

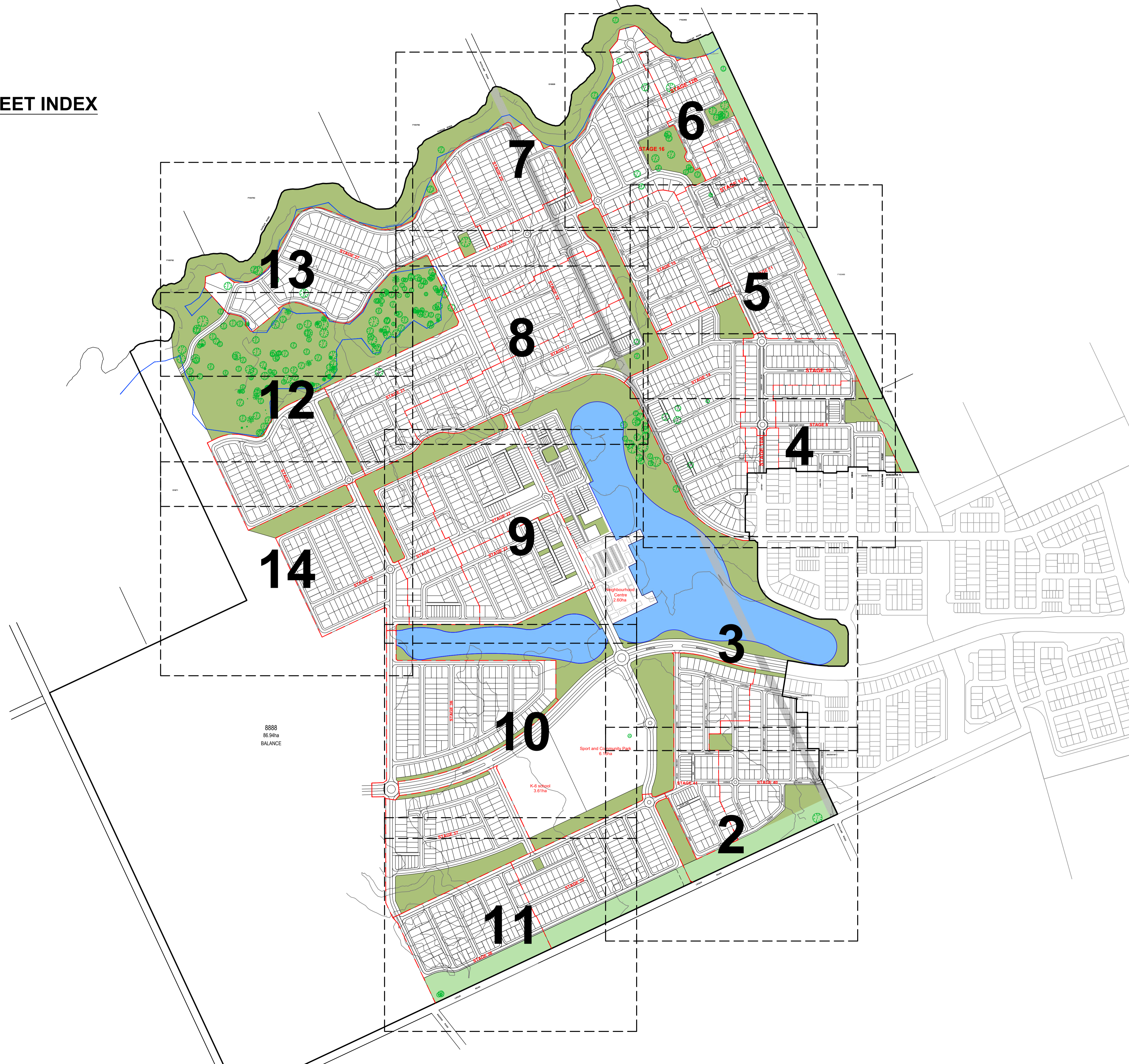
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# Appendix L

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*Proposed Plan of Division.*

# SHEET INDEX



8888  
86.94ha  
BALANCE

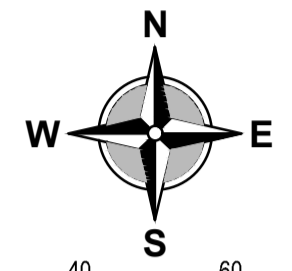
Sport and Community Park  
6.15ha

K-8 school  
3.61ha

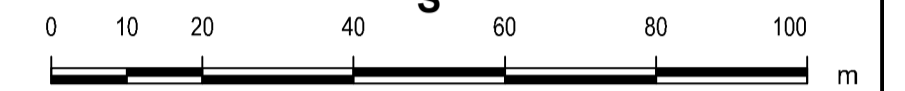
Development No. 292 / D027 / 15  
City of Playford

Proposed Plan of Division  
Allotment 91 in F174425  
Allotment 92 in F174426  
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Allotment 95 in F174429  
Blocks 58 to 60 & 67 to 69 in D1671  
Allotments 5003 to 5006 in 292 / D019 / 12  
Part Closed Road (Buckland Road)  
Hundred of Port Adelaide  
in the area named  
**BUCKLAND PARK**

C'sT 5868/774, 5868/780, 5868/771, 5868/775, 5868/785, 5868/770,  
5868/782, 5868/767, 5868/766, 5868/768  
PT CT 5868/769



**SHEET**  
1 of 14



1:1000 @ A1

**RIVERLEA**  
PRECINCT 2

AMENDED PLAN 26.05.2022	AMENDED PLAN 26.07.2022	AMENDED PLAN 01.12.2022
AMENDED PLAN 15.06.2022	AMENDED PLAN 03.08.2022	AMENDED PLAN 29.03.2023
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Client



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Web walkercorp.com.au

Issue	Description	Drwn	Ckd.	Appd.	Date
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E	STAGE 8 AMENDED	RHF	GIH		30.09.2021
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C	2ND DRAFT AMENDMENTS	RHF	GIH		26.09.2013
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Issue	Description	Drwn	Ckd.	Appd.	Date
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No. of proposed allotments 2769

Total area 377.03ha  
Developable area (less school & community) 280.36ha

Reserves (incl lake) 76.82ha  
Drainage Reserves 11.09ha  
Total Reserve area 87.91ha  
Contributed Reserve (29.4%) 82.36ha  
(total reserve less 50% of Drainage Reserves)

Length of new roads 41.89km

Tree to be removed

Contour interval 1m. Datum AHD.  
Road pavements shown are indicative only.  
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**Glenn Ian Hordacre**  
LICENSED SURVEYOR

REF 21A3182

DWG No. 21A3182PROPL)

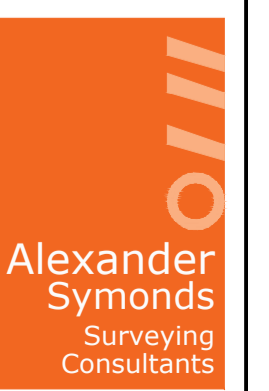
REVISION L

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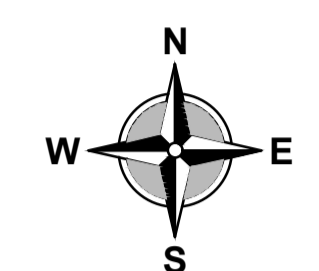
Community Park  
6ha



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Tree to be removed	
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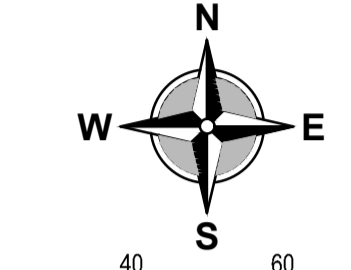
Neighbourhood  
Centre  
2.60ha

Community Park

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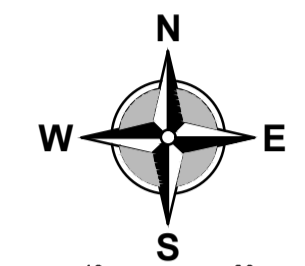
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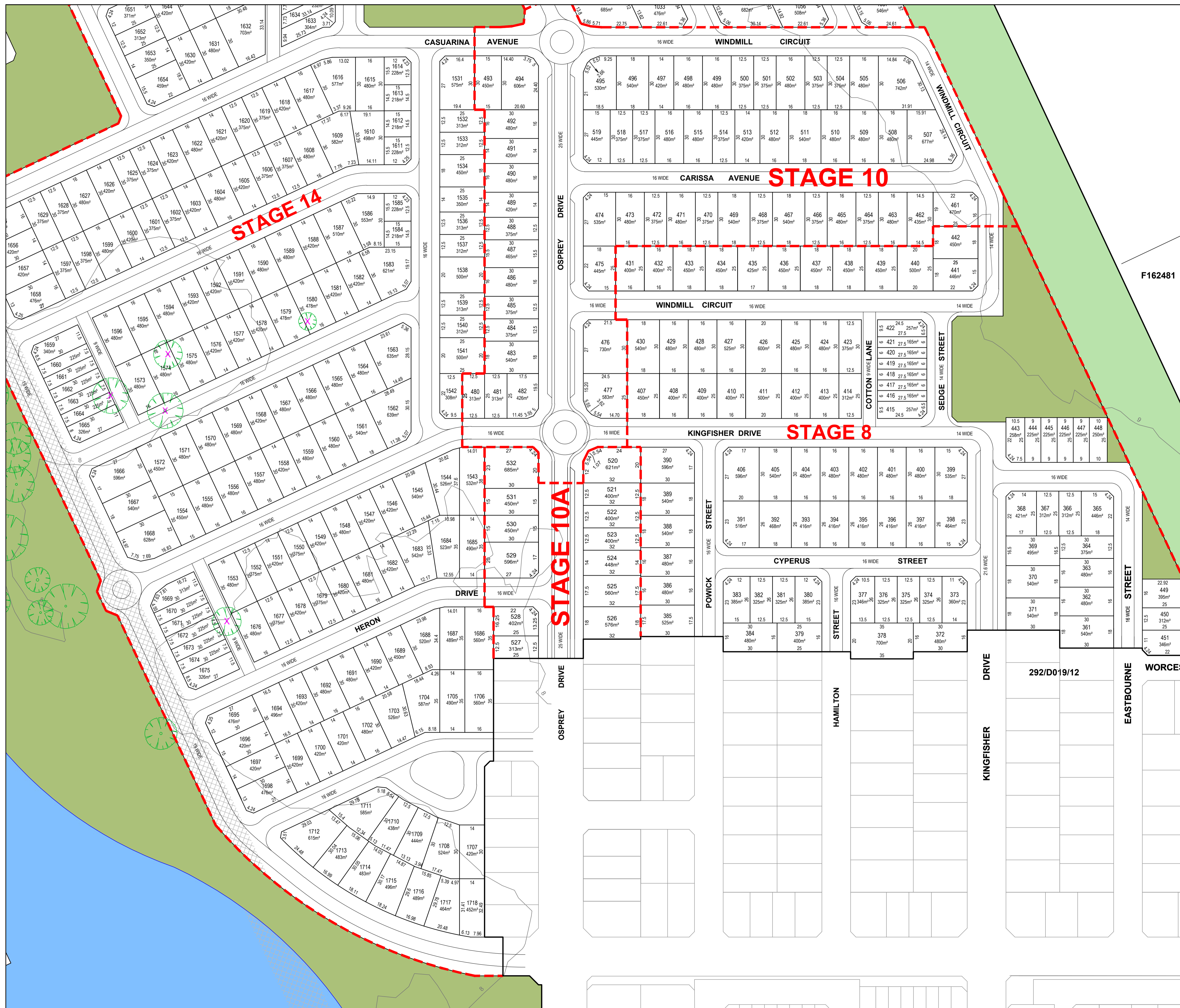
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F162481

292/D019/12

WORCESTER

EASTBOURNE

KINGFISHER DRIVE

HAMILTON STREET

POWICK STREET

CYPERUS STREET

STREET

STREET

POWICK STREET

STAGE 10A

OSPREY DRIVE

HERON DRIVE

STAGE 14

OSPREY DRIVE

OSPREY DRIVE

OSPREY DRIVE

STAGE 10

STAGE 8

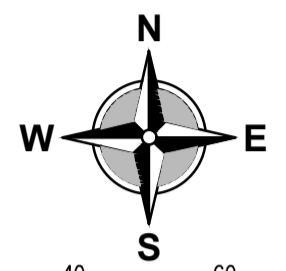
STAGE 14



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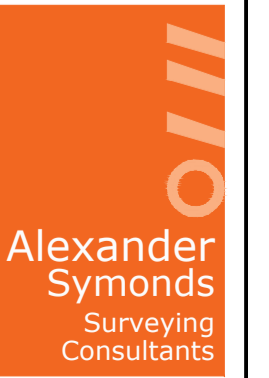
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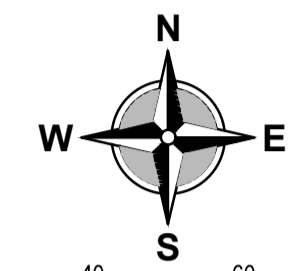


F162492

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6 of 14

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A	1ST ISSUE	RHF	GIH	02.08.2013

Issue	Description	Drwn	Ckd.	Appd.	Date
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No. of proposed allotments 2769

Total area 377.03ha  
Developable area (less school & community) 280.36ha

Reserves (incl lake) 76.82ha  
Drainage Reserves 11.09ha  
Total Reserve area 87.91ha  
Contributed Reserve (29.4%) 82.36ha  
(total reserve less 50% of Drainage Reserves)

Length of new roads 41.89km

Tree to be removed

Contour interval 1m. Datum AHD.  
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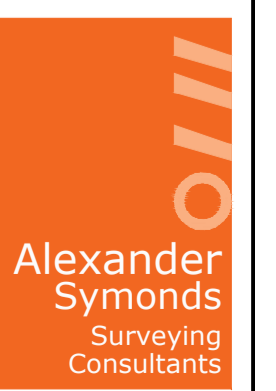
**Glenn Ian Hordacre**  
LICENSED SURVEYOR

REF 21A3182
DWG No. 21A3182PROP(L)
REVISION L
RHF 29.03.2023

Alexander & Symonds Pty Ltd  
11 King William Street Kent Town,  
South Australia 5067  
PO Box 1000 Kent Town, SA 5071  
DX 209 ABN 93007 753 988

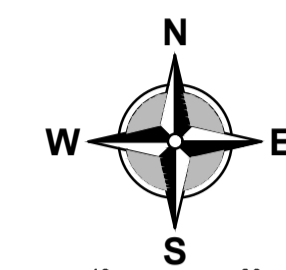
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W www.alexander.com.au  
E adelaide@alexander.com.au

+ Property + Land Development +  
+ Construction + Mining +  
+ Spatial Information Management +



**Proposed Plan of Division**  
**Allotment 91 in F174425**  
**Allotment 92 in F174426**  
**Allotment 93 in F174427**  
**Allotment 95 in F174429**  
**Blocks 58 to 60 & 67 to 69 in D1671**  
**Allotments 5003 to 5006 in 292 / D019 / 12**  
**Part Closed Road (Buckland Road)**  
**Hundred of Port Adelaide**  
**In the area named**  
**BUCKLAND PARK**

C'sT 5868/774, 5868/780, 5868/771, 5868/775, 5868/785, 5868/770,  
5868/782, 5868/767, 5868/766, 5868/768  
PT CT 5868/769



**SHEET**  
7 of 14

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**RIVERLEA**  
**PRECINCT 2**

<b>AMENDED PLAN</b> 26.05.2022	<b>AMENDED PLAN</b> 26.07.2022	<b>AMENDED PLAN</b> 01.12.2022
<b>AMENDED PLAN</b> 15.06.2022	<b>AMENDED PLAN</b> 03.08.2022	<b>AMENDED PLAN</b> 29.03.2023
<b>AMENDED PLAN</b> 28.06.2022	<b>AMENDED PLAN</b> 24.08.2022	

Client



Walker Corporation Pty Ltd  
 ABN 95 001 176 263  
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 Sydney NSW 2001  
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 1 Farrer Place Sydney NSW 2000  
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L	ROAD WIDTHS AMENDED	RHF	GIH	29.03.2023
J	STAGE 15, 16, 38, 39, 40, 41	RHF	GIH	01.12.2022
K	TOTAL REDESIGN TWEAKS	RHF	GIH	24.08.2022
H	TOTAL REDESIGN	RHF	GIH	08.08.2022
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G4	STAGE 11, LOTS 1108-1112, 1134-1138	RHF	GIH	28.08.2022
G3	STAGE 11 AMENDED	RHF	GIH	15.06.2022
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E	STAGE 8 AMENDED	RHF	GIH	30.09.2021
D	3RD DRAFT AMENDMENTS	DEL	GIH	8.07.2015
C	2ND DRAFT AMENDMENTS	RHF	GIH	26.09.2013
B	1ST DRAFT AMENDMENTS	RHF	GIH	20.08.2013
A	1ST ISSUE	RHF	GIH	02.08.2013

Issue	Description	Drwn	Ckd.	Appd.	Date
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Length of new roads 41.89km

Tree to be removed

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**Glenn Ian Hordacre**  
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REF 21A3182

DWG No. 21A3182PROP(L)

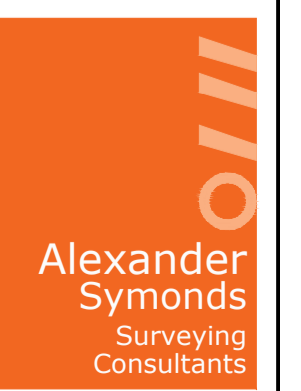
REVISION L

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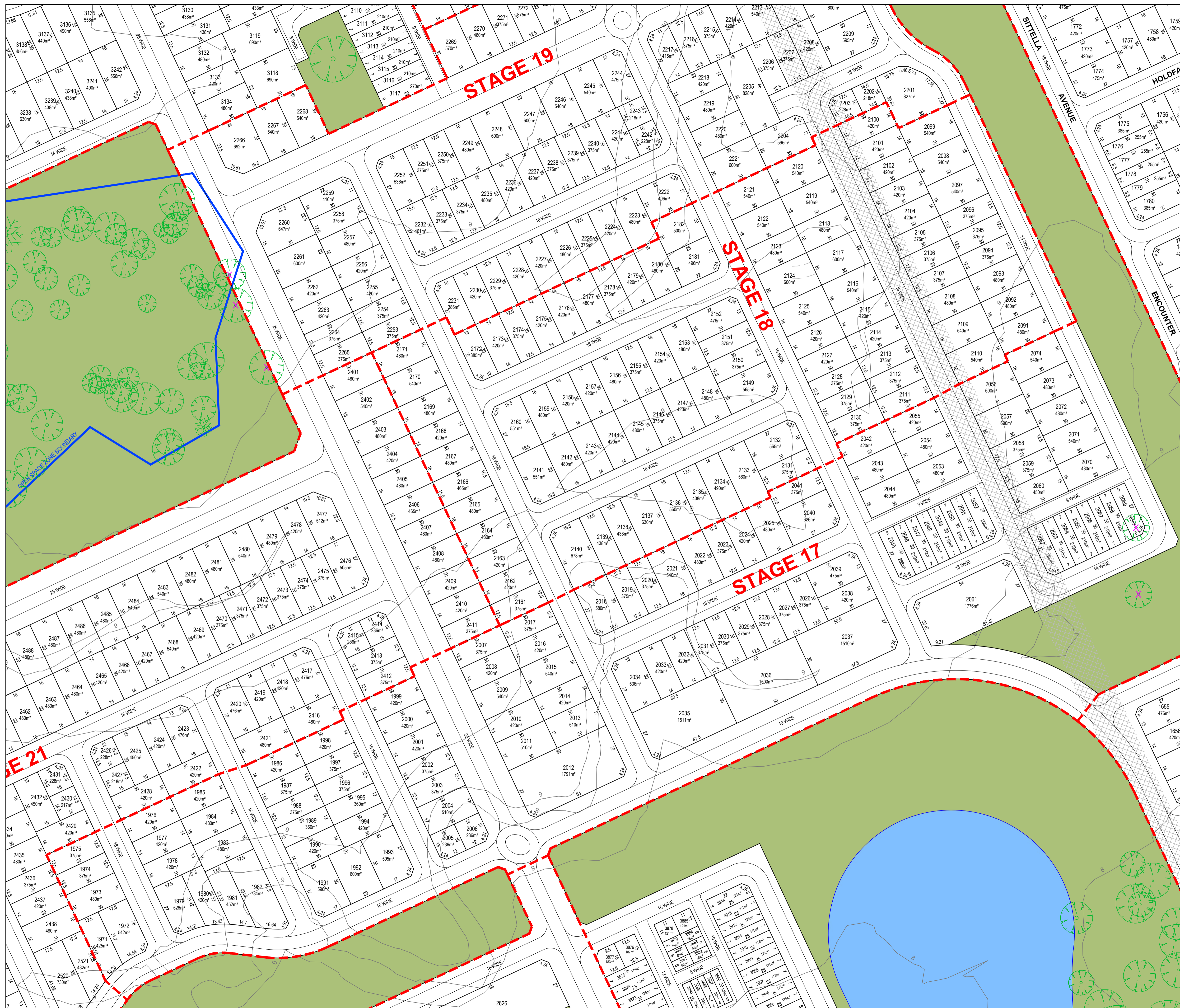
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 + Construction + Mining +  
 + Spatial Information Management +



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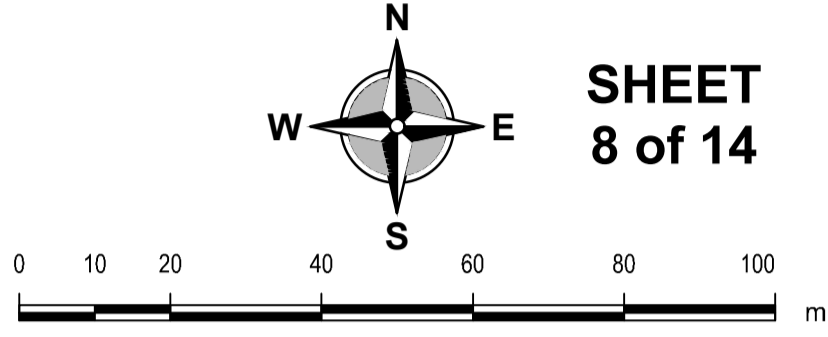


Development No. 292 / D027 / 15  
 City of Playford

Proposed Plan of Division  
 Allotment 91 in F174425  
 Allotment 92 in F174426  
 Allotment 93 in F174427  
 Allotment 95 in F174429

Blocks 58 to 60 & 67 to 69 in D1671  
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 Part Closed Road (Buckland Rod)  
 Hundred of Port Adelaide  
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 PT CT 5868/769



**SHEET**  
 8 of 14

1:1000 @ A1  
**RIVERLEA**  
 PRECINCT 2

AMENDED PLAN 26.05.2022	AMENDED PLAN 26.07.2022	AMENDED PLAN 01.12.2022
AMENDED PLAN 15.06.2022	AMENDED PLAN 03.08.2022	AMENDED PLAN 29.03.2023
AMENDED PLAN 28.06.2022	AMENDED PLAN 24.08.2022	

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A	1ST ISSUE	RHF	GIH	02.08.2013

Issue	Description	Drwn	Ckd.	Appd.	Date
No. of proposed allotments					2769
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Developable area (less school & community)					280.36ha
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Total Reserve area					87.91ha
Contributed Reserve (total reserve less 50% of Drainage Reserves)	(29.4%)				82.36ha
Length of new roads					41.89km
Tree to be removed					
Contour interval 1m. Datum AHD.					
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 REVISION L  
 RHF 29.03.2023

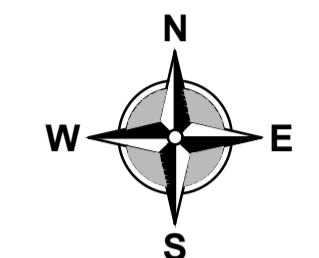
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 E adelaide@alexander.com.au

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 + Construction + Mining +  
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**Proposed Plan of Division**  
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PT CT 5868/769



**SHEET**  
9 of 14

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**RIVERLEA**  
PRECINCT 2

AMENDED PLAN 26.05.2022	AMENDED PLAN 26.07.2022	AMENDED PLAN 01.12.2022
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REVISION L  
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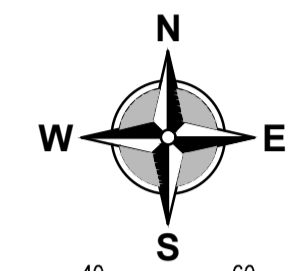
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**Proposed Plan of Division**  
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PT CT 5868/769



**SHEET**  
10 of 14

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**RIVERLEA**  
**PRECINCT 2**

AMENDED PLAN 26.05.2022	AMENDED PLAN 26.07.2022	AMENDED PLAN 01.12.2022
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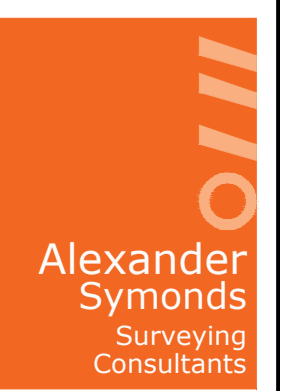
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**Sport and Community Park**  
6.16ha

**K-6 school**  
3.61ha

**STAGE 36**

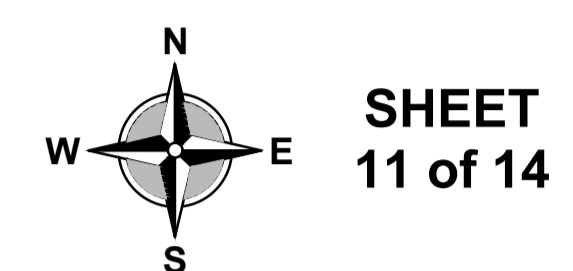
**STAGE 37**



Development No. 292 / D027 / 15  
City of Playford

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**SHEET**  
11 of 14

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**RIVERLEA**  
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Client

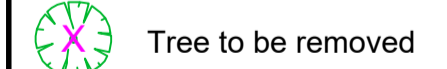
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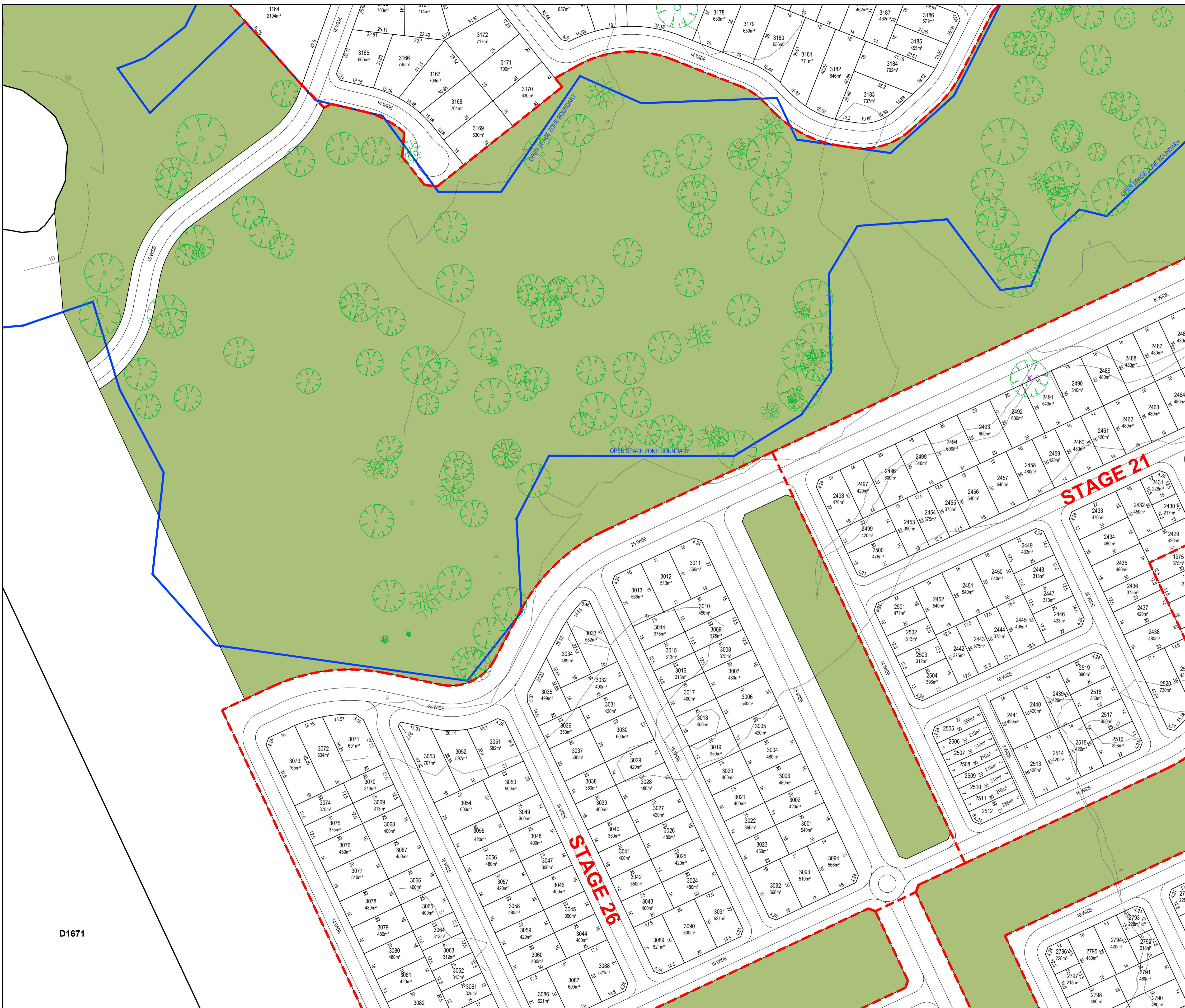
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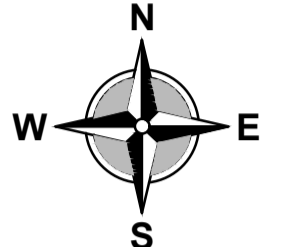
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Development No. 292 / D027 / 15  
City of Playford

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**SHEET**  
12 of 14



1:1000 @ A1

**RIVERLEA**  
**PRECINCT 2**

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 Facsimile (02) 9252 7400  
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Issue	Description	Drwn	Ckd.	Appd.	Date
L	ROAD WIDTHS AMENDED	RHF	GIH		29.03.2023
K	STAGE 15, 16, 38, 39, 40, 41	RHF	GIH		01.12.2022
J	TOTAL REDESIGN TWEAKS	RHF	GIH		24.08.2022
H	TOTAL REDESIGN	RHF	GIH		08.08.2022
G6	STAGE 12B	RHF	GIH		03.08.2022
G5	STAGE 12A	RHF	GIH		26.07.2022
G4	STAGE 8 & AMENDED	RHF	GIH		28.06.2022
G3	STAGE 11 AMENDED	RHF	GIH		15.06.2022
G2	STAGE 10A AMENDED	RHF	GIH		26.05.2022
G1	STAGE 10 AMENDED	RHF	GIH		16.05.2022
F	STAGE 8 STAGE BOUNDARY AMENDED	RHF	GIH		10.12.2021
E	STAGE 8 AMENDED	RHF	GIH		30.09.2021
D	3RD DRAFT AMENDMENTS	DEL	GIH		8.07.2021
C	2ND DRAFT AMENDMENTS	RHF	GIH		26.09.2013
B	1ST DRAFT AMENDMENTS	RHF	GIH		20.08.2013
A	1ST ISSUE	RHF	GIH		02.08.2013

No. of proposed allotments 2769

Total area 377.03ha  
 Developable area (less school & community) 280.36ha

Reserves (incl lake) 76.82ha  
 Drainage Reserves 11.09ha  
 Total Reserve area 87.91ha  
 Contributed Reserve (29.4%) 82.36ha  
 (total reserve less 50% of Drainage Reserves)

Length of new roads 41.89km

 Tree to be removed

Contour interval 1m. Datum AHD.  
 Road pavements shown are indicative only.  
 Dimensions and areas are subject to survey.


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DWG No. 21A3182PROP(L)	
REVISION L	
RHF 29.03.2023	

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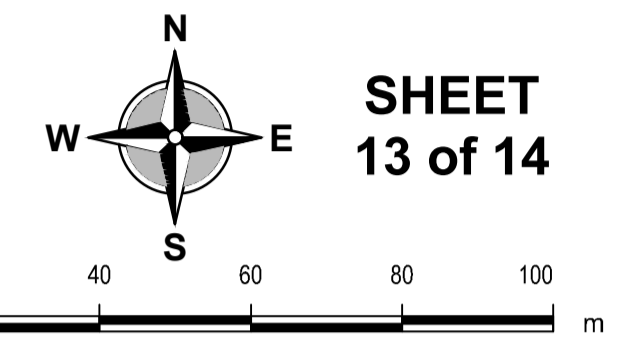


D1671

Development No. 292 / D027 / 15  
City of Playford

Proposed Plan of Division  
Allotment 91 in F174425  
Allotment 92 in F174426  
Allotment 93 in F174427  
Allotment 95 in F174429  
Blocks 58 to 60 & 67 to 69 in D1671  
Allotments 5003 to 5006 in 292 / D019 / 12  
Part Closed Road (Buckland Rod)  
Hundred of Port Adelaide  
In the area named  
**BUCKLAND PARK**

C'sT 5868/774, 5868/780, 5868/771, 5868/775, 5868/785, 5868/770,  
5868/782, 5868/767, 5868/766, 5868/768  
PT CT 5868/769



**SHEET**  
13 of 14

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**RIVERLEA**  
PRECINCT 2

AMENDED PLAN 26.05.2022	AMENDED PLAN 26.07.2022	AMENDED PLAN 01.12.2022
AMENDED PLAN 15.06.2022	AMENDED PLAN 03.08.2022	AMENDED PLAN 29.03.2023
AMENDED PLAN 28.06.2022	AMENDED PLAN 24.08.2022	

Client



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Issue	Description	Drwn	Ckd.	Appd.	Date
L	ROAD WIDTHS AMENDED	RHF	GIH		29.03.2023
K	STAGE 15, 16, 38, 39, 40, 41	RHF	GIH		01.12.2022
J	TOTAL REDESIGN TWEAKS	RHF	GIH		24.08.2022
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G6	STAGE 12B	RHF	GIH		03.08.2022
G5	STAGE 12A	RHF	GIH		26.07.2022
G4	STAGE 8 & AMENDED	RHF	GIH		28.06.2022
G3	STAGE 11 AMENDED	RHF	GIH		15.06.2022
G2	STAGE 10A AMENDED	RHF	GIH		26.05.2022
G1	STAGE 10 AMENDED	RHF	GIH		16.05.2022
F	STAGE 8 STAGE BOUNDARY AMENDED	RHF	GIH		10.12.2021
E	STAGE 8 AMENDED	RHF	GIH		30.09.2021
D	3RD DRAFT AMENDMENTS	DEL	GIH		8.07.2015
C	2ND DRAFT AMENDMENTS	RHF	GIH		26.09.2013
B	1ST DRAFT AMENDMENTS	RHF	GIH		20.08.2013
A	1ST ISSUE	RHF	GIH		02.08.2013

Issue	Description	Drwn	Ckd.	Appd.	Date

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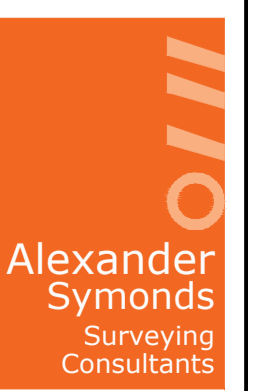
REVISION L

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E adelaide@alexander.com.au

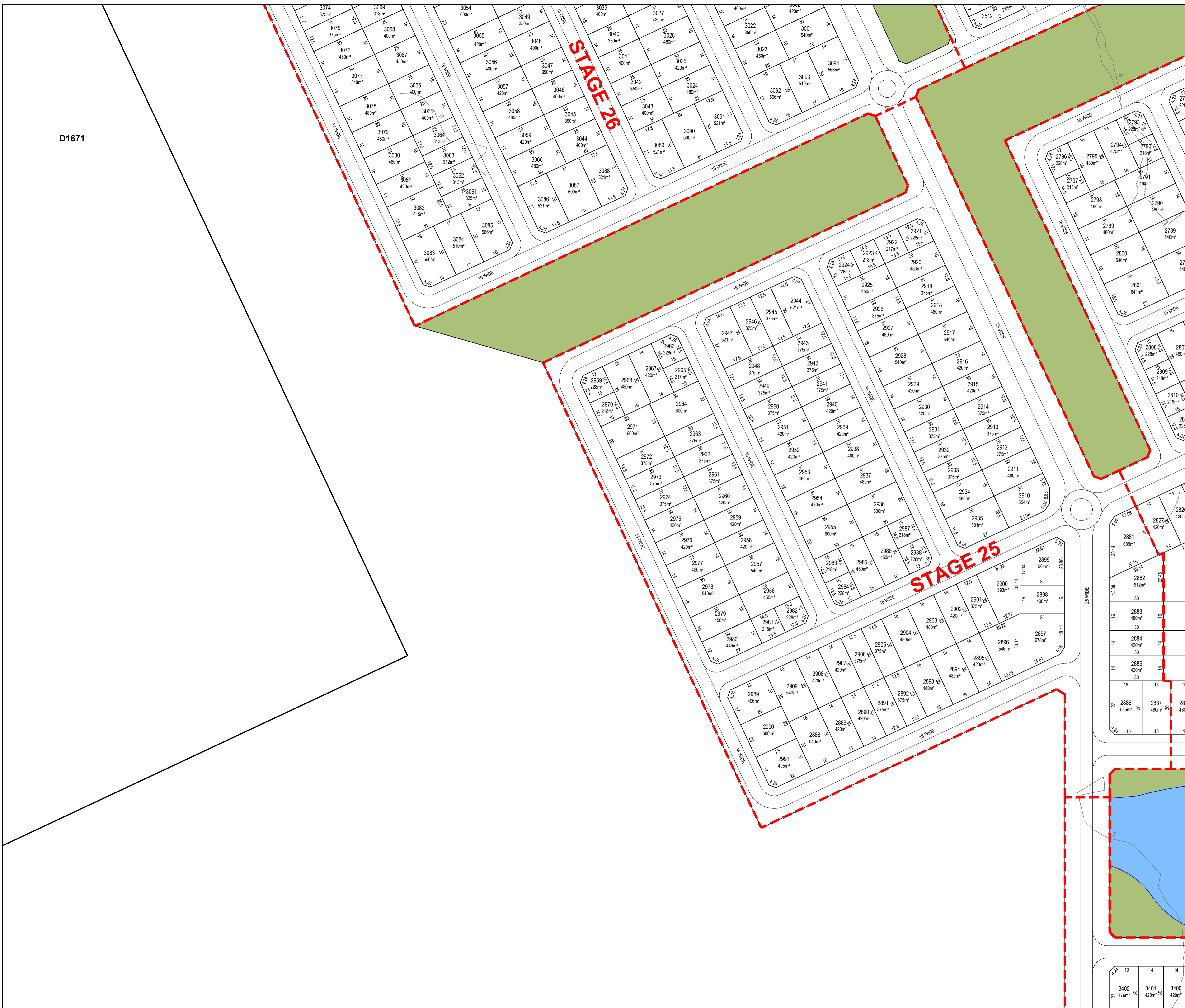
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+ Construction + Mining +  
+ Spatial Information Management +



F103782

F103782

**STAGE 27**

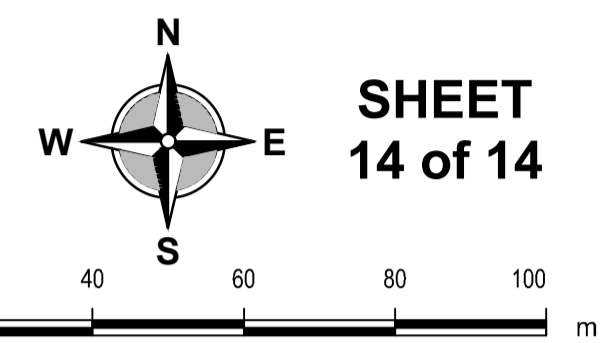


D1671

Development No. 292 / D027 / 15  
City of Playford

Proposed Plan of Division  
Allotment 91 in F174425  
Allotment 92 in F174426  
Allotment 93 in F174427  
Allotment 95 in F174429  
Blocks 58 to 60 & 67 to 69 in D1671  
Allotments 5003 to 5006 in 292 / D019 / 12  
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Hundred of Port Adelaide  
In the area named  
**BUCKLAND PARK**

C'sT 5868/774, 5868/780, 5868/771, 5868/775, 5868/785, 5868/770,  
5868/782, 5868/767, 5868/766, 5868/768  
PT CT 5868/769



**SHEET**  
14 of 14

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**RIVERLEA**  
PRECINCT 2

AMENDED PLAN 26.05.2022	AMENDED PLAN 26.07.2022	AMENDED PLAN 01.12.2022
AMENDED PLAN 15.06.2022	AMENDED PLAN 03.08.2022	AMENDED PLAN 29.03.2023
AMENDED PLAN 28.06.2022	AMENDED PLAN 24.08.2022	

Client



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G6	STAGE 12B	RHF	GIH		03.08.2022
G5	STAGE 12A	RHF	GIH		26.07.2022
G4	STAGE 11 LOTS 1108-1112, 1134-1138	RHF	GIH		28.06.2022
G3	STAGE 11 AMENDED	RHF	GIH		15.06.2022
G2	STAGE 10A AMENDED	RHF	GIH		26.05.2022
G1	STAGE 10 AMENDED	RHF	GIH		16.05.2022
F	STAGE 8 STAGE BOUNDARY AMENDED	RHF	GIH		10.12.2021
E	STAGE 8 AMENDED	RHF	GIH		30.09.2021
D	3RD DRAFT AMENDMENTS	DEL	GIH		8.07.2015
C	2ND DRAFT AMENDMENTS	RHF	GIH		26.09.2013
B	1ST DRAFT AMENDMENTS	RHF	GIH		20.08.2013
A	1ST ISSUE	RHF	GIH		02.08.2013

Issue	Description	Drwn	Ckd.	Appd.	Date
14	2884	420m <sup>2</sup>			
14	2885	420m <sup>2</sup>			
18	30				
27	2886	536m <sup>2</sup>			
15	2887	480m <sup>2</sup>			

No. of proposed allotments	2769
Total area	377.03ha
Developable area (less school & community)	280.36ha
Reserves (incl lake)	76.82ha
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REVISION L  
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**Alexander Symonds**  
Surveying Consultants

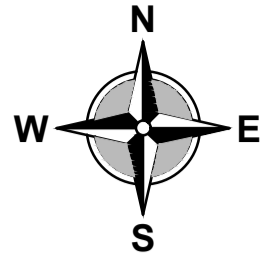
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# Appendix M

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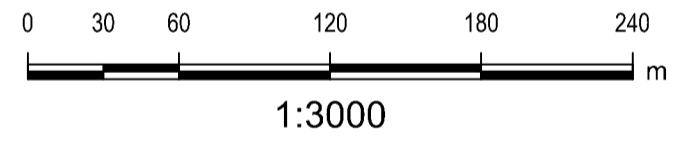
*Pedestrian and Cycling Network Plan.*





**LEGEND**

--- Pedestrian and Cycling Network (28.5km)



Client



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Title

**PRECINCT 2  
Residential  
Pedestrian and Cycling Network  
Sheet 1 of 2**

Project

**RIVERLEA**

Project Code

21A3182

Drawing No.

21A3182PC

Rev

J

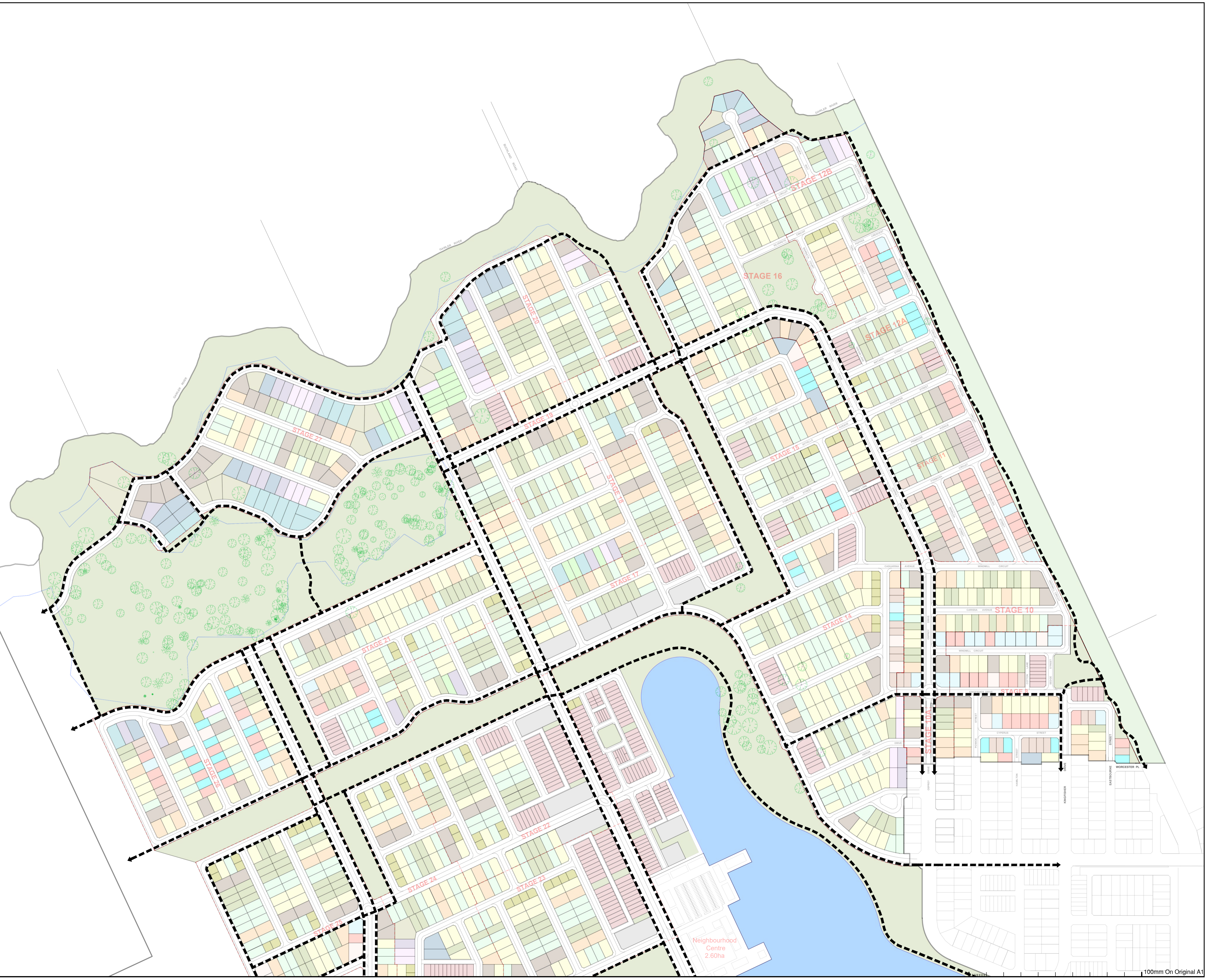
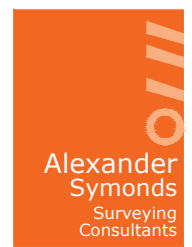
Revision Date

31 March 2023

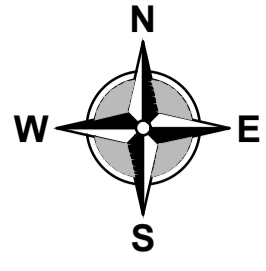
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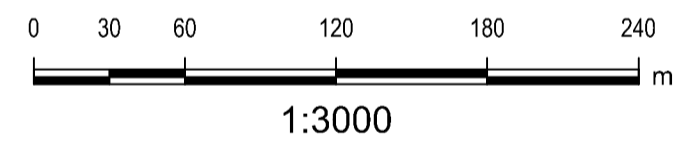


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**LEGEND**

--- Pedestrian and Cycling Network (28.5km)



**Client**



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**Title**

**PRECINCT 2  
Residential  
Pedestrian and Cycling Network  
Sheet 2 of 2**

**Project**

**RIVERLEA**

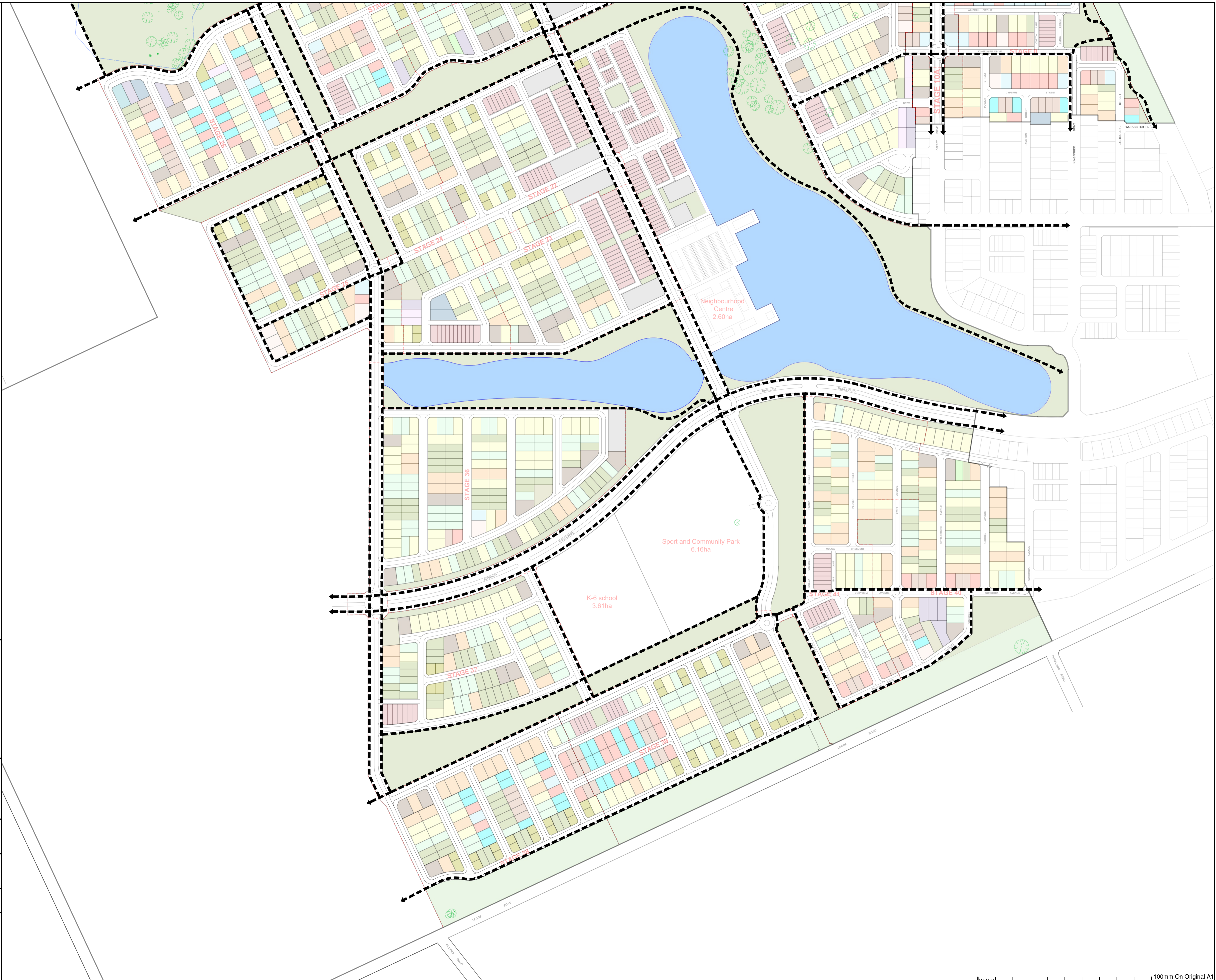
Project Code	Drawing No.	Rev
21A3182	21A3182PC	J

Revision Date  
**31 March 2023**

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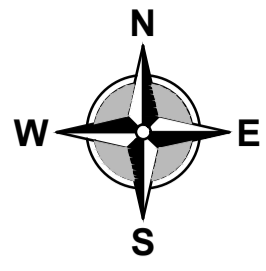


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# Appendix N

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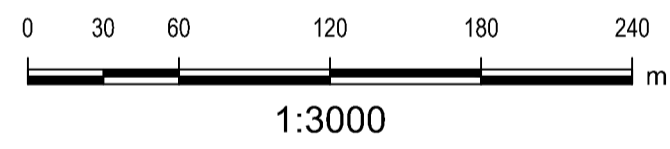
*Affordable Housing Plan.*



**LEGEND**

Allotment Type	Width	Depth	Area m <sup>2</sup>
Affordable Housing Terrace	7-9	25-30	150-250
Affordable Housing Cottage	15	15	225
Affordable Housing Land Sales	12.5	25	312
Affordable Housing Apartment / Development Site*			

Apartment / Development Sites to deliver a component of affordable housing as part of the built form. (approximately 3 to 4 per site).



Client



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**PRECINCT 2**  
**Affordable Housing**  
**Modification**  
**(441 Allotments)**  
 Sheet 1 of 2

Project  
**RIVERLEA**

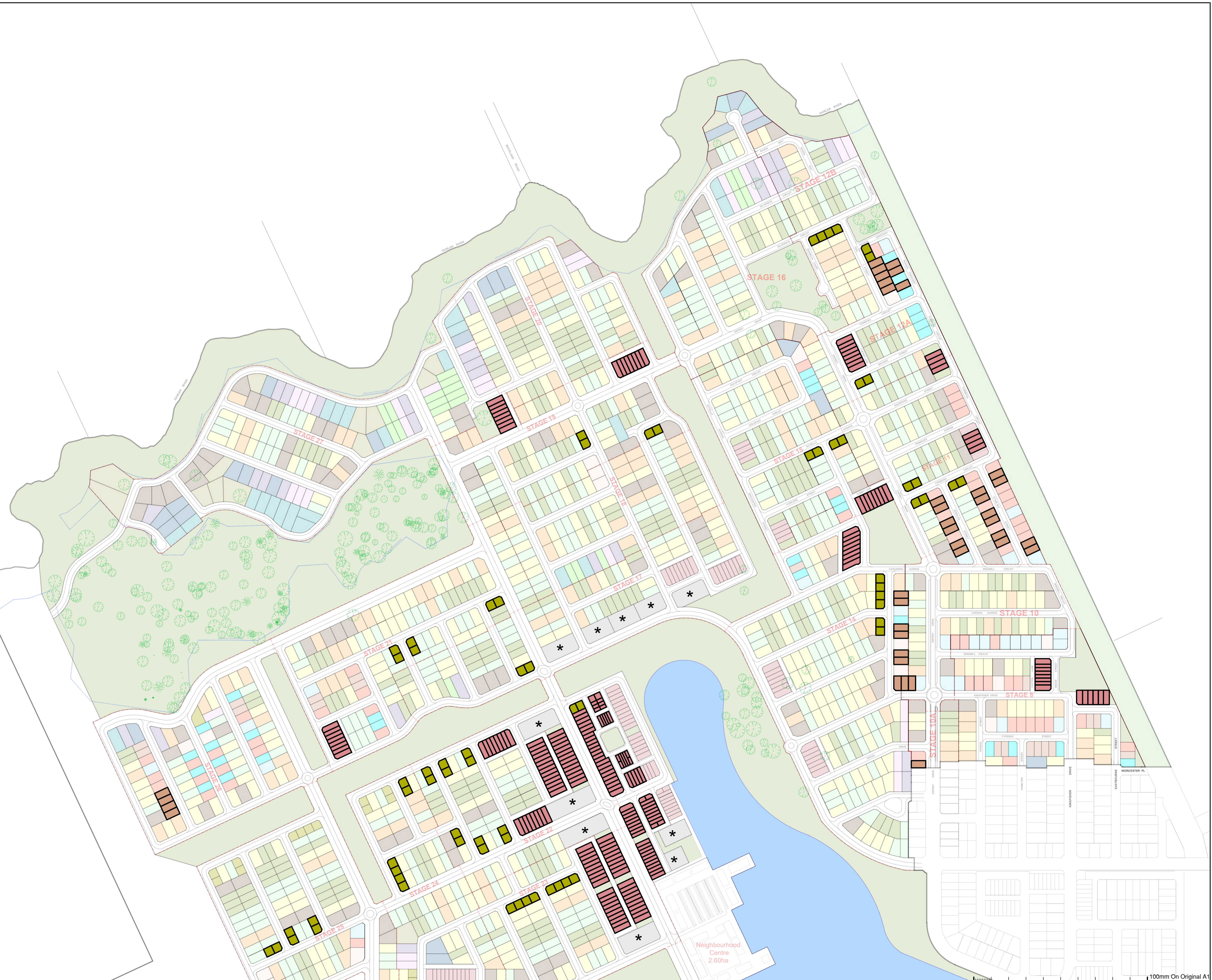
Project Code	Drawing No.	Rev
21A3182	21A3182AH	J

Revision Date  
 31 March 2023

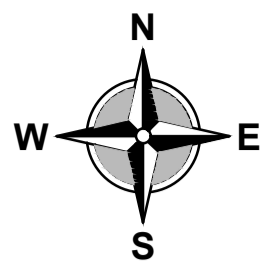
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 South Australia 5067  
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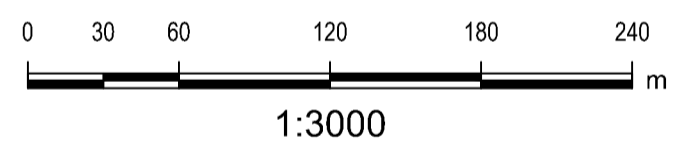
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**LEGEND**

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**Title**  
**PRECINCT 2**  
**Affordable Housing**  
**Modification**  
**(441 Allotments)**  
 Sheet 2 of 2

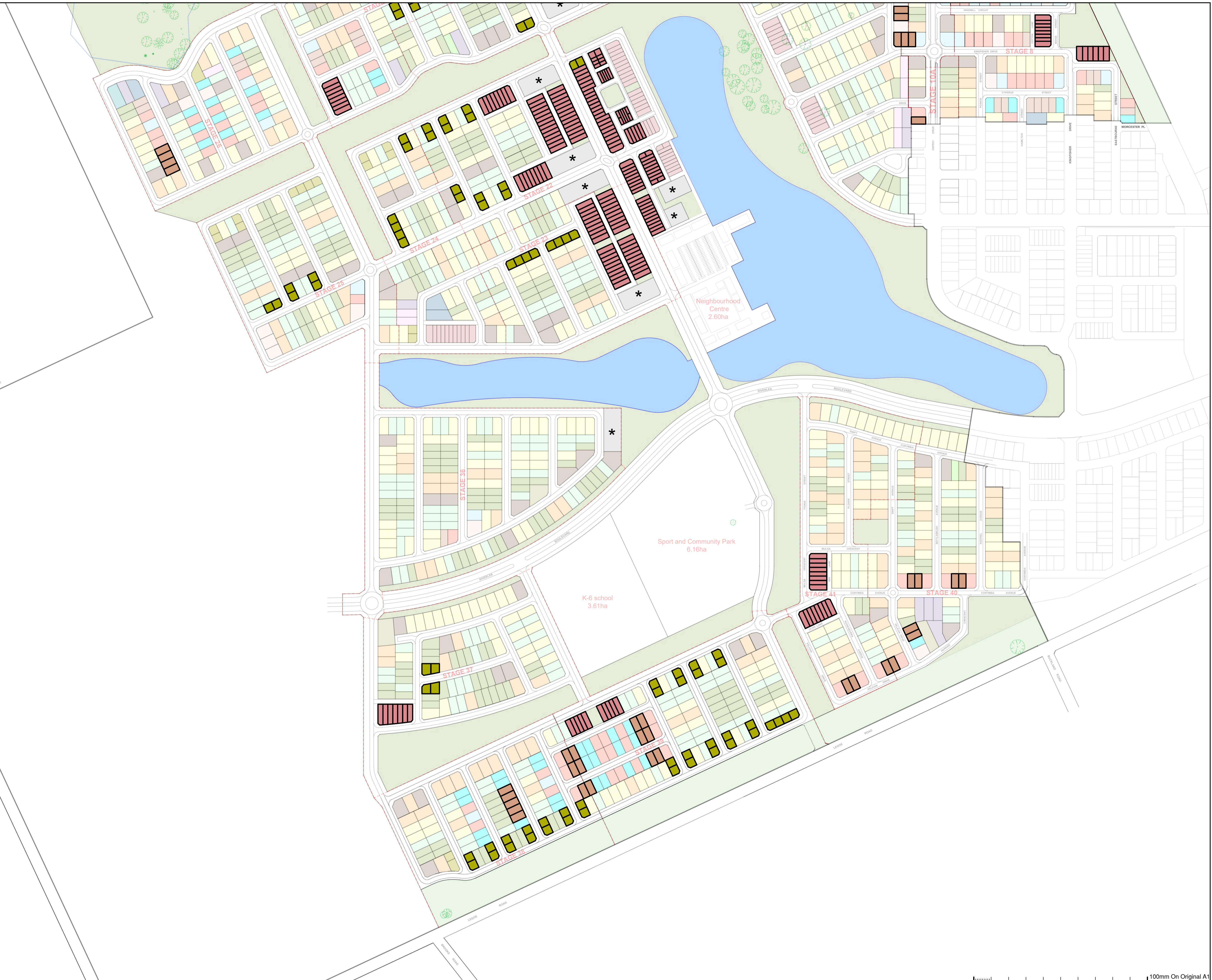
**Project**  
**RIVERLEA**

Project Code	Drawing No.	Rev
21A3182	21A3182AH	J

**Revision Date**  
 31 March 2023

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# Appendix O

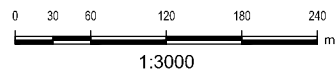
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*Special Fencing Control.*



**LEGEND**

— Areas of Special Fencing Control



Client



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Title

**PRECINCT 2  
Residential  
Special Fencing Control  
Sheet 1 of 2**

Project

**RIVERLEA**

Project Code Drawing No. Rev

21A3182 21A3182FC J

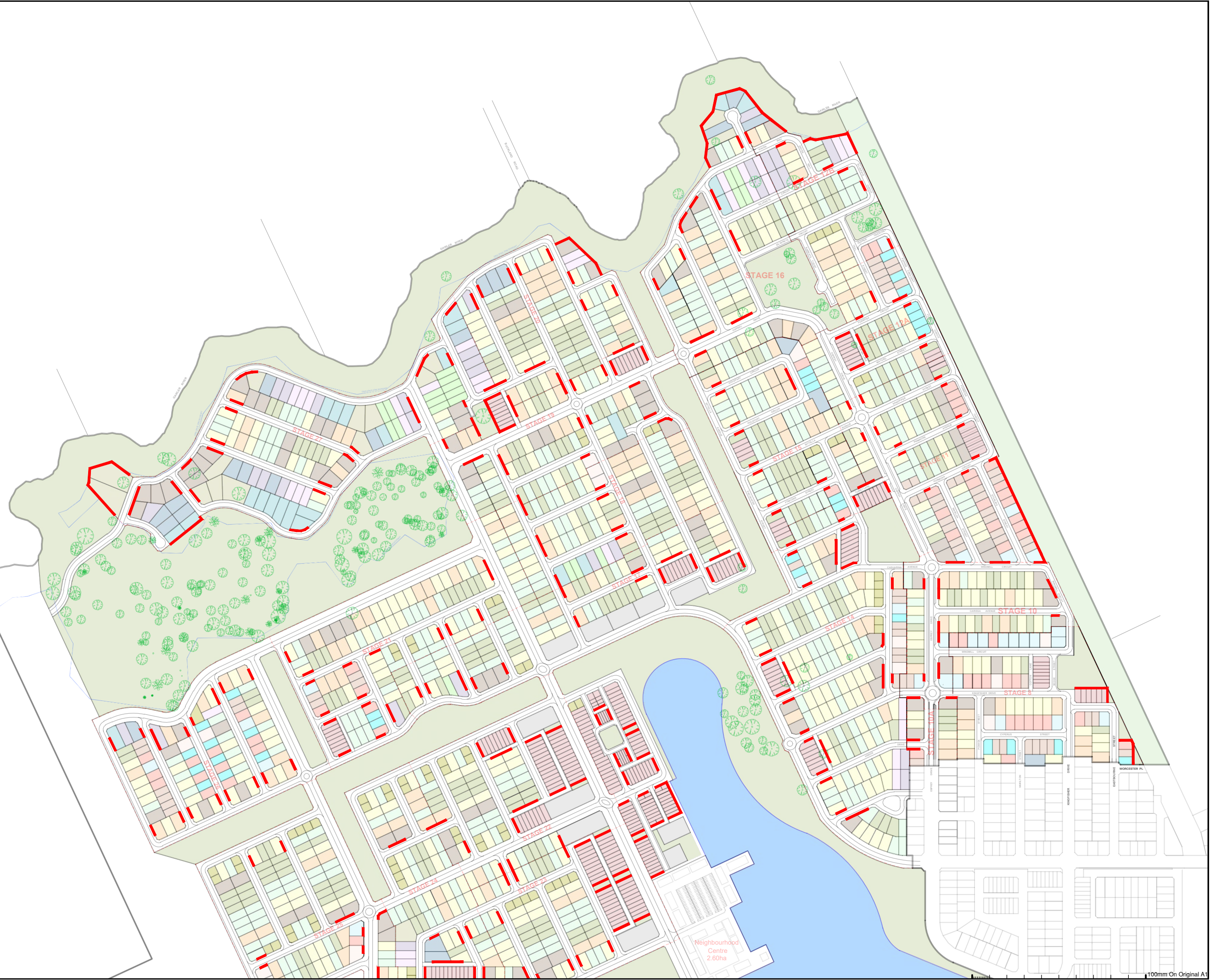
Revision Date

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PO Box 1000 Kent Town, SA 5071  
DX 209 ABN 93007 753 988



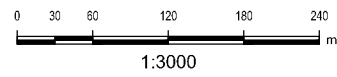
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**LEGEND**

— Areas of Special Fencing Control



Client



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Title

**PRECINCT 2  
Residential  
Special Fencing Control  
Sheet 2 of 2**

Project

**RIVERLEA**

Project Code

21A3182

Drawing No.

21A3182FC

Rev

J

Revision Date

31 March 2023

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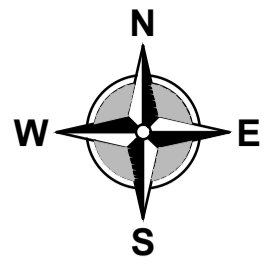


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# Appendix P

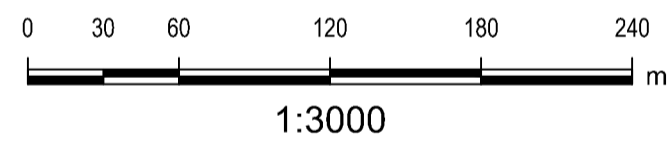
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*Residential Allotment Mix Plan.*




**LEGEND**

Allotment Type	Width	Depth	Area m <sup>2</sup>	Total	Total%
Terrace	7-9	25-30	150-250	349	12.6%
Cottage	15	15	225	119	4.4%
Small Courtyard	12.5	25	312	91	3.3%
Courtyard	14	25	350	55	2.0%
Villa	12.5	30	375	439	15.9%
Medium Courtyard	16	25	400	87	3.1%
Entry Traditional	14	30	420	502	18.1%
Large Villa	12.5	35	438	21	0.8%
Large Courtyard	18	25	450	30	1.1%
Small Traditional	16	30	480	545	19.7%
Entry Estate	14	35	490	30	1.1%
Grand Courtyard	20	25	500	18	0.6%
Medium Traditional	18	30	540	239	8.6%
Small Estate	16	35	560	34	1.2%
Large Traditional	20	30	600	133	4.8%
Medium Estate	18	35	630	25	0.9%
Large Estate	20	35	700	22	0.8%
Grand Estate			800+	18	0.6%
MD Site				12	0.4%
<b>Total</b>				<b>2769</b>	<b>100%</b>



Client



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**PRECINCT 2**  
**Residential Allotment Mix**  
**Modification**  
 Sheet 1 of 2

**Project**  
**RIVERLEA**

Project Code	Drawing No.	Rev
21A3182	21A3182LM	J

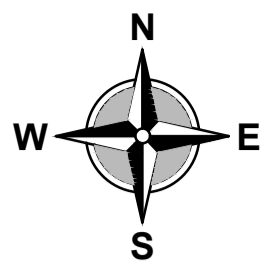
Revision Date  
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 PO Box 1030 Kent Town, SA 5071  
 DX 209 ABN 93007 753 988



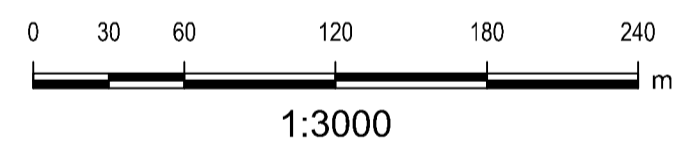
T (08) 8130 1666  
 F (08) 8362 0099  
 W www.alexander.com.au  
 E ade@alexander.com.au





**LEGEND**

Allotment Type	Width	Depth	Area m <sup>2</sup>	Total	Total%
Terrace	7-9	25-30	150-250	349	12.6%
Cottage	15	15	225	119	4.4%
Small Courtyard	12.5	25	312	91	3.3%
Courtyard	14	25	350	55	2.0%
Villa	12.5	30	375	439	15.9%
Medium Courtyard	16	25	400	87	3.1%
Entry Traditional	14	30	420	502	18.1%
Large Villa	12.5	35	438	21	0.8%
Large Courtyard	18	25	450	30	1.1%
Small Traditional	16	30	480	545	19.7%
Entry Estate	14	35	490	30	1.1%
Grand Courtyard	20	25	500	18	0.6%
Medium Traditional	18	30	540	239	8.6%
Small Estate	16	35	560	34	1.2%
Large Traditional	20	30	600	133	4.8%
Medium Estate	18	35	630	25	0.9%
Large Estate	20	35	700	22	0.8%
Grand Estate			800+	18	0.6%
MD Site				12	0.4%
<b>Total</b>				<b>2769</b>	<b>100%</b>



**Client**


 Walker Corporation Pty Ltd  
 ABN 95 00 1176 263  
 G.P.O. Box 4073  
 Sydney NSW 2001  
 Level 21, Governor Macquarie Tower  
 1 Farrer Place Sydney NSW 2000  
 Telephone (02) 8273 9600  
 Facsimile (02) 9252 7400  
 Web walkercorp.com.au

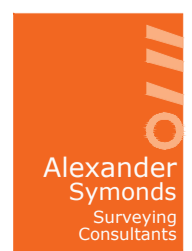
**Title**  
**PRECINCT 2**  
**Residential Allotment Mix**  
**Modification**  
**Sheet 2 of 2**

**Project**  
**RIVERLEA**

Project Code	Drawing No.	Rev
21A3182	21A3182LM	J

**Revision Date**  
 31 March 2023

**Surveyor**  
 Alexander & Symonds Pty Ltd  
 11 King William Street Kent Town,  
 South Australia 5087  
 PO Box 1030 Kent Town, SA 5071  
 DX 209 ABN 93007 753 988  
 T (08) 8130 1666  
 F (08) 8362 0099  
 W www.alexander.com.au  
 E adelaide@alexander.com.au

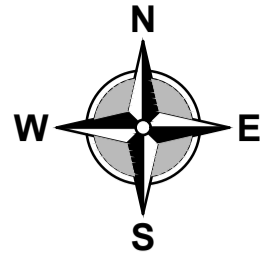


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# Appendix Q

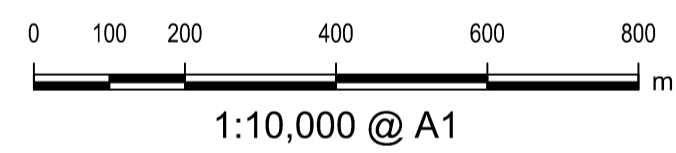
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*Overall Concept Plan.*



**Legend**

- Open Space
- Residential
- Employment
- Activity Centre
  
- 1** Precinct number
- Precinct boundary
- Distributor Road
- Collector A Road
- Collector B Road
- Collector C Road
- Neighbourhood Centre  
Collector Road
- Saltwater Lakes
- Channel / creek system
- Wetland
  
- EAC Emerging Activity Centre
- S&R Sports & Recreation
- E Education



Client



Walker Corporation Pty Ltd  
 ABN 95 001 176 263  
 G.P.O. Box 4073  
 Sydney NSW 2001  
 Level 21, Governor Macquarie Tower  
 1 Farrer Place Sydney NSW 2000

Telephone (02) 8273 9600  
 Facsimile (02) 9252 7400  
 Web walkercorp.com.au

Title

**Overall Concept Plan**

Project

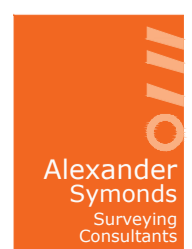
**RIVERLEA**

Project Code	Drawing No.	Rev
21A3182	21A3182CONCEPT(Q)	Q

Revision Date

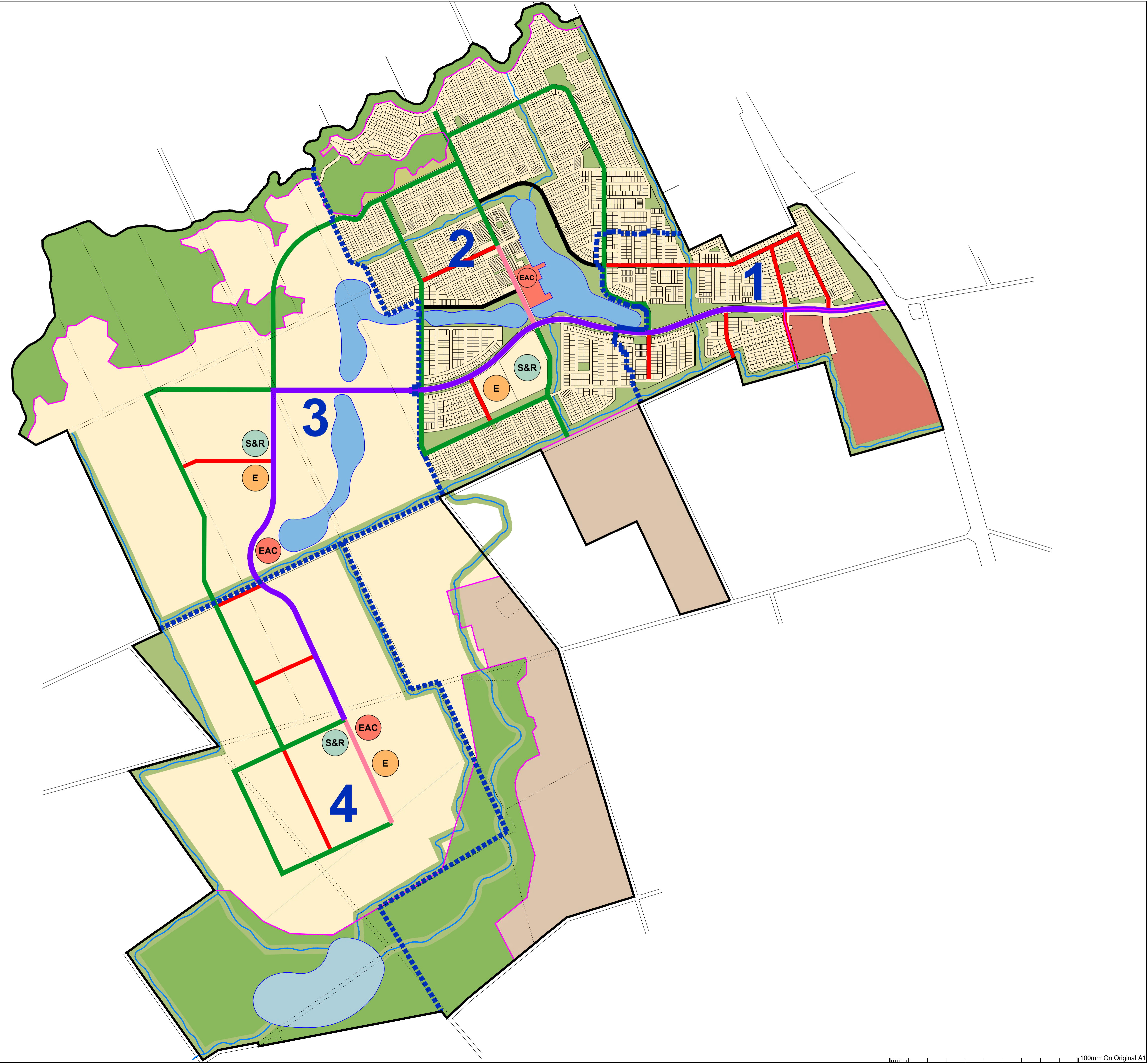
03 April 2023

Surveyor



Alexander & Symonds Pty Ltd  
 11 King William Street Kent Town,  
 South Australia 5087  
 PO Box 1000 Kent Town, SA 5071  
 DX 209 ABN 93007 753 988

T (08) 8130 1666  
 F (08) 8362 0959  
 W www.alexandersymonds.com.au  
 E alexs@alexandersymonds.com.au



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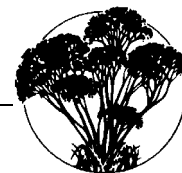
# Appendix R

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*Native Vegetation Council – Precinct 2 Approval.*

# Native Vegetation Council

81-95 Waymouth St, ADELAIDE SA 5000 | GPO Box 1047, ADELAIDE SA 5001  
Ph| 08 8303 9777; email| [nvc@sa.gov.au](mailto:nvc@sa.gov.au)



## DECISION NOTIFICATION *Native Vegetation Regulations 2017*

**Application Number: 2022/3217/292**

**To:** Walker Buckland Park Developments Pty Ltd  
Attn: Patrick Mitchell  
Level 2, 2 King William Street  
Adelaide, SA 5000  
Email: [patrick.mitchell@walkercorp.com.au](mailto:patrick.mitchell@walkercorp.com.au)

**Date Received;** 5/09/2022  
**Date Registered:** 5/09/2022

<b>Applicant</b>	Walker Buckland Park Developments Pty Ltd
<b>Landholder</b>	Walker Corporation Pty Ltd and Vosporos Pty Ltd
<b>Purpose of application</b>	Clearance of native vegetation for construction of Precinct 2 of the Riverlea residential subdivision.
<b>Description of native vegetation under application</b>	19 trees including; 17 <i>Eucalyptus camaldulensis</i> , 1 <i>Eucalyptus porosa</i> and 1 <i>Eucalyptus largiflorens</i> tree.
<b>Location of the application</b>	BUCKLAND ROAD, RIVERLEA PARK F174426A92 CT5868/780 F174429A95 CT5868/775 D128886Q9021 CT6266/786 D1671B59 CT5868/770 D1671B60 CT5868/782 D1671B58 CT5868/785 F174425A91 CT5868/774 F174427A93 CT5868/771 D1671B69 CT5868/768 Hundred of Port Adelaide

### Decision

The Native Vegetation Council has considered your application in accordance with the requirements of Regulation 12, Schedule 1; Clause 35 of the *Native Vegetation Regulations 2017*.

In respect of the application, you are informed that the Native Vegetation Council:

1. **Grants consent** to the clearance of 19 trees (Unique tree ID: 2-10, 12-16, 21, 23, 24, 27 & 33) as shown on the attached Decision Plan(s) 2022/3217/292 for the purpose specified in this decision.

### Reason for Decision:

The clearance of native vegetation meets the requirements of Native Vegetation Regulation 12, Schedule 1; Clause 35.

### Conditions of approval

This approval is subject to the conditions specified below. These conditions have been imposed to ensure that the impacts on native vegetation and biodiversity from approved clearance is adequately minimised and mitigated;



**Government  
of South Australia**

1. The applicant must ensure that only native vegetation approved for removal in accordance with this decision is removed. Prior to clearance commencing, the applicant must advise all persons undertaking the vegetation removal or working on site, of all relevant conditions of approval and associated statutory requirements.
2. No clearance to occur until Development Approval has been obtained under the *Planning, Development and Infrastructure Act 2016* (including Building Rules Consent where required).
3. Prior to clearance commencing, a native vegetation protection fence must be erected around all patches of native vegetation and scattered trees to be retained on site. This fence must be erected around the patch of native vegetation or trees at a minimum distance of 10 metres from retained native vegetation and/or at perimeter of the tree protection zone. All tree protection zones must comply with AS 4970-2009 Protection of Trees on Development Sites. The fence must be constructed of [star droppers and sighter wire/chain mesh/or similar] to the satisfaction of the Native Vegetation Council. The fence must remain in place until all works are completed.

Within the area of native vegetation to be retained and any tree protection zone for trees to be retained, on the land that is the subject of this application, the following is prohibited:

- a. vehicular or pedestrian access
- b. trenching or soil excavation
- c. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products
- d. entry and exit pits for underground services


or any other actions or activities that may result in the removal or any adverse impacts to retained native vegetation.

4. The Significant Environmental Benefit requirement (equivalent to 95.76 SEB points) is to be achieved by making a payment into the Native Vegetation Fund of \$55,534.81 (\$52,639.63 for clearance GST exclusive and \$2,895.18 for the administration fee GST inclusive) prior to any clearance occurring (Note an invoice will be sent once the attached form 'Decision Notification acknowledgement' form is signed and returned.);
5. Members of the NVC or a person who is an authorised officer under the Act may at a reasonable time enter the property of the landowner for the purpose of assessing and recording any matter relevant to this consent. A person undertaking such an assessment may be assisted by other suitable persons. Any such inspection will only be taken after there has been an attempt to contact the landowner.
6. Non-compliance with any of the conditions of this approval must be reported to the Native Vegetation Council as soon as practical after the non-compliance being detected, but must be within a maximum of seven days. The report must include details of the nature of the breach, the location and extent of the breach and the actions taken and associated timing for completion of those actions, to address the breach.
7. No clearance is to occur until the attached form, "Decision Notification Acknowledgement", is signed and returned to confirm that the applicant and anyone else who is a party to the agreement, understand and will comply with the decision, including all the associated conditions.
8. The applicant must adequately inform any prospective purchaser, lessee or occupier of the land affected by conditions in this consent, of the relevant conditions.



## Expiry date of approval

The approval to clear native vegetation in accordance with this decision ceases after 2 years from the decision date.

Signature	
Name	Adam Schutz
Position	<b>DELEGATE TO NATIVE VEGETATION COUNCIL</b>
Date	11/10/2022 (Decision Date)

## Notes

### 1. Effect of Consent

This Decision Notification grants consent under the *Native Vegetation Act 1991* only and does not imply approval under any other legislation. It is the responsibility of the landowner to obtain all relevant approvals for any proposed development. This includes any approval that might be required in relation to the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999*.

### 2. Conditions

Please note that these conditions are an integral part of the consent and are legally binding under the *Native Vegetation Act 1991* and *Native Vegetation Regulations 2017*. Should **any** clearance occur in accordance with this decision, the conditions are enforceable in full.

Any conditions of consent are binding on and enforceable against the person granted the approval, any current and future owners of the land, any occupier of the land and any person who acquires the benefit of the clearance.

### 3. Amended decisions

Where a decision is amended, all previous versions of the decision are null and void.

If an application to amend a decision will substantially alter the nature of the original application or conditions of approval, the Native Vegetation Council may require a new application be submitted.

### 4. SEB Areas

All areas established as a condition of consent to provide a significant environmental benefit, whether through revegetation, management or protection of an area of native vegetation, are protected in perpetuity under the *Native Vegetation Act 1991*. No clearance of native vegetation within these areas can occur without the consent of the Native Vegetation Council.

### 5. Monitoring

The Native Vegetation Council undertakes a program of monitoring of conditions attached to any clearance consent. As part of this program, the landowner may be contacted by an officer of Department to arrange inspections. Should it be evident that the conditions have not be applied with in full, the landholder will be informed in writing of the nature of breach of the conditions and given an opportunity to comply with the conditions. However, if the breach of the conditions is substantial, ongoing or irreversibly, then the Council may take compliance actions under Section 31 of the *Native Vegetation Act 1991*.

### 6. Use of cleared vegetation

Native vegetation authorised for clearance under a Decision Notification may be a useful resource, as a source of seed for local revegetation projects, for woodcraft purposes or providing hollows for relocation. Please consider notifying any local seed collection groups to offer them the opportunity of collecting seed at the time of clearance, and making any timber from the cleared trees available for woodcraft or hollow relocation.

**DECISION NOTIFICATION ACKNOWLEDGEMENT**

**Application Number: 2022/3217/292 Walker Buckland Park Developments Pty Ltd**

***The applicant, and all parties to the decision, have received a copy of the Decision Notification (decision date 11/10/2022) are fully aware and will comply with the decision and all the attached conditions.***

Name of applicant: .....

Signature of applicant or seal of Company and authorised signatory, including the signature of any other parties to the decision:

.....  
.....  
.....  
.....

Date : .....

**Note:** *Sign and return this form by post or email to:*

**Send to:** **Native Vegetation Branch**  
**C/o**  
**Department for Environment and Water**  
**GPO Box 1047 Adelaide SA 5001**

**Email:** [peter.farmer@sa.gov.au](mailto:peter.farmer@sa.gov.au)

# Native Vegetation Clearance Application



## DECISION PLAN (1 of 1) TO FORM PART OF THE DECISION OF THE NATIVE VEGETATION COUNCIL

APPLICATION NO. 2022/3217/292

HUNDRED of PORT ADELAIDE

F174426A92	CT5868/780
F174429A95	CT5868/775
D128886Q9021	CT6266/786
D1671B59	CT5868/770
D1671B60	CT5868/782
D1671B58	CT5868/785
F174425A91	CT5868/774
F174427A93	CT5868/771
D1671B69	CT5868/768

- Conditional Consent - scattered trees
- Dead trees - No approval required
- Trees retained
- Area of trees retained
- Project Area
- Property/Section Boundary
- PD Code Zones

Produced for: Native Vegetation Council  
By: Native Vegetation Branch  
Department for Environment and Water

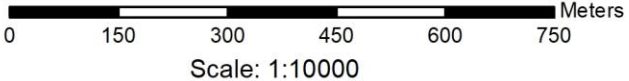
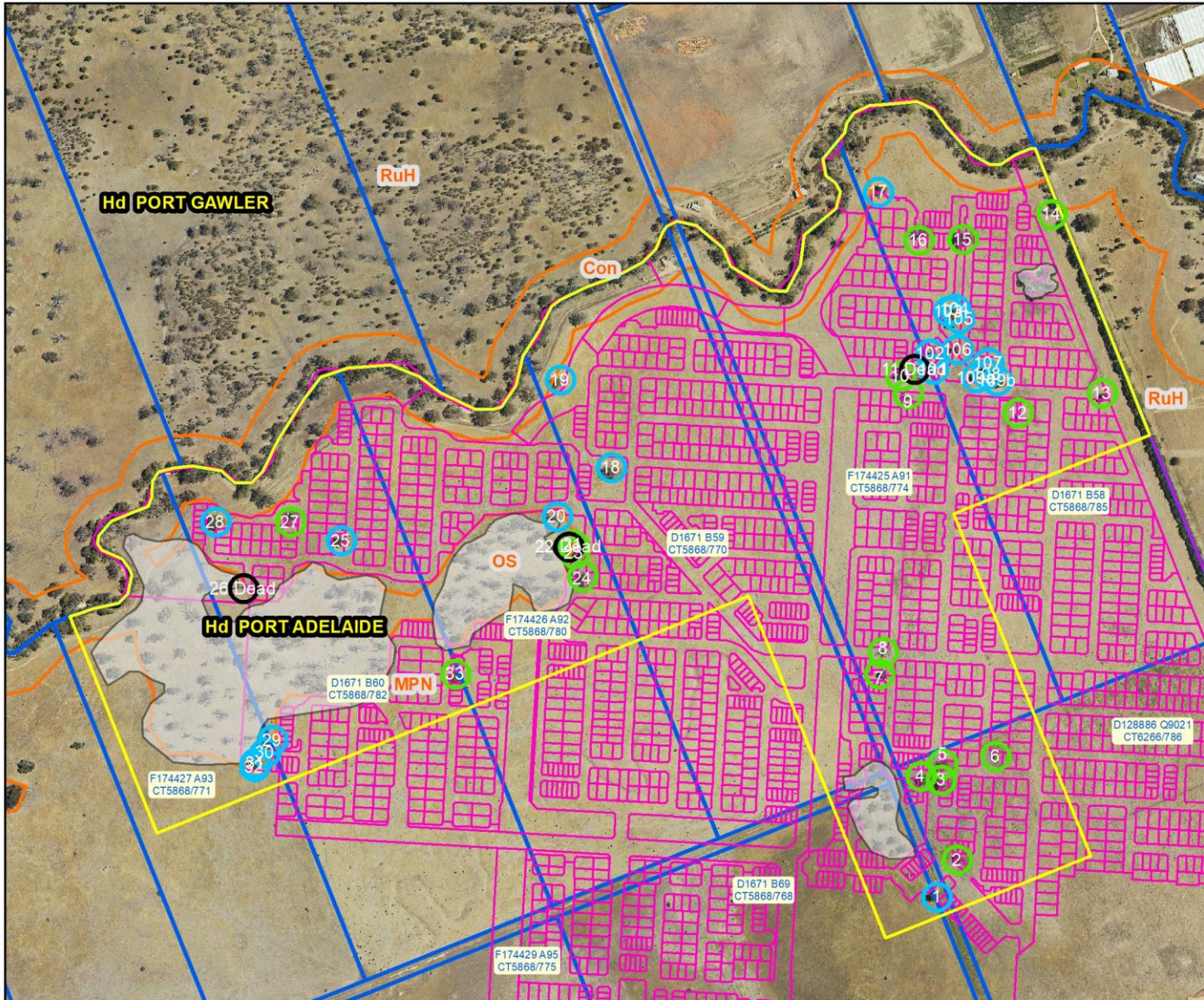
Imagery: Adelaide Metro 9Jan-5Feb2022 50mm

Date: 21/09/2022  
Version: 01  
Datum: GDA2020



*ABDux*  
Delegate, Native Vegetation Council

Decision Date: 11/10/2022



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