
From: Simon Cross [REDACTED]
Sent: Friday, 28 February 2020 1:24 PM
To: DPTI:Planning Engagement
Cc: Simon Cross; [REDACTED]
Subject: Andrews Farm Noise and Emissions Overlay

My name is Simon Cross. I'm the development manager for a large residential broadacre site in Andrews Farm. The project is known as Brookmont and is located on the corner of Curtis Road and the Northern Expressway. Please see a snap shot of the location of the project as per below

The project already has approval from the City of Playford. All of the noise emission items have already been addressed in this approval

I write regarding the current draft overlay plan in the proposed new Planning and Development code. Please see below as it relates to Brookmont

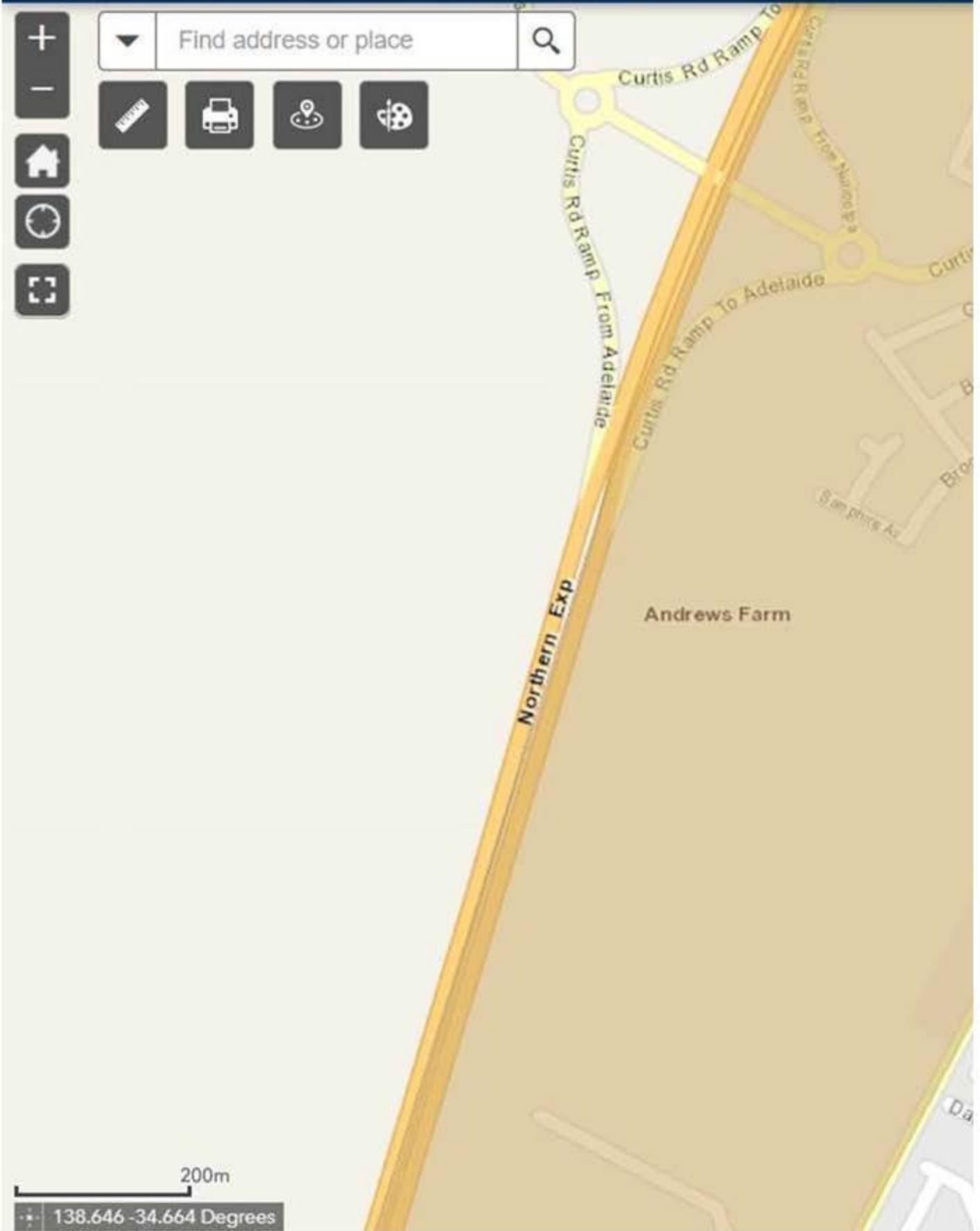
- The proposed overlay is of significant concern as it has the potential to knock out the Deemed to satisfy criteria assessment in Brookmont. A performance based assessment would be likely with the potential of a referral process to an external body. This is now not relevant for this site/project. There already an existing planning approval in place that covers any noise emissions concerns
- The current planning approval requires a physical barrier between the Brookmont project and the North Expressway. This is being managed via the construction of an earth mound and fence. The project is already significantly under construction and all relevant planning items as they relate to noise are resolved

Please ensure that this is removed from the final planning document

Regards

SIMON CROSS†

PO Box 149 Crafers South Australia 5152
[REDACTED] | [REDACTED]



From: Simon Cross [REDACTED]
Sent: Friday, 28 February 2020 6:30 PM
To: DPTI:Planning Engagement
Cc: 'playford@playford.sa.gov.au'
Subject: Brookmont Andrews Farm. Public Notification process

My name is Simon Cross. I'm the development manager for a large residential broadacre site in Andrews Farm. The project is known as Brookmont and is located on the corner of Curtis Road and the Northern Expressway. Please see a snap shot of the location of the project as per below

The project already has approval from the City of Playford and is substantially advanced

I write regarding the notification process for development applications within the project :-

- Brookmont sits between 2 different zones. The land on the opposite side of the NEXY is in Rural Agricultural Zone. The land to east of Andrews Road is in a General Neighbourhood Zone
- It is understood that development applications on land adjoining different zones will need to notify the land owners in these adjoining zones
- Considering the size and scale of Brookmont there would be no sense in providing ongoing notifications for development applications to the adjoining lands owners in the adjoining zones

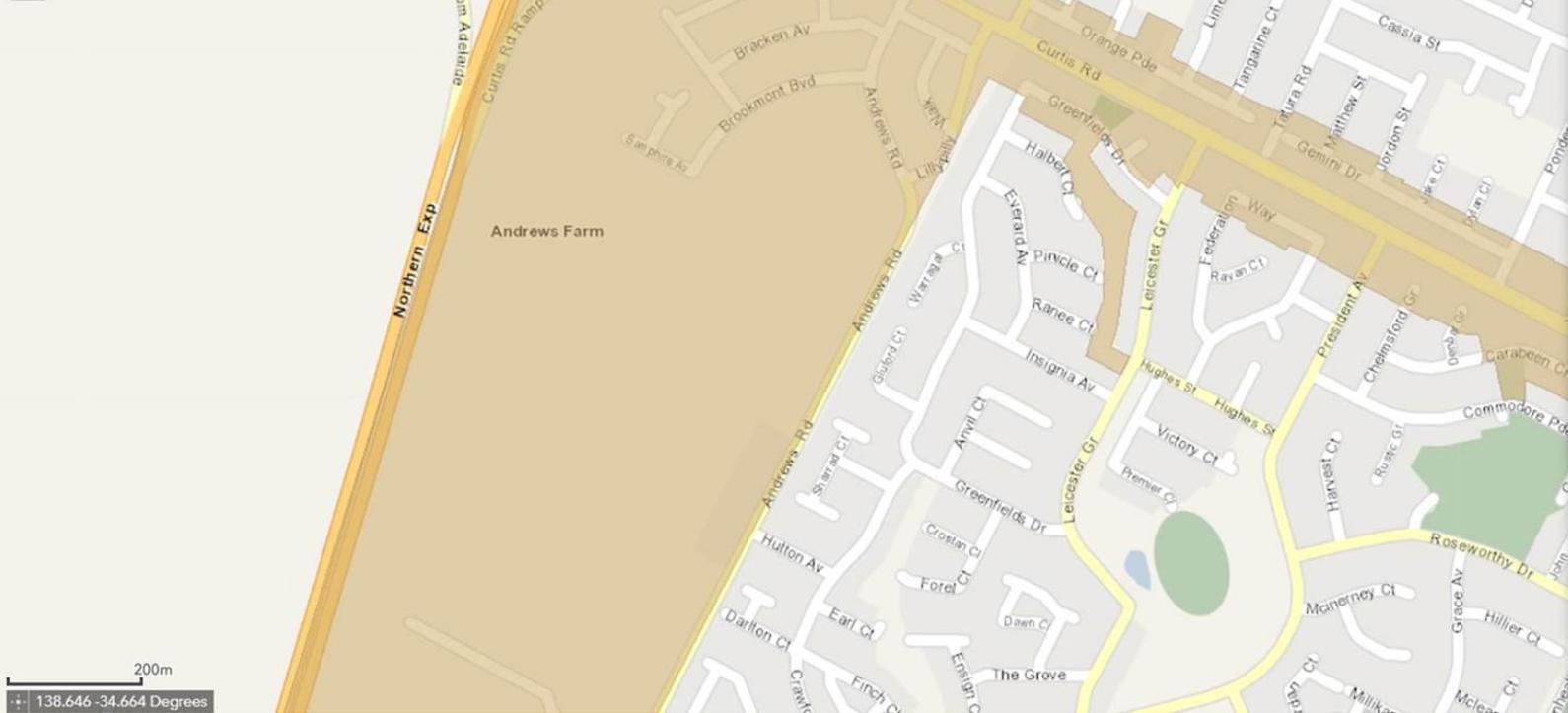
Please ensure that this is removed from the final planning document

Regards

SIMON CROSS⁺

[REDACTED] Crafers South Australia 5152
[REDACTED]

Find address or place



Layer List

Layers

- Reference
- Overlays
 - People & Neighbourhoods
 - Affordable Housing Overlay
 - Character Area
 - Character Preservation District Overlay
 - Design Overlay
 - Historic Area
 - Local Heritage
 - Noise and Air Emissions Overlay
 - State Heritage
 - Infrastructure & Movement Systems
 - Productive Economy
 - Resilient Communities & Environment (A-M)
 - Resilient Communities & Environment (N-Z)