the fencing forming the most prominent element. This design approach reduces the perceived scale of the structure and assists in limiting potential visual impacts on the adjoining landowner. In addition, the northern boundary forward of the dwelling has been amended to incorporate 1.1m high open tubular fencing (rather than 1.8m Colorbond fencing), which assists in maintaining lines of sight between adjoining properties and the street frontage. This treatment provides a more open streetscape presentation while continuing to provide an appropriate delineation of the allotment boundary.

Overall, the retaining walls and fencing have been designed to respond to the natural topography of the site, utilise stepped retaining walls to reduce visual bulk, and incorporate open fencing elements where visible from the street or adjoining properties. As a result, the proposal is considered to achieve the intent of the above-mentioned POs, ensuring that the retaining walls are appropriately scaled and compatible with the established character of the locality.

Given the sloping landform characteristic of this area, the amended design represents a practical and appropriate design response that facilitates residential development without resulting in a detrimental impact on the streetscape or adjoining residential amenity.

7.3 Landscaping

POs 11.2 of the Hills Neighbourhood Zone and POs 2.1 and 9.2 of the Design in Urban Areas General Development Policies provide guidance on the use of landscaping within development to minimise visual impacts.

Hills Neighbourhood Zone PO 11.3 seeks

Vegetation is used to screen buildings and excavation or filling from view.

Design in Urban Areas General Development Policies PO 9.2 seeks

Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.

This PO is informed by the corresponding DPF 9.2 which states

A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.

The proposal includes a Detailed Landscape Plan that identifies a range of groundcovers, shrubs and trees to be incorporated throughout the site. In particular, a number of groundcovers and shrubs are located within the lower-level terrace fronting Norway Avenue and Ryandal Court, with a broader range of plantings across the upper terrace areas surrounding the dwelling.

It is acknowledged that these retaining walls along the Norway Avenue and Ryandal Court frontages have been constructed retrospectively, and a landscaping strip is not

provided on the low side of the retaining wall, as envisaged by DPF 9.2. Notwithstanding this, the retaining walls are limited to a maximum height of approximately 1.2m, which creates a number of terraced levels across the site.

These terraces provide opportunities for landscaping to be incorporated across the levels, which assists in softening the visual appearance of the retaining structures when viewed from the street. The proposed planting of groundcovers and shrubs within the terrace areas will contribute to reducing the visual prominence of the retaining walls and provide additional landscape character to the streetscape.

It is also noted that an adjoining allotment to the south, 10 Norway Avenue, contains a similar retaining wall configuration, albeit constructed using timber retaining walls. In that instance, a landscaping strip is likewise not provided on the low side of the retaining wall, with landscaping instead incorporated within the terraced area though the use of groundcovers and shrubs. This reflects a common design response within the locality, where retaining walls are utilised to address the natural sloping landform.

Having regard to the terraced design of the retaining walls, the incorporation of planting across the site, and the similar treatment evident on adjoining properties, it is considered that the proposal provides an appropriate level of landscaping that will assist in minimising the visual impact of the retaining structures.

Accordingly, the landscaping proposed is considered to satisfy the intent of PO 11.2 of the Hills Neighbourhood Zone and PO 9.2 of the Design in Urban Areas General Development Policies.

8. Conclusion

Mr Lyaqat Rezwani c/o Arcotek Design Studio seeks Planning Consent for the construction of retaining walls with fencing above (combined height varying between 2.6m and 3.8m), retrospective retaining walls, tubular fencing and steps at Allotment 44 Norway Avenue, Hillbank.

The proposed retaining walls (retrospective) have been designed to respond to the sloping topography of the site, which is characteristic of the locality. The retaining walls along the Norway Avenue and Ryandal Court frontages are of a height and scale generally consistent with the relevant DPFs and incorporate a stepped design which assists in reducing their visual bulk. Whilst the materiality differs from that typically found within the locality and the proposed colour does not align with the intent of the relevant PO seeking dark, natural tones, this departure is not considered significantly at variance. On balance, the colour of the retaining walls, while not ideal, is not considered to compromise the overall acceptability of the development.

The inclusion of 1.1m high open tubular fencing along portions of the retaining walls provides safety for occupants while maintaining a visually open and permeable form, thereby reducing potential visual impacts when viewed from the public realm and adjoining properties. The proposed replacement of the northern boundary retaining walls and fencing similarly seeks to reduce perceived bulk when viewed from adjoining land by utilising the cut nature of the site and incorporating fencing treatments that limit visual dominance.

A landscape plan has also been prepared which incorporates a range of groundcovers, shrubs and trees across the terraced areas of the site to mitigate the visual impact. While a landscaped strip is not provided on the low side of the retaining walls as envisaged by the DPF criteria, the terraced design of the retaining walls provides opportunities for landscaping across multiple levels, which will assist in softening the visual appearance of the retaining structures and improving the overall streetscape presentation.

Having regard to the site topography, the stepped design of the retaining walls, the incorporation of open fencing elements and the proposed landscaping treatments the development is considered to achieve the intent of the relevant POs of the Hills Neighbourhood Zone and the Design in Urban Areas General Development Policies.

On balance, the proposed development is not considered to be 'seriously at variance' with the relevant provisions of the Code. Rather, the proposal represents a reasonable and appropriate design response to the site's topographic constraints and established development pattern within the locality, and is therefore considered to warrant Planning Consent, subject to the conditions listed below.

9. Recommendation

STAFF RECOMMENDATION

It is therefore recommended that the Council Assessment Panel:

1. DETERMINES that the proposed development is not seriously at variance with the provisions of the Planning and Design Code.
2. GRANTS Planning Consent to the application by Mr Lyaqat Rezwani c/o- Arcotek Design Studio for the construction of retaining walls with fencing above (combined height varying between 2.6m and 3.8m), retrospective retaining walls, tubular fencing and steps at Allotment 44 Norway Avenue, Hillbank as detailed in Development Application 25040750 subject to the following conditions:

Conditions

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. The planting and landscaping identified on the Landscaping Plan submitted with the Application must be completed in the first planting season concurrent with or following completion of the retaining walls and fencing. Such planting and landscaping must not be removed nor the branches of any tree lopped and any plants which become diseased or die must be replaced by suitable species.
3. All stormwater resulting from the subject development shall be managed in an orderly manner and in accordance with the approved plans and documentation so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.

Advisory Notes

1. The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent, such an appeal must be lodged at the Environment, Resources and Development Court (the Court) within two (2) months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, telephone number 8204 0289.

ARCOTEK™

ACN 164 819 256
residential
commercial
industrial

PROPOSED RETAINING WALL/ STEPS

AT

12 NORWAY AVENUE

HILLBANK

SOUTH AUSTRALIA

406 GRAND JUNCTION ROAD
CLEARVIEW SA 5068
P: 08 8359 1453 M: 0414 166 851
E: info@arcotek.com.au

© COPYRIGHT 2026

24.03.26 C DRAFTED EXISTING LA
RETAINING WALL

REVISIONS			
DATE	REV	DESCRIPTION	
06.02.26	A	AMENDED AS PER CORRECTIONS RAISED BY THE COUNCIL	LA
23.02.26	B	AMENDED AS PER CORRECTIONS RAISED BY THE COUNCIL	LA

FOR APPROVAL ONLY
DECEMBER 2025

FOR APPROVAL ONLY
RETAINING WALL/STEPS CONSTRUCTION

FOR RETAINING WALL SPECIFICATION
 REFER TO ENGINEERS DOCUMENTATION

NOTE:
 PROPOSED IRRIGATION SYSTEM TO BE
 CONFIRMED ON SITE

TAG LEGEND

GR	GRASS
PB	PEBBLES
EAC	EXPOSED AGGREGATED CONCRETE
ML	MULUCH
EP	ECO GRASS PERMEABLE PAVEMENT
PBP	PERMEABLE BRICK PAVEMENT
FG	FLOOR GRATE
ST	SUMP TOP
R.W.T	RAIN WATER TANK
RL	ROOF LEVEL
PCS	PRECAST CONCRETE SLAB
POS	90X90 TIMBER SLAT TIMBER POST
TF	1100 TUBULAR FENCE
CB	1800mm HIGH GOOD NEIGHBOUR COLORBOND FENCING SYSTEM - (COLOR MONUMENT)
T	TUBULAR FENCE

NORWAY AVENUE



RAYANDAL STREET

SITE PLAN

SCALE 1:200

FOR MORE DETAILED DRAWING REFER TO
 CD02 AND CD 03



ARCOTEK™
 residential
 commercial
 industrial

406 GRAND JUNCTION ROAD
 CLEARVIEW SA 5085
 P: 08 8359 1453 F: 08 8180 1774
 M: 0414 166 851
 E: info@arcotek.com.au
 © COPYRIGHT

PROJECT:
 PROPOSED RETAINING WALL/STEPS

SITE ADDRESS:
 12 NORWAY AVENUE
 HILLBANK

CLIENT:
 MR. REZVANI

DRAWING TITLE:
 SITE PLAN

DRAWN: LA

SCALE: 1:200

CONTRACTORS NOTE:
 CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY
 WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS,
 AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

REVISIONS		
DATE	REV	DESCRIPTION
06.02.26	A	AMENDED AS PER CORRECTIONS RAISED BY COUNCIL
23.02.26	B	AMENDED AS PER CORRECTIONS RAISED BY COUNCIL
24.03.26	C	DRAFTED EXISTING RETAINING WALL

BY
 LA
 LA
 LA

FOR APPROVAL ONLY
RETAINING WALL/STEPS CONSTRUCTION

TABLE OF SA NATIVE LANDSCAPING

NO	BOTANICAL NAME	COMMON NAME	AVR. HEIGHT (m)
TREES			
1	EUCALYPTUS MINNIRITCHI	MINNIRITCHI MALLEE	2-3
2	ACER PALMATUM	JAPANESE MAPLE	3-8
3	ALLOCASUARINA VERTICILLATA	DROPPING SHE-OAK	4-10
4	ACACIA MEARNSII	LATE BLACK WATTLE	5-15
5	CALLITRIS RHOMBOIDEA	OYSTER BAY PINE	9-15
6	ACACIA MELANOXYLON	BLACKWOOD	15-20
SHRUBS			
6	THOMASIA PETALOCALYX	PAPER FLOWER	1-12
7	RHAGODIA PARABOLICA	FRAGRANT SALTBUSH	1-2
8	CYCAS REVOLUTA	JAPANESE PALM	1-3
9	PANDOREA JASMINOIDES	SOUTHERN BELLE	2-8
10	MYOPORUM PETIOLATUM	STICKY BOOBIALLA	1-2
GROUND COVER			
11	GOODENIA VARIA	STICKY GOODENIA	0.1-0.6
12	CORREA DECUMBENS	SPREADING CORREA	0.3-0.5
13	GREVILLEA LAVANDULACEA	HEATH GREVILLEA	0.3-1

TAG LEGEND

GR	GRASS
PB	PEBBLES
EAC	EXPOSED AGGREGATED CONCRETE
ML	MULUCH
EP	ECO GRASS PERMEABLE PAVEMENT
PBP	PERMEABLE BRICK PAVEMENT
⊠	FLOOR GRATE
⊙	SUMP TOP
R.W.T	RAIN WATER TANK
RL	ROOF LEVEL
PCS	PRECAST CONCRETE SLAB
—	1100 TUBULAR FENCE

FOR RETAINING WALL SPECIFICATION REFER TO ENGINEERING DOCUMENTATION



DETAILED LANDSCAPE PLAN (PART A)

SCALE 1:100

24.03.26 C DRAFTED EXISTING RETAINING WALL LA

ARCOTEK™

residential
commercial
industrial

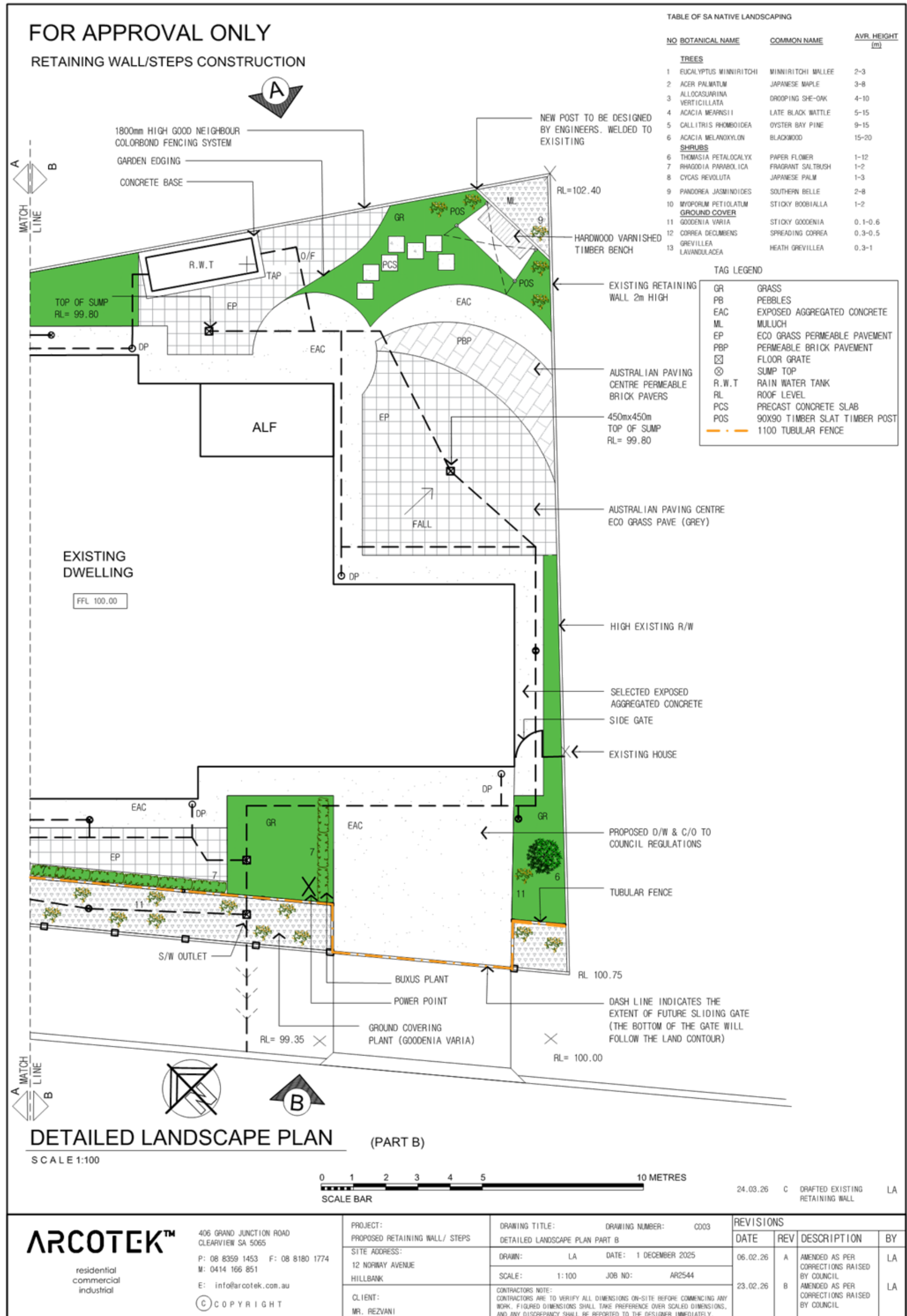
406 GRAND JUNCTION ROAD
CLEARVIEW SA 5065
P: 08 8359 1453 F: 08 8180 1774
M: 0414 166 851
E: info@arcotek.com.au

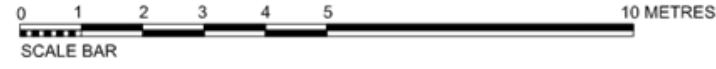
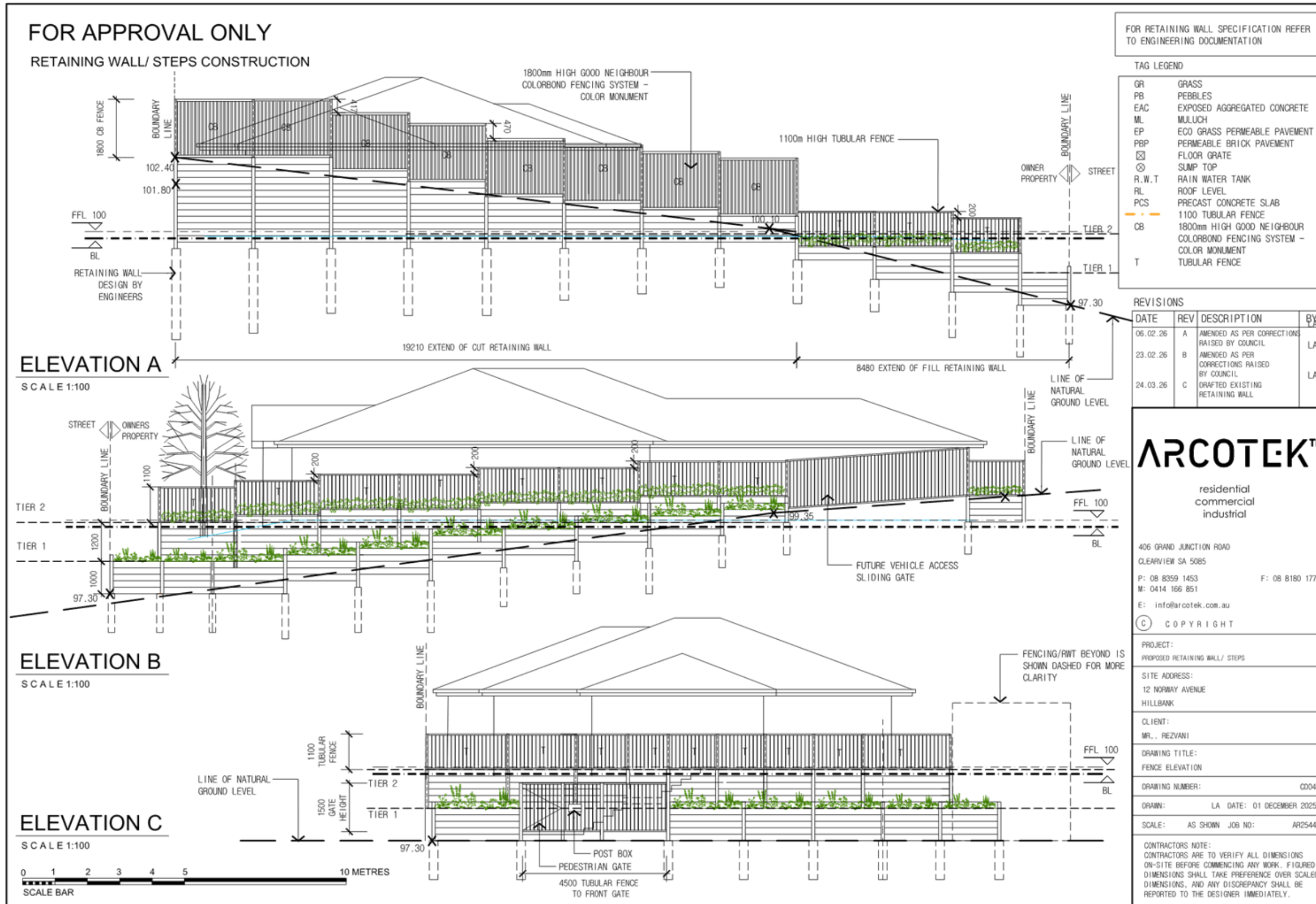
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PROJECT:
PROPOSED RETAINING WALL/ STEPS
SITE ADDRESS:
12 NORWAY AVENUE
HILLBANK
CLIENT:
MR. REZVANI

DRAWING TITLE: DETAILED LANDSCAPE PLAN PART A
DRAWING NUMBER: C002
DRAWN: LA DATE: 1 DECEMBER 2025
SCALE: 1:100 JOB NO: AR2544
CONTRACTORS NOTE:
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON-SITE BEFORE COMMENCING ANY WORK. FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS, AND ANY DISCREPANCY SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.

REVISIONS			
DATE	REV	DESCRIPTION	BY
06.02.26	A	AMENDED AS PER CORRECTIONS RAISED BY COUNCIL	LA
23.02.26	B	AMENDED AS PER CORRECTIONS RAISED BY COUNCIL	LA





**ADELAIDE
STRUCTURAL**
engineers



RETAINING WALL REPORT – RW

DATE: 08-12-2025
JOB NO: ASE25731
CLIENT: BASEFIELD CONSTRUCTION PTY LTD
SITE ADDRESS: 12 NORWAY AVENUE, HILLBANK, SA 5112
ENGINEER: D. SINGH

ATTACHMENTS:

- * Sleeper Retaining Wall Details: CSRW-02, CSRW-05
- * Sleeper Retaining Wall Specifications
- * Retaining Wall Calculations

RETAINING WALL GENERAL NOTES

1. The details provided in the following retaining wall design are based on information available to Adelaide Structural Engineers.
2. Adelaide Structural Engineers is to be notified immediately of any alterations in the site conditions which have occurred since the recording of site information.
3. Retaining wall designs issued by Adelaide Structural Engineers have been designed for specific site conditions and shall not be used on other jobs or sites. Specific recommendations in the structural calculations or on the engineering drawings are to take precedence over the retaining wall specification.
4. It is recommended that Adelaide Structural Engineers be contacted for engineering advice and details if an alternative type of retaining wall is preferred.
5. An additional fee will be charged for any alterations and/or amendments to the retaining wall details provided and for additional and/or alternative retaining wall designs.
- 6.

Approved:
Raj Ingole FIEAust CPEng NER



SLEEPER RETAINING WALL SPECIFICATION

1. CONCRETE

- Piers are to be the size and depth specified in the structural calculations. Hand dug piers are to maintain specified cross-section over the entire depth and are to be neatly trimmed.
- Piers are to be found the entire depth specified in the structural calculations into firm natural ground.
- This office is to be contacted for advice if:
 - solid rock is encountered within the specified depth of the pier or strip footing; or
 - filling material is encountered within the specified depth of the pier or strip footing; or
 - service pipe trenches are located adjacent pier or strip footings.
- Concrete to be used for piers is to have a minimum characteristic compressive strength at minimum 14 days, $f'c = 25\text{MPa}$, slump of 80 – 100mm and nominal maximum size of aggregate of 20mm in accordance with AS 3600, Concrete Structures Code.
- Concrete is to be mechanically vibrated during placement with an immersion vibrator, sufficient to ensure uniform compaction without aggregate separation. Vibration of forms is not acceptable, and concrete shall not be spread by vibrating.
- The minimum cover from the unformed surface to the steel uprights or steel reinforcement is to be 75mm.
- Concrete is to cure for 10 (ten) days prior to backfilling behind the retaining wall.
- For exposure classifications please refer to Table 4.3 and Table 4.4 of AS3600 for Grade of concrete to be used. All piers to have Grade N25 concrete.

2. STEEL

- Steel uprights are to be the size and length specified in the structural calculations.
- Steel uprights are to be free of all loose mill scale and surface rust.
- Steel uprights are to be protected with an approved surface coating in accordance with AS/NZS2312, Guide to the Protection of Iron and Steel Against Exterior Atmospheric Corrosion. (Minimum requirement to be 'galvanised')
- Steel uprights are to be true to line, level and plumb.
- Steel uprights are to be braced against movement during concrete placement.
- It is recommended that all steel uprights are erected with a 50mm backward cant per meter height of retaining wall.
- Welds shall conform to AS1554 and welding electrodes to AS1553. Welding shall be carried out by qualified personnel in accordance with AS2214 and notes on the drawings.
- Coatings damaged during transport and erection or by welding shall be made good after being wire-brushed clean and recoated with a protective coating.
- Minimum Steel Grade to be used- Grade 300

3. SLEEPERS

- Sleepers are to be the type (precast concrete), size and length specified in the structural calculations.
- Horizontal sleepers are to be cut to length to provide a minimum uniform bearing length of 35mm of the flange of the steel uprights.
- Sleeper specifications: 200mm Depth, 100mm Width (2-N10 bars central), generally Grade N32, for sites within 1km of shoreline or heavy industrial area and sites where the backfill material is high sulphate or high saline soil, Grade N40.



4. BACKFILL MATERIAL AND DRAINAGE

- To maintain free draining characteristics in the retained soil, selected coarse granular material is to be used as backfill behind the retaining wall. Backfill material shall not be placed against retaining wall until at least ten (10) days after the pouring of concrete footings, unless the wall is adequately propped. Backfill material shall be placed and compacted in layers not more than 200mm thick.
- An approved geotextile placed full height behind the retaining wall will prevent any fine-grained backfill material from being washed out through the retaining wall. (Optional)
- A continuous 100mm diameter agricultural drain is to be laid (to 1 in 100 minimum grade) in a minimum 300mm deep, 20 – 30mm aggregate filter trench at the base of the retaining wall. Water accumulated in the drain is to be carried, by the drain, to the front of the retaining wall and discharged into a stormwater drainage system. The agricultural drain may be replaced with an approved alternative drain.

5. SOIL PROPERTIES

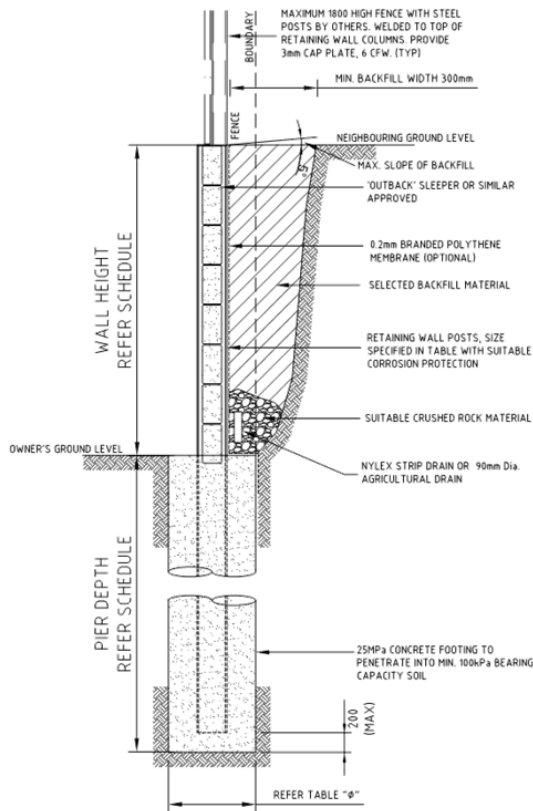
- Surcharge Load = 5kPa
- Angle of retained soil = 5° (Max)
- Ground water height in retained soil = 0m
- Minimum cover to steel member in pile = 50mm
- Characteristic internal friction angle = 32°
- Cohesion $c = 3$ kPa (for wall height 1.0-2.4m) & 5 kPa (for wall heights 2.6-3.0m)
- Unit weight of soil = 18 kN/m³
- Undrained shear strength of soil = 100 kPa

6. REFERENCES

- Standards Association of Australia:
 - AS3600 Concrete Structures Code;
 - AS/NZS1170.0 Structural Design Actions – General Principles.
 - AS/NZS1170.1 Structural Design Actions – Permanent, Imposed and Other Actions.
 - AS4100 Steel Structures Code.
 - AS4678 Earth Retaining Structures
 - AS/NZS2312 Guide to the Protection of Iron and Steel Against Exterior Atmospheric Corrosion; and
- Civil Engineering Code of Practice No 2 (1951); 'Earth Retaining Structures'.
- J E Bowles (1977): 'Foundation Analysis and Design'
- BHP Steel: Hot Rolled Products
- Dunham: 'Foundations of Structures'

RETAINING WALL (CUT) SCHEDULE- WITH 1.8m HIGH FENCE

WALL HEIGHT	PIER DEPTH	PIER ϕ	STEEL POST
< 1000	1200	450	150 UB 14
1200	1400	450	150 UB 14
1400	1600	450	150 UB 14
1600	1900	450	180 UB 16
1800	2300	450	180 UB 16



TYPICAL CONCRETE SLEEPER RETAINING WALL DETAIL (CUT)

NOT TO SCALE

- NOTES
1. ALL STEELWORK TO BE HOT DIP GALVANIZED
 2. ALL STEEL POST AND CONCRETE FOOTING SPACING TO BE 2000mm
 3. ALL CONCRETE SLEEPERS TO BE 100X200mm (TYP). DETAILS OF THE CONCRETE SLEEPERS TO BE CONFIRMED BY THE MANUFACTURER
 4. BUILDER IS TO MAINTAIN THE STABILITY OF EXCAVATION DURING CONSTRUCTION BY PROPPING ETC. AS REQUIRED
 5. THE RETAINING WALLS HAVE BEEN DESIGNED FOR UP TO N3 WIND CLASSIFICATION

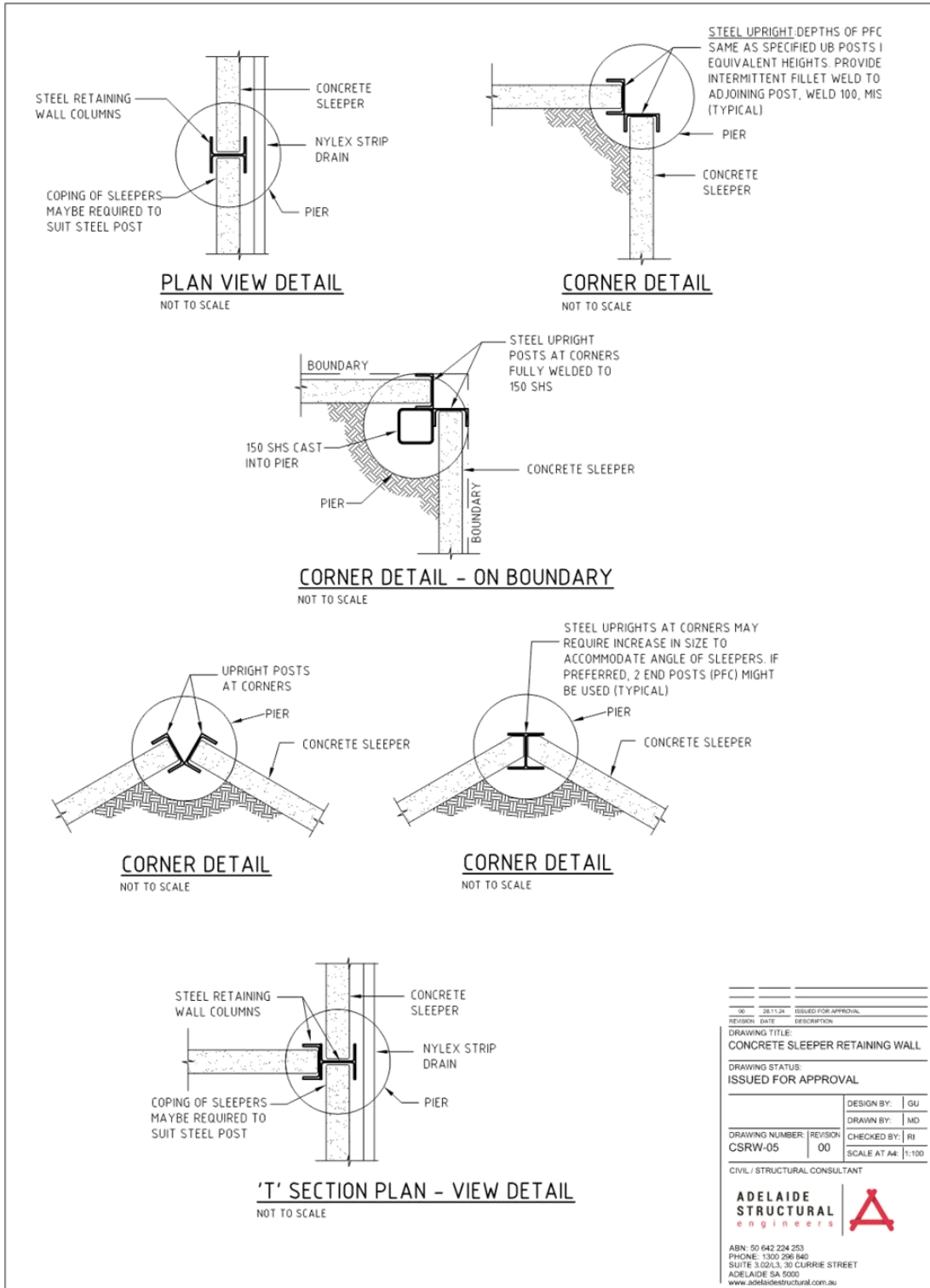
NOTES
TO BE READ IN CONJUNCTION WITH THE SLEEPER RETAINING WALL GENERAL NOTES AND SCHEDULE

NO.	28.11.24	ISSUED FOR APPROVAL
REVISION	DATE	DESCRIPTION
DRAWING TITLE: CONCRETE SLEEPER RETAINING WALL		
DRAWING STATUS: ISSUED FOR APPROVAL		
DESIGN BY:	GU	
DRAWN BY:	MD	
DRAWING NUMBER:	REVISION	CHECKED BY:
CSRW-02	00	RI
SCALE AT A4:		1:100

CIVIL / STRUCTURAL CONSULTANT



ABN: 50 042 224 253
PHONE: 1300 296 840
SUITE 3.02/3, 30 CURRIE STREET
ADELAIDE SA 5000
www.adelaidestructural.com.au



NO.	REVISION	DATE	DESCRIPTION
00		28.11.24	ISSUED FOR APPROVAL

DRAWING TITLE:
CONCRETE SLEEPER RETAINING WALL

DRAWING STATUS:
ISSUED FOR APPROVAL

DESIGN BY:	GU
DRAWN BY:	MD
CHECKED BY:	RI
SCALE AT A4:	1:100

DRAWING NUMBER: CSRW-05 | REVISION: 00

CIVIL / STRUCTURAL CONSULTANT

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www.adelaidestructural.com.au


SLEEPER WALLS V5.10

Adelaide Structural Engineers

Wall:	(1.2m Cut (With Fence)) 1200mm high, 5.0kPa surcharge (Drained)	
Loads:	Surcharge = 5.00kPa, Drained, Additional overturning applied (Fence)	
Steel Upright:	150UB14.0 (G300) (Galv.)	
	$M^* = 10.97\text{kNm} < \phi M = 29.38\text{kNm}$, $V^* = 11.06\text{kN} < \phi V_{vm} = 129.60\text{kN}$	OK (0.37,0.09)
	$\delta(dI) = ht/14380$ (0.1mm), $\delta(dI + \Psi I) = ht/942$ (1.3mm)	OK
Timber Upright:	Not Applicable	
Footing:	$M^*_o = 18.71\text{kNm} < \phi M_r = 19.29\text{kNm}$	OK (0.97)
Sleepers:	Concrete sleepers - refer Concrete Member Design or manufacturer's specifications $w_{dl} = 0.00\text{kN/m}$, $w_{ll} = 0.00\text{kN/m}$, $w^* = 0.00\text{kN/m}$, $M^* = 0.00\text{kNm}$	

Warning - Cohesion must be used with caution (Acting soil height = 679mm < ht = 1200mm)

Geometry	Pier depth/diameter ratio = 3.1	
Wall assumed fully drained		
Geometry	Retaining height must be a multiple of the sleeper vertical dimension (1200mm)	
Retaining height (ht) =	1200 mm	
Post centres (cts) =	2000 mm	
Upright =	S (Timber),(S)teel,(B)oth	
Concrete sleepers =	Y (Yes),(N)o	Concrete sleeper width = 200 mm (Vert. dimension)
Risk class =	B (A),(B),(C) - Moderate damage and loss of services - Table 1.1	
Backfill type =	1 Class(1), Class(2), (U)ncontrolled, (I)n-situ - Table 5.1(A)	
Soil parameters (behind wall)		
Internal friction (ϕ) =	32 ° ($0^\circ \leq \phi \leq 45^\circ$)	
Incline of soil at top (β) =	5 ° ($0^\circ \leq \beta \leq 45^\circ$) 1 in 11.4	
Soil weight (γ_s) =	18.0 kN/m ³	
Cohesion (c) =	3 kPa	
Footing - Cohesive		
Total footing depth (d) =	1400 mm (From surface)	
Ignore top (ig) =	0 mm	
Footing diameter (dia) =	450 mm	
Soil cohesion (cf) =	25 kPa (0 for cohesionless)	
Design $cf^* = c_f^* \Phi_{uc} (0.7)$ =	17.5 kPa insitu material	
Sleepers Minor axis bending		
Sleeper depth (dSD) =	N/A mm (Horz. dimension)	Live Load duration = Permanent
Sleeper width (dSW) =	200 mm (Vert. dimension)	Long term LL factor (Ψ_l) = 1.00 AS 1170.0 Table 4.1
Max number of layers =	6 (1200mm high)	Duration factor (k1) = 0.57

Design loads - Appendix J & Section 4 - AS4678

Min. surcharge =	5.0 kPa - Table 4.1	Additional upright overturning (Fence)	
Water height (hw) =	0.0 mm (Drained)	Thrust (Va) =	2.88 kN/upright
Surcharge (s) =	5.0 kPa	Overturning (Ma) =	2.59 kNm/upright
Dead only factor =	1.35 (1.35)	Load factor =	1.50
Earth factor =	1.25 (1.25)	Long term LL factor (Ψ_{lo}) =	0.40
Live load factor =	1.50 (1.50 - 0.0 for stabilising effect)	Va* =	4.32 kN/upright
Stabilising factor =	0.80 AS4678 - Appendix J2	Ma* =	3.89 kNm/upright
		(Thrust/moment applied at the top of the wall)	

Material design factors - Section 5

Φ_{uc} =	0.90	$c^* = c^* \Phi_{uc}$ =	2.7 kPa	CI 5.2.1	
Φ_{uo} =	0.95	ϕ^* =	30.7 °	CI 5.2.2	ϕ^* = 0.536 rad
Design factor (Φ_n) =	1.00 Table 5.2				
	Ka =	0.328 (Rankine)	Depth of tension zone =	521 mm	
	Kp =	3.028 (Rankine)	Acting soil height (ha) =	679 mm	


Design moment in upright (about top of footing, per m of wall)

	Pressure kPa	Thrust kN/m	Thrust* kN/m	Lever arm mm	Mw kNm/m	Mw* kNm/m	Comments (At wall base)
Soil = $K_a \cdot \gamma_s \cdot h_a$ =	4.01	1.36	1.70	226	0.31	0.38	Max. pressure at base
Surcharge = $K_a \cdot s$ =	1.64	1.11	1.67	339	0.38	0.57	Uniform pressure dist.
Additional =		1.44	2.16	1200	3.02	4.53	
Total =		3.91	5.53		3.71	5.49	
Total thrust (Vw) =		3.91 kN/m			Total moment (Mw) =	3.71 kNm/m	
Total ult. thrust (Vw*) =		5.53 kN/m			Total ult. moment (Mw*) =	5.49 kNm/m	
Total ult. thrust (Vw*/Φ_n) =		5.53 kNm/m			Total ult. moment (Mw*/Φ_n) =	5.49 kNm/m	
					Ultimate factor =	1.48	

Sleeper design - AS1720.1 Section 3 (Not Applicable)

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Steel upright design - AS4100 Section 5

$V^* = Vw^* \cdot \gamma_s / \Phi_n =$	11.06 kN					
$M^* = Mw^* \cdot \gamma_s / \Phi_n =$	10.97 kNm					
Description = 150UB14.0 (G300)				Capacity factor (ϕ) =	0.9 Table 3.4	
Flange yield (fyf) =	320 MPa			Warping constant (Iw) =	$2.53 \times 10^9 \text{mm}^6$	
Area (Ag) =	1780 mm ²			Torsional constant (J) =	$28.1 \times 10^3 \text{mm}^4$	
Stiffness (Ix) =	$6.66 \times 10^6 \text{mm}^4$			Effective section mod. (Zex) =	$102 \times 10^3 \text{mm}^3$	
Shear modulus (G) =	80000 MPa - Cl 1.4			Effective section mod. (Zey) =	$19.8 \times 10^3 \text{mm}^3$	
				Modulus of elasticity (Es) =	200000 MPa - Cl 1.4	
$M_{sx} =$	32.6 kNm - Cl 5.2	$\phi M_{sx} =$	29.4 kNm		OK (0.37)	
$\phi V_v = \phi V_u =$	129.6 kN	$\phi V_{vm} = \phi V_v$			OK (0.09)	
$\phi V_{vm} =$	129.6 kN					
Deflection horizontal at top $\delta(dI) =$		0.1 mm			ht / 14380	
$\delta(LL) =$		0.1 mm			ht / 9076	
$\delta(II) \text{ (Fence)} =$		2.6 mm			ht / 454	
Total $\delta(II) =$		2.8 mm			ht / 432	
Total deflection horizontal $\delta(dI + \psi I, II) =$		1.3 mm			ht / 942	


Timber upright design - AS1720.1 Section 3 (Not Applicable)

Licensee: Adelaide Structural Engineers

Footing design [ASD] - Cohesive

Shear included in footing

Footing geometry

Total footing depth (d) =	1400 mm
Ignore depth (ig) =	0 mm
Design depth (D=d-ig) =	1400 mm
Rotation depth (rD=D/2) =	700 mm
Footing diameter (dia) =	450 mm

Upright reactions

V* =	11.06 kN
M* =	10.97 kNm

Overturning moment

$$M^*o = M^* + V^* \cdot (ig + rD) = 18.71 \text{ kNm}$$

Soil parameters (footing)

Clay cohesion (cf*) =	17.5 kPa
-----------------------	----------

$$\phi Mr = 1.25 \cdot cf^* \cdot dia \cdot D^2 = 19.3 \text{ kNm}$$

OK (0.97)

Horizontal bearing

$$\text{Ultimate bearing } BP^* = 6 \cdot M^*o / (dia \cdot D^2) = 127.3 \text{ kPa (Horizontal)}$$


SLEEPER WALLS V5.10

Adelaide Structural Engineers

Wall:	(1.8m Cut (With Fence)) 1800mm high, 5.0kPa surcharge (Drained)	
Loads:	Surcharge = 5.00kPa, Drained, Additional overturning applied (Fence)	
Steel Upright:	180UB16.1 (G300) (Galv.)	
	$M^* = 20.82\text{kNm} < \phi M = 39.74\text{kNm}$, $V^* = 22.67\text{kN} < \phi V_{vm} = 134.52\text{kN}$	OK (0.52,0.17)
	$\delta(dI) = ht/1879$ (1.0mm), $\delta(dI + \psi I_{II}) = ht/499$ (3.6mm)	OK
Timber Upright:	Not Applicable	
Footing:	$M^*_o = 45.76\text{kNm} < \phi M_r = 47.64\text{kNm}$	OK (0.96)
Sleepers:	Concrete sleepers - refer Concrete Member Design or manufacturer's specifications $w_{dl} = 0.00\text{kN/m}$, $w_{ll} = 0.00\text{kN/m}$, $w^* = 0.00\text{kN/m}$, $M^* = 0.00\text{kNm}$	

Warning - Cohesion must be used with caution (Acting soil height = 1279mm < ht = 1800mm)

Warning - Pier depth/diameter ratio = 4.9

Geometry

Wall assumed fully drained

Geometry	Retaining height must be a multiple of the sleeper vertical dimension (1800mm)	
Retaining height (ht) =	1800 mm	
Post centres (cts) =	2000 mm	
Upright =	S (Timber,(S)teel,(B)oth)	
Concrete sleepers =	Y (Yes),(N)o	Concrete sleeper width = 200 mm (Vert. dimension)
Risk class =	B (A),(B),(C) - Moderate damage and loss of services - Table 1.1	
Backfill type =	1 Class(1), Class(2), (U)ncontrolled, (I)n-situ - Table 5.1(A)	
Soil parameters (behind wall)		
Internal friction (ϕ) =	32 ° ($0^\circ \leq \phi \leq 45^\circ$)	
Incline of soil at top (β) =	5 ° ($0^\circ \leq \beta \leq 45^\circ$) 1 in 11.4	
Soil weight (γ_s) =	18.0 kN/m ³	
Cohesion (c) =	3 kPa	
Footing - Cohesive		
Total footing depth (d) =	2200 mm (From surface)	
Ignore top (ig) =	0 mm	
Footing diameter (dia) =	450 mm	
Soil cohesion (cf) =	25 kPa (0 for cohesionless)	
Design $cf^* = c_f^* \Phi_{uc} (0.7) =$	17.5 kPa insitu material	
Sleepers	Minor axis bending	
Sleeper depth (dSD) =	N/A mm (Horz. dimension)	Live Load duration = Permanent
Sleeper width (dSW) =	200 mm (Vert. dimension)	Long term LL factor (Ψ_l) = 1.00 AS 1170.0 Table 4.1
Max number of layers =	9 (1800mm high)	Duration factor (k1) = 0.57

Design loads - Appendix J & Section 4 - AS4678

Min. surcharge =	5.0 kPa - Table 4.1	Additional upright overturning (Fence)	
Water height (hw) =	0.0 mm (Drained)	Thrust (Va) =	2.88 kN/upright
Surcharge (s) =	5.0 kPa	Overturning (Ma) =	2.59 kNm/upright
Dead only factor =	1.35 (1.35)	Load factor =	1.50
Earth factor =	1.25 (1.25)	Long term LL factor (Ψ_{lo}) =	0.40
Live load factor =	1.50 (1.50 - 0.0 for stabilising effect)	Va* =	4.32 kN/upright
Stabilising factor =	0.80 AS4678 - Appendix J2	Ma* =	3.89 kNm/upright
		(Thrust/moment applied at the top of the wall)	

Material design factors - Section 5

$\Phi_{uc} =$	0.90	$c^* = c^* \Phi_{uc} =$	2.7 kPa	CI 5.2.1	
$\Phi_{uo} =$	0.95	$\phi^* =$	30.7 °	CI 5.2.2	$\phi^* = 0.536$ rad
Design factor (Φ_n) =	1.00 Table 5.2				
	Ka = 0.328 (Rankine)	Depth of tension zone =	521 mm		
	Kp = 3.028 (Rankine)	Acting soil height (ha) =	1279 mm		


Design moment in upright (about top of footing, per m of wall)

	Pressure kPa	Thrust kN/m	Thrust* kN/m	Lever arm mm	Mw kNm/m	Mw* kNm/m	Comments (At wall base)
Soil = $K_a \cdot \gamma_s \cdot h_a$ =	7.54	4.82	6.03	426	2.06	2.57	Max. pressure at base
Surcharge = $K_a \cdot s$ =	1.64	2.10	3.14	639	1.34	2.01	Uniform pressure dist.
Additional =		1.44	2.16	1800	3.89	5.83	
Total =		8.36	11.33		7.28	10.41	
Total thrust (Vw) =		8.36 kN/m			Total moment (Mw) =	7.28 kNm/m	
Total ult. thrust (Vw*) =		11.33 kN/m			Total ult. moment (Mw*) =	10.41 kNm/m	
Total ult. thrust (Vw*/Φ_n) =		11.33 kNm/m			Total ult. moment (Mw*/Φ_n) =	10.41 kNm/m	
					Ultimate factor =	1.43	

Sleeper design - AS1720.1 Section 3 (Not Applicable)

Licensee: Adelaide Structural Engineers

Steel upright design - AS4100 Section 5

$V^* = Vw^* \cdot \text{cts} / \Phi_n =$	22.67 kN				
$M^* = Mw^* \cdot \text{cts} / \Phi_n =$	20.82 kNm				
Description = 180UB16.1 (G300)			Capacity factor (ϕ) =	0.9 Table 3.4	
Flange yield (fyf) =	320 MPa		Warping constant (Iw) =	5.88 x10 ⁹ mm ⁶	
Area (Ag) =	2040 mm ²		Torsional constant (J) =	31.5 x10 ⁹ mm ⁴	
Stiffness (Ix) =	10.6 x10 ⁶ mm ⁴		Effective section mod. (Zex) =	138 x10 ³ mm ³	
Shear modulus (G) =	80000 MPa - Cl 1.4		Effective section mod. (Zey) =	28.4 x10 ³ mm ³	
			Modulus of elasticity (Es) =	200000 MPa - Cl 1.4	
$M_{sx} =$	44.2 kNm - Cl 5.2	$\phi M_{sx} =$	39.7 kNm	OK (0.52)	
$\phi V_v = \phi V_u =$	134.5 kN				
$\phi V_{vm} =$	134.5 kN	$\phi V_{vm} = \phi V_v$		OK (0.17)	
Deflection horizontal at top $\delta(dI) =$	1.0 mm			ht / 1879	
$\delta(LL) =$	0.8 mm			ht / 2256	
$\delta(II) \text{ (Fence)} =$	4.6 mm			ht / 390	
Total $\delta(II) =$	5.4 mm			ht / 332	
Total deflection horizontal $\delta(dI + \psi I, II) =$	3.6 mm			ht / 499	


Timber upright design - AS1720.1 Section 3 (Not Applicable)

Licensee: Adelaide Structural Engineers

Footing design [ASD] - Cohesive

Shear included in footing

Footing geometry

Total footing depth (d) =	2200 mm
Ignore depth (ig) =	0 mm
Design depth (D=d-ig) =	2200 mm
Rotation depth (rD=D/2) =	1100 mm
Footing diameter (dia) =	450 mm

Upright reactions

V* =	22.67 kN
M* =	20.82 kNm

Overturning moment

$$M^*o = M^* + V^* \cdot (ig + rD) = 45.76 \text{ kNm}$$

Soil parameters (footing)

Clay cohesion (cf*) =	17.5 kPa
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$$\phi Mr = 1.25 \cdot cf^* \cdot dia \cdot D^2 = 47.6 \text{ kNm}$$

OK (0.96)

Horizontal bearing

$$\text{Ultimate bearing } BP^* = 6 \cdot M^*o / (dia \cdot D^2) = 126.1 \text{ kPa (Horizontal)}$$

Details of Representations

Application Summary

Application ID	25040750
Proposal	Retaining wall with fence above retaining wall above 2.1 metres and steps.
Location	LOT 44 NORWAY AV HILLBANK SA 5112

Representations

Representor 1 - Sharon Murphy

Name	Sharon Murphy
Address	16 Norway Avenue HILLBANK SA, 5112 Australia
Submission Date	04/02/2026 08:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

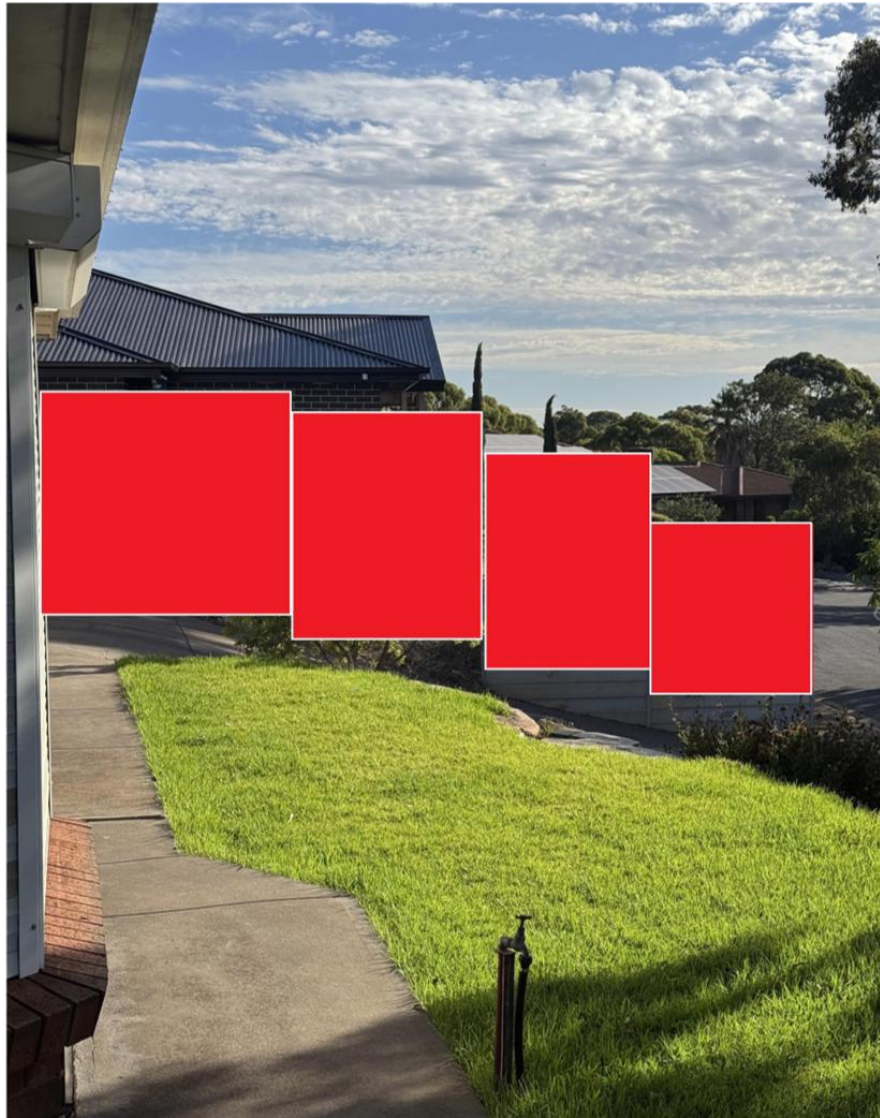
Reasons

I write to object to the proposed boundary retaining wall and fence associated with DA 25040750 on behalf of local residents. My objection is based on the following planning grounds: 1. Incompatibility with Established Streetscape Character The proposed retaining wall (~1 m) with a 1.8 m fence above — reaching a combined height of around 2.8 m at the frontage — is inconsistent with the established character of the street. The surrounding area features open frontages with lower fences/walls, which provide visual connection with the street. The substantial forward extension and height of the proposed structure substantially increase visual bulk and erodes the existing streetscape. This detracts from neighbourhood character, which planning decisions should seek to preserve. 2. Forward Position Beyond Established Building Line As set out in the application, the house has been constructed approximately 2 m forward of the established frontage on the block of Norway Avenue. The proposed fence extending beyond the existing fence line increases this departure further, creating a dominant barrier that is out of step with neighbouring properties and undermines the planned alignment of building frontages. 3. Excessive Visual Bulk and Public Realm Impact The combined height and forward location of the fence/wall create a visually dominant frontage that reduces passive surveillance and diminishes the public realm. This level of enclosure is contrary to existing nature of the neighbourhood with openness and connection between private and public spaces in established residential zones. 4. Precedent for Undesirable Development Approving a forward, high, solid boundary treatment sets a precedent that may encourage similar developments, further degrading the cohesive and open character of the streetscape. The property has been under construction for approximately 3 years now and is not nearing completion the addition of these landscaping works is likely to cause disruption and impact all neighbours right to quite enjoyment of our property. See the attached photos of current vs obstructed view with fence and retaining wall installed. For the reasons above, I respectfully request that this proposal be refused, or that it be amended to reduce combined height and align with existing streetscape frontages.

Attached Documents

With-Fence-1582188.jpg

Current-State-1582189.jpg





Representations**Representor 2** - Liam Wallis

Name	Liam Wallis
Address	14 Norway Avenue HILLBANK SA, 5112 Australia
Submission Date	17/02/2026 07:22 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	
Please find attached a separate file of our opposition to the proposed development of Lot 44 Norway Ave Hillbank SA 5112 in Step 3.	

Attached Documents

Proposed-Development,-Opposition-letter-for-25040750.pdf-1586700.pdf

To Whom it may concern,

I, Liam Wallis and on behalf of my wife Jessica Walters of 14 Norway Ave, Hillbank, SA, 5112, write to you regarding the proposed development at **Lot 44 Norway Ave, Hillbank, SA, 5112. Application Number 25040750.**

We wish to express our strong **opposition** to the proposed development and expect the application to be **refused**, for the following reasons.

Subject 1; Boundary Line at the front of our property and all proposed fencing.

- The boundary line between our properties was only recently developed in recent years. We find it ridiculous and not coincidental that this wasn't considered in the initial development plans. We have had advice that identified that this was a clever, dishonest and deceiving act by the builder to build a wall short enough to not require initial development approval but to also achieve approval to build the dwelling and it is only now after the fact the dwelling is built that they seek to increase the retaining wall height. This is greedy, deceitful, unprofessional and unfair planning. We should not be affected by a designed build that is now unfunctional for the owner.
- We find it perplexing that a property can be approved to be built at a height so disproportionately high and forward in comparison to our property. It will be a travesty of justice if we are now expected to accept unfair outcomes due to greedy, conniving design by the owners and the lack of foresight from local government in approving this development.
- Side fencing to the boundary line and front fencing along the boundary line is unseen on Norway avenue and uncommon within the area.
- The plans to increase the already recently developed boundary line wall between the front of our properties to 1200mm and install an 1800mm tubular fence atop the wall, totalling 3 metres and to continue the 3-metre wall and fence around the front of the property is ludicrous. This will be incredibly detrimental to the aesthetics of the street and especially to the front of our property. Grey, concrete walls and tubular fencing on an already unusual and imposing property would stand out negatively in comparison to the other properties surrounding it. We believe it will be described as a prison-like structure.
- In addition to the imposition of such an unpleasant aesthetic. This new wall and fence structure will directly affect our amenity of our home by reduced aesthetics and view of the westerly aspect of our home. Also, spoiling the last hour or so of the beautiful sunset that we have come to cherish, reduce the south-westerly breeze that we often enjoy and that also gives us respite from the hot northern winds that Adelaide endures, and will also act as a thermal trap and increase temperatures due to the north facing wall and bright nature of light reflecting off the concrete.

- Fencing the front of the property poses social issues by physically fencing off neighbours and aesthetically presenting as an anti-social and unwelcoming design.
- Fencing off a property with such a gradient doesn't seem safe for the occupants in the event of a fire or when the need for emergency services at the property arises.
- Limited disability access.
- This development is already unsightly with disproportionate gradient and topography to the rest of the street; the proposed development plans will add further imbalance to the aesthetics of the street.

Subject 2; Boundary Line at the rear of the property.

- Regarding the development of the boundary line at the rear of the property, as previously stated, development of this boundary line was undertaken recently. The boundary line at the rear of our property seems satisfactory and fit for purpose already. We question why the owner is not satisfied with their initial development? They have recently built a satisfactory fit for purpose retaining wall within their boundary only to now expect further privilege. Not to mention the fact that they removed the original fence bordering our properties which at the time was fit for purpose, in the theme of the surrounding area and in good order, to undertake these works. They then reinstated it damaged, unsightly and unsafe.
- We have little faith that any development will be conducted efficiently due to this project being 6 years in the making already.
- Unnecessary and inefficient construction projects and wasting materials is contributing to unnecessary environmental impact. For example, they have already replaced the roof due to poor practice.
- The plans state that the post is yet to be designed by engineers and is to be welded to the original which seems insufficient, ambiguous, unsafe and incredibly naive for such a tall loadbearing wall.
- I have concerns of immediate damage to my established garden during development as well as future decline to my garden due to increased drainage, the change in topography and erosion along the boundary.
- We have concerns of risk of falling from heights for my children and pets during the proposed development of the fence line. As well as the increased risks of falling from heights indefinitely.

Subject 3; Steps and gate. Parking issues. Traffic hazards. Waste management.

- Having a gate at the boundary line is unseen in the street and uncommon in the area. We believe this will set a precedence for unsustainable development in the area as well as set a precedence for sad, gross architectural design and a compounding reduced amenity in Hillbank.
- The location of the gate will encourage loitering and essentially enable the residents to dominate council land.
- This will increase the parking in the area directly out the front of the gateway and parking in the area is already limited and already unfairly designated for other residents in the street for example, in front of the residence at number 3 Norway avenue.
- Increased car parking in front of the gateway will pose a significant hazard by limiting the line of sight for traffic exiting and giving way from Ryandal court.
- Increased wall height and fence height in conjunction of a higher volume of parked cars and people loitering on council land will pose significant challenges and safety issues for us when reversing from our property.
- Increased risk for pedestrians such as our children cycling on the roadway. The speed of the street is already too fast and unsafe for current volume of traffic and parking.
- Where are the bins going to be put on bin day? There will be increased challenges for postal services and waste management services.

In conclusion we appreciate the opportunity to express our strong opposition to this horrible and unfair proposed development and have faith that refusal is the appropriate action.

Yours sincerely

Liam Wallis and Jessica Walters.

14 Norway Avenue, Hillbank, SA, 5112

0434 011 121

Representations

Representor 3 - Denise Cook

Name	Denise Cook
Address	9 Norway Avenue HILLBANK SA, 5108 Australia
Submission Date	18/02/2026 08:18 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Development Application 25040750 does not satisfactorily meet the intent of the Planning and Design Code as it applies within the City of Playford area and will result in unreasonable impacts on neighbouring amenity and streetscape character. Under section 68 of the Planning and Design Act 2016, the relevant authority must assess development against the Planning and Design Code and give appropriate weight to the provisions relevant to the site and its context. When properly assessed against the Code's performance outcomes, the proposal fails to achieve orderly and proper planning outcomes. Excessive Height and Visual Dominance Although the retaining wall and fence may individually comply with separate technical parameters, the combined vertical outcome exceeds 2.1 metres and must be assessed cumulatively. The total height, including altered ground level, retaining wall and fence above, results in:

- An overbearing-built form
- Excessive visual bulk at the boundary
- A dominant structure inconsistent with the established character of Norway Avenue

The Planning and Design Code requires development to be of a scale and form compatible with the locality and to avoid undue dominance when viewed from adjoining land or the public realm. The proposal does not achieve this outcome. Inconsistency with Neighbourhood Character Residential areas within the City of Playford, more specifically Hillbank, are characterised by retaining treatments that are integrated with topography and open streetscapes (no fences). The proposal introduces a visually intrusive boundary structure that materially departs from this established pattern. The Residential Zones within the Planning and Design Code seek development that positively contributes to neighbourhood character and avoids abrupt or fortress-like boundary treatments. This proposal is inconsistent with that intent. Approval would risk setting an undesirable precedent for similar cumulative-height boundary treatments within the locality. Site Works, Stability and Stormwater Management The Act and Code require development to:

- Protect adjoining properties from damage
- Manage stormwater to a lawful point of discharge
- Avoid creating instability or land degradation

Given the sloping terrain in Hillbank, retaining structures of this scale present legitimate risks, including:

- Altered surface water flow
- Increased runoff toward adjoining land
- Soil instability
- Long-term structural movement

The absence of geotechnical analysis, engineered drainage design and structural certification raises concern as to whether the proposal satisfies the Code's requirements regarding site works and land stability. Council must ensure compliance with general development policies concerning structural adequacy, site drainage and protection of adjoining land. Without robust supporting documentation, the proposal should not be supported. Cumulative Impact Assessment must consider the development as a whole, including the natural ground level, finished retained level, retaining wall height and the fence height above. The cumulative effect is materially greater than a standard boundary fence and should not be assessed as separate elements. Failure to consider the true combined height would be inconsistent with the Act's requirement to assess the development in its entirety. Requested Determination For the reasons outlined above, I respectfully request that the relevant authority refuse Development Application 25040750 in its current form; or require substantial redesign to address the above concerns. I request that this representation be taken into full consideration in accordance with the Planning and Design Act 2016 and that I be notified of Council's determination.

Attached Documents

Representations**Representor 4** - Debbie Diedrichsen

Name	Debbie Diedrichsen
Address	3 RYANDAL COURT HILLBANK SA, 5112 Australia
Submission Date	23/02/2026 09:23 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons please see attached	

Attached Documents

Representation-13567744.pdf

Rebecca Pengilly

From: Demi Watson <demileewatson@gmail.com>
Sent: Saturday, 21 February 2026 9:40 AM
To: Duty Planner
Subject: Re: 25040750

Categories: Bec

⚠ **EXTERNAL EMAIL:** Do not click any links or open any attachments unless you trust the sender and know the content is safe. ⚠

Hi Rebecca,

Thank you for lodging this for me. I was having issues with the online system.

I would prefer not to be heard.

Kind Regards,
Debbie

On 20 Feb 2026, at 11:50 am, Duty Planner <Plan@playford.sa.gov.au> wrote:

Good morning Debbie

Thank you for your email

I will lodge your representation for Public Notification **25040750: Lot 44 Norway Av Hillbank SA 5112**

Can you please advise if you wish to be heard when the matter appears before the Council Assessment Panel. This is optional. As a representor you will be invited to attend regardless

Thank you Debbie, I look forward to your reply

Best regards

Rebecca
Development Services Officer

<Sig_Logo_abc411c1-d2c0-45f6-858f-7c888781cdba.gif> **Duty Planner**

+61 88256 0331
Plan@playford.sa.gov.au
10 Playford Blvd, Elizabeth, SA 5112

playford.sa.gov.au

<defaultemailbanner_383056a2-be8b-4e64-93ef-e21b273ffd6d.png>

We acknowledge that we work on Kaurna Country and pay our respects to the Kaurna people and their ongoing spiritual connection to country.

From: Demi Watson <demileewatson@gmail.com>

Sent: Friday, 20 February 2026 12:04 AM

To: Duty Planner <Plan@playford.sa.gov.au>

Subject: 25040750

⚠ **EXTERNAL EMAIL:** Do not click any links or open any attachments unless you trust the sender and know the content is safe. ⚠

Dear Sir/Madam

Re: 25040750

This representation is on behalf of Debbie Diedrichsen of 3 Ryandal Court, Hillbank SA 5112.

I lodge this representation under the *Planning and Design Act 2016* in relation to Development Application 25040750.

The proposal does not meet the intent of the Planning and Design Code as it applies within the City of Playford.

Failure to Meet Code Outcomes

Under section 68 of the Act, development must be assessed against the Planning and Design Code, having regard to its site and context. When assessed against the Code's performance outcomes relating to residential interface, building height and scale, amenity, and site works, the proposal does not achieve orderly and proper planning.

Excessive Height and Visual Impact

Although the retaining wall and fence may individually meet technical parameters, the cumulative height must be assessed as a whole. The combined outcome exceeds 2.1 metres and creates:

- * An overbearing boundary structure
- * Excessive visual bulk
- * A dominant built form inconsistent with the character of Norway Avenue
- * creates potential line of sight issue for cars exiting Ryandal court

The Code requires development to be compatible with its locality and avoid undue dominance when viewed from adjoining land or the public realm. The proposal does not achieve this.

Inconsistent with Neighbourhood Character

Residential areas within Playford, specifically Hillbank, are generally characterised by retaining integrated with topography, and open streetscapes. Nothing that no other house on Norway Avenue has been allowed to have a fence in their front yard. A high retaining wall with fencing above presents a visually intrusive and fortress-like treatment that departs from this pattern.

The Residential Zones seek development that positively contributes to neighbourhood character. Approval of this cumulative-height boundary structure risks setting an undesirable precedent.

Site Works and Stormwater Concerns

The Act and Code require development to protect adjoining land, manage stormwater to a lawful point of discharge, and avoid land instability. Given Hillbank's sloping terrain, a retaining structure of this scale may alter surface water flow, increase runoff, and create potential instability.

My property is located next door, in higher ground. Any risk of potential instability in the ground, poses a significant risk to my property.

Without clear geotechnical analysis, engineered drainage design, and structural certification, it is not demonstrated that the proposal satisfies Code requirements regarding structural adequacy and site drainage.

Cumulative Assessment Required

The assessment must consider natural ground level, finished retained level

Kind Regards,
Debbie Diedrichsen

Application ID: 25040750

Proposal: Retaining wall with fence above retaining wall above 2.1 meters and steps

Location: Lot 44 Norway Avenue Hillbank SA 5112

Response to representors by Lyaqat Rezwani
owner of Lot 44 No.12 Norway Avenue Hillbank
SA 5112

Details of representations:

Application ID: 25040750

Proposal: Retaining wall with fence above retaining wall above 2.1 meters and steps

Location: Lot 44 No.12 Norway Avenue Hillbank SA 5112

Representor 1: Sharon Murphy- 16 Norway Avenue Hillbank

Response:

- 1- There is no 1.8m high solid fence to front. It will be 1.1m high (see through) tubular fencing for the safety of occupants. Please see amended drawings revision B.
- 2- There is no solid fence at forward position to the existing building. Refer to amended drawings revision B.
- 3- As above
- 4- There was an issue with the builder's financial position to carry on the development due to the impacts made after Covid. The project followed the development Act, regulations and obtained proper council approvals.

Details of representations:

Application ID: 25040750

Proposal: Retaining wall with fence above retaining wall above 2.1 meters and steps

Location: Lot 44 No.12 Norway Avenue Hillbank SA 5112

Representor 2: Liam Willis - 14 Norway Avenue Hillbank

Response:

- 1- Please note, the development application is not ridiculous. It is to maintain the amenity of a family to have a flat backyard letting them to maximise the legal use of their own property.
- 2- There were a lawful council application and development granted accordingly.
- 3- If unseen does not mean it is correct or fit for purpose. The family has kids and needs to maintain the safety of occupants as the height is higher than 1 meter as per natural construction cod.
- 4- Tubular fencing has visual permeability and to the front sections is only 1100mm high from building bench level. There is a landscape plan associated with the tiered retaining walls to the front showing the use of native planting to alleviate the balkiness impact of tired retaining walls. Please see amended drawings revision B.
- 5- The retaining wall and associated short tubular fencing above to the side will not impact the sun catchment to your property and breeze of course can go through tubular fencing.
- 6- Not sure about social issue that the erection of 1.1 meter high tubular fencing can make in the area?!!
- 7- Disability access and fire scape is through the garage/ driveway. The safety comes to account where the hight makes a falling risk for the kids/ elders and becomes non-compliant with National Construction Code.
- 8- Refer to section 2 of response.

Subject 2:

- 1- We are seeking the maximum legal use of our backyard for our family home as raised unpleasant tier stops us for that use (kids play & outdoor lifestyle as per the latest revision landscape design-Revision B.

- 2- There was an issue with the builder's financial position to carry on the development due to the impacts made after Covid. The project followed the development Act, regulations and obtained proper council approvals.
- 3- Unnecessary and inefficient project comment does not make same as we have council approval and complied with all aspects of Development Act.
- 4- It is up to the accredited engineers to determine the details.
- 5- All Possible damage to your property will be made good if reasonably applicable.
- 6- We have the same concern for our own kids to fall from the height, that's why, we proposed the 1.1 meter tubular fencing to front to prevent them whereas if it comes to your kid's safety, we will provide proper height protection fence/ brackets.

Subject 3:

- 1- The gate is at the rear of front façade and is to provide safety to my backyard which is a standard practice in development.
- 2- Same as item 1.
- 3- The use of On-Street car parking is our right and we always abide to law and council regulations.
- 4- Same as item 3.
- 5- Same as item 3.
- 6- Same as item 3.
- 7- All of the service access are going to be from driveway.

Details of representations:

Application ID: 25040750

Proposal: Retaining wall with fence above retaining wall above 2.1 meters and steps

Location: Lot 44 No.12 Norway Avenue Hillbank SA 5112

Representor 3: Denise Cook- 9 Norway Avenue Hillbank

Response:

- 1- The combination of tiered retaining wall, use of native planting in lower and higher tiers as well as the use of visual permeable tubular fencing to provide the safety against any possible fall of occupants is neither contradictory to the deemed to satisfaction or performance solution of Development Act nor against the area character.
- 2- The front setback of the existing house and the sharp gradient to the front has not allowed any options but having a tiered retaining wall and associated tubular fence allow to maintain the visual permeability and safety of occupants.
- 3- The landscape design is reflected on the revision b designed by Arcotek Design Studio.

Details of representations:

Application ID: 25040750

Proposal: Retaining wall with fence above retaining wall above 2.1 meters and steps

Location: Lot 44 No.12 Norway Avenue Hillbank SA 5112

Representor 4: Debbie Diedrichsen- 3 Ryandal Court Hillbank

Response:

- 1- The proposal fully complies with Development Act and NNC requirements.
- 2- The compliance assessment needs to be undertaken by relevant authorities.
- 3- Due to the contour and the nature of the site, the outcome complies with all of the statutory requirements.
- 4- The proposal is fully sympathetic to the context by offering tiered retaining wall, the use of native planting and short (1.1 meter high) visually permeable tubular fencing (for safety) on top.
- 5- The development is fully supported by engineers report who have already designed the proposal and observed the existing structures.

OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

10.1 CHANGE OF LAND USE TO A TRANSPORT DISTRIBUTION FACILITY FOR THE PURPOSE OF SUPPORTING PRIMARY PRODUCTION, COMPRISING WAREHOUSE, HEAVY VEHICLE PARKING OF UP TO 8 VEHICLES, CAR PARKING, TRUCK MAINTENANCE AND WASHDOWN AREA, DETENTION BASIN, FENCING AND LANDSCAPING.

Contact Person: Leif Burdon

Why is this matter before the Council or Committee?

Outstanding Matters – Appeals and Deferred Items

Purpose

For the Council Assessment Panel to make a determination on whether to deal with this matter in confidence.

A. PANEL TO MOVE MOTION TO GO INTO CONFIDENCE

STAFF RECOMMENDATION

Pursuant to Part 3 13(2)(a) of the *Planning, Development and Infrastructure (General) Regulations 2017* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Senior Manager Development Services
- Assessment Manager
- Manager Planning Services
- Principal Planner - Major Projects
- Senior Development Officer - Planning
- Development Officer - Planning
- Governance Support
- ICT Support
- Minute Taker
- Applicant / Legal Representative

in order to consider in confidence agenda item 10.1 under Part 3 13(2)(a) of the *Planning, Development and Infrastructure (General) Regulations 2017* on the basis that:

- (vi) information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial
- (ix) information relating to actual litigation, or litigation that the assessment panel believes on reasonable grounds will take place

This matter is confidential because this agenda item relates to an ongoing appeal between the appellant and the Council Assessment Panel. As an ongoing appeal, this is a confidential matter between parties and the public discussion of such matters has the potential to impact the appellants right to a fair trial and relates to ongoing litigation.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; the Council Assessment Panel consider it necessary to consider this matter in confidence.

Section B below to be discussed in the confidential section of the agenda once the meeting moves into confidence for each item.

B. The Matters as per item 10.1

C. PANEL TO DECIDE HOW LONG ITEM 10.1 IS TO BE KEPT IN CONFIDENCE**Purpose**

To resolve how long agenda item 10.1 is to be kept confidential.

STAFF RECOMMENDATION

Pursuant to Part 3, 14(4) of the *Planning, Development and Infrastructure (General) Regulations 2017* the Panel orders that the following aspects of Item 10.1 be kept confidential, in accordance with the Panel's reasons to deal with this item in confidence pursuant to Part 3, 13(2)(a)(vi) & (ix) of the *Planning, Development and Infrastructure (General) Regulations 2017*:

- Report for Item 10.1
- Attachment(s) for Item 10.1
- Minutes for Item 10.1

other than where required to be released in the management of the Environment Resources and Development Court proceedings, at the discretion of the Assessment Manager.