From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, July 13, 2023 9:08 PM
To: DTI:SPC Reps <spcreps@sa.gov.au>
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects_impact_assessed_submissions
Submission Id	1247379
Submission Time	13 Jul 2023 9:07 pm
Submission IP Address	157.211.70.237

Development Details

Applicant:	Walker Buckland Park Developments Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	**Riverlea Boulevard, Legoe Road, and Port Wakefield Road, Riverlea Park** Variation to current development authorisation. An Amendment to the Environmental Impact Statement (EIS) seeks to introduce a revised stormwater and flood mitigation strategy comprising a saltwater lake system, a revised road network pattern, land division layout and staging plan, and related infrastructure for Precinct 2. • AEIS Part 1 - Main Report (PDF, 6510 KB) • AEIS Part 2 - Appendices A to B (PDF, 17769 KB) • AEIS Part 3 - Appendices C to D (PDF, 17252 KB) • AEIS Part 4 - Appendices E to G (PDF, 44980 KB) • AEIS Part 5 - Appendices H to K (PDF, 16371 KB) • AEIS Part 6 - Appendices L to R (PDF, 16260 KB)
Contact Officer:	Greg Ahrens
Phone Number:	(08) 7133 2361
Close Date:	26 Jul 2023

Contact Details

[redacted]

Affected property:

Submission Details

I am:	a private citizen
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	I oppose any plans for this development which do not include a reserved corridor of land for a future rail line running to its heart.
What could be done to address your concerns?:	Reserve a corridor of land, as well as land for a rail station, near the heart of the development.
Other general comments:	By not reserving a rail corridor now, it will be certainly impossible to ever retrofit the physical space of the area to provide a convenient, direct, reliable, high-frequency, highly-patronised public transport service to the CBD or to Salisbury/Elizabeth. Car dependency – and transport inequity – will forever be entrenched in this area. Any rail corridor and station should be located such that it is a central piece of the development; the station itself should be mixed-use and include shops, retail, cafe etc. and should not be placed at the edge of the development or in an inconvenient position to walk or cycle to. This failure to properly locate rail services has been repeated throughout history with the Seaford, Noarlunga Centre, Salisbury, Elizabeth, Port Adelaide, and Gawler railway stations and can result in poor patronage. Failure to reserve appropriate land for the future is, surely, by definition, poor planning.

Supporting Documents

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FilesUp: No file uploaded

FilesUp: No file uploaded

FilesUp: No file uploaded

From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, July 11, 2023 4:55 PM
To: DTI:SPC Reps <spcreps@sa.gov.au>
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects_impact_assessed_submissions
Submission Id	1246303
Submission Time	11 Jul 2023 4:54 pm
Submission IP Address	58.96.108.77

Development Details

Applicant:	Walker Buckland Park Developments Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	**Riverlea Boulevard, Legoe Road, and Port Wakefield Road, Riverlea Park** Variation to current development authorisation. An Amendment to the Environmental Impact Statement (EIS) seeks to introduce a revised stormwater and flood mitigation strategy comprising a saltwater lake system, a revised road network pattern, land division layout and staging plan, and related infrastructure for Precinct 2. • AEIS Part 1 - Main Report (PDF, 6510 KB) • AEIS Part 2 - Appendices A to B (PDF, 17769 KB) • AEIS Part 3 - Appendices C to D (PDF, 17252 KB) • AEIS Part 4 - Appendices E to G (PDF, 44980 KB) • AEIS Part 5 - Appendices H to K (PDF, 16371 KB) • AEIS Part 6 - Appendices L to R (PDF, 16260 KB)
Contact Officer:	Greg Ahrens
Phone Number:	(08) 7133 2361
Close Date:	26 Jul 2023

Contact Details

[redacted]

Affected property:	

Submission Details

I am:	a private citizen
I am - Other:	
My position is:	I oppose the development
Do you have concerns regarding the proposed development?:	Many. My primary concern is a serious lack of public transport options, specifically an efficient rail service. The site, given its massive size with a significant planned population, simply MUST have a provision for a rail spur line (from the Gawler Line) to service its residents.
What could be done to address your concerns?:	The masterplan should be amended to include a corridor reserved for the construction of a future rail line, best to be a spur from the Gawler Line.
Other general comments:	Ideally, this development should never have been conceived, planned or approved by the State Government. It is the antithesis of modern urban planning in every way.

Supporting Documents

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From: PlanSA - Submissions <noreply@plan.sa.gov.au>
Sent: Monday, July 24, 2023 10:44 PM
To: DTI:SPC Reps <spcreps@sa.gov.au>
Subject: Feedback submitted for Major Development

Form Information

Site Name	PlanSA
Site Id	578867
Page Standard Name	Impact assessed and Crown development submissions
Page Standard Id	921477
Url	https://plan.sa.gov.au/have_your_say/notified_developments/state_developments/major_projects_impact_assessed_submissions
Submission Id	1252561
Submission Time	24 Jul 2023 10:44 pm
Submission IP Address	110.175.146.226

Development Details

Applicant:	Walker Buckland Park Developments Pty Ltd
Development Number:	N/A
Nature of Development:	N/A
Subject Land:	**Riverlea Boulevard, Legoe Road, and Port Wakefield Road, Riverlea Park** Variation to current development authorisation. An Amendment to the Environmental Impact Statement (EIS) seeks to introduce a revised stormwater and flood mitigation strategy comprising a saltwater lake system, a revised road network pattern, land division layout and staging plan, and related infrastructure for Precinct 2. • AEIS Part 1 - Main Report (PDF, 6510 KB) • AEIS Part 2 - Appendices A to B (PDF, 17769 KB) • AEIS Part 3 - Appendices C to D (PDF, 17252 KB) • AEIS Part 4 - Appendices E to G (PDF, 44980 KB) • AEIS Part 5 - Appendices H to K (PDF, 16371 KB) • AEIS Part 6 - Appendices L to R (PDF, 16260 KB)
Contact Officer:	Greg Ahrens
Phone Number:	(08) 7133 2361
Close Date:	26 Jul 2023

Contact Details

[redacted]

Submission Details

I am:	an owner of local property
I am - Other:	
My position is:	I support the development
Do you have concerns regarding the proposed development?:	We are thrilled to witness the remarkable progress unfolding in line with the master plan at Riverlea. This development has been a true inspiration to us and countless others who have already invested in the area, constructing their dream homes overlooking the stunning creeks and the breathtaking lake. Riverlea is undoubtedly the Jewel of Adelaide, offering a unique living experience away from the hustle and bustle of the city. The vision behind Riverlea encourages an original way of living, fostering a sense of community and connection with nature. The serene environment, complemented by the picturesque lake, will creates an unparalleled living experience that promotes a harmonious lifestyle. As we continue to witness the growth and beauty of Riverlea, we feel a sense of pride in being part of such a visionary project. It's not just about buying land and building homes; it's about embracing a lifestyle that appreciates the natural wonders of the region while enjoying the comfort of a well-planned community. For those who have already invested in Riverlea, they have found more than just a place to live; they have discovered a place to call home—a place that fosters a strong sense of belonging and fosters a deeper appreciation for the beauty of Adelaide's landscape. We invite others to join us in this remarkable journey of discovering the allure of Riverlea. This unique development offers a chance to experience a truly extraordinary way of living—one that celebrates nature, community, and originality, away from the confines of city life. Riverlea is a testament to the visionaries who have created a haven for those seeking a life filled with tranquility, charm, and natural beauty.
What could be done to address your concerns?:	We wholeheartedly support and emphasize the importance of building the Riverlea project as per the proposed master plan. By incorporating creeks and the beautiful lake into the development, we can ensure the following benefits: Stormwater Management: Integrating creeks into the design can serve as a natural method for stormwater management. These water bodies can help absorb excess rainwater, mitigate flooding risks, and maintain the ecological health of the area. Biodiversity and Ecology: Water bodies are vital for supporting diverse flora and fauna. By preserving and enhancing the creeks and lake, we promote biodiversity, which plays a crucial role in the health and resilience of the local ecosystem. Long-Term Sustainability: Building with respect to the master plan and natural features ensures the long-term sustainability of the community. It allows for a balanced development that considers the needs of the present while safeguarding resources for future generations. Environmental Conservation: Incorporating natural elements like creeks and lakes into the master plan ensures the preservation and conservation of these vital ecosystems. By building in harmony with the existing environment, we can minimize disruption to the natural habitats, protect local wildlife, and maintain the ecological balance of the area. Sense of Community: Natural features like creeks and a lake foster a sense of community among residents. Shared spaces around these water bodies encourage social interactions and create spaces for community events, further strengthening the bonds among neighbors. Overall, building as per the master plan with the inclusion of the creeks and beautiful lake demonstrates responsible and sustainable development practices. It showcases the commitment to creating a harmonious and thriving community that embraces the beauty of nature and provides an exceptional living experience for Adelaideans.
Other general comments:	The Master Plan of Riverlea, which incorporates creeks and lakes, showcases the visionary approach taken by Walker Corporation in designing the development. This thoughtful planning not only aims to eliminate the possibility of flooding within the community but also works towards removing the stigma that Riverlea is a flood-prone zone. The inclusion of creeks and lakes in the design plays a vital role, and it is crucial that they are developed as per the planned vision. We are extremely sure

that those who had invested in Riverlea has the same expectation that the the development goes as per the master plan.

Supporting Documents

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spcreps@sa.gov.au
Minister for Planning
Attention: Robert Kleeman, Manager -
Crown and Impact Assessment
Planning and Land Use Services
Department for Trade and Investment
GPO Box 1815 ADELAIDE SA 5000

Buckland Park 'Riverlea' Township Development - Riverlea Park - Release of an Amendment to the EIS for Public Comment

I reside at [redacted]. I have experienced the local environs since 1995. The property contains significant native vegetation and fauna and has been subject to a vegetation survey as attached.

The EIS amendment is seriously deficient in that it presents no evidence of an assessment of the environmental assets on my property and the impacts of the development including the Stormwater and Flood Mitigation Strategy. The assets are dependent on flood water and ground water flows which are at risk of being impacted.

There has been no risk assessment conducted or presented in the EIS for the Stormwater and Flood Mitigation Strategy.

There has been no aerial photography or mapping analysis of past flood events in the EIS rather modelling. My experience is that the flood water flows are very different to the modelling presented.

The channels proposed are at risk of cutting off traditional flood water flows onto my property.

There is also a lack of assessment of the state of the River Red Gums on the river banks and any impacts of the flood mitigation strategy. Many of them have increasing exposure of their roots due to removal of river blockages and deepening of the river bed.

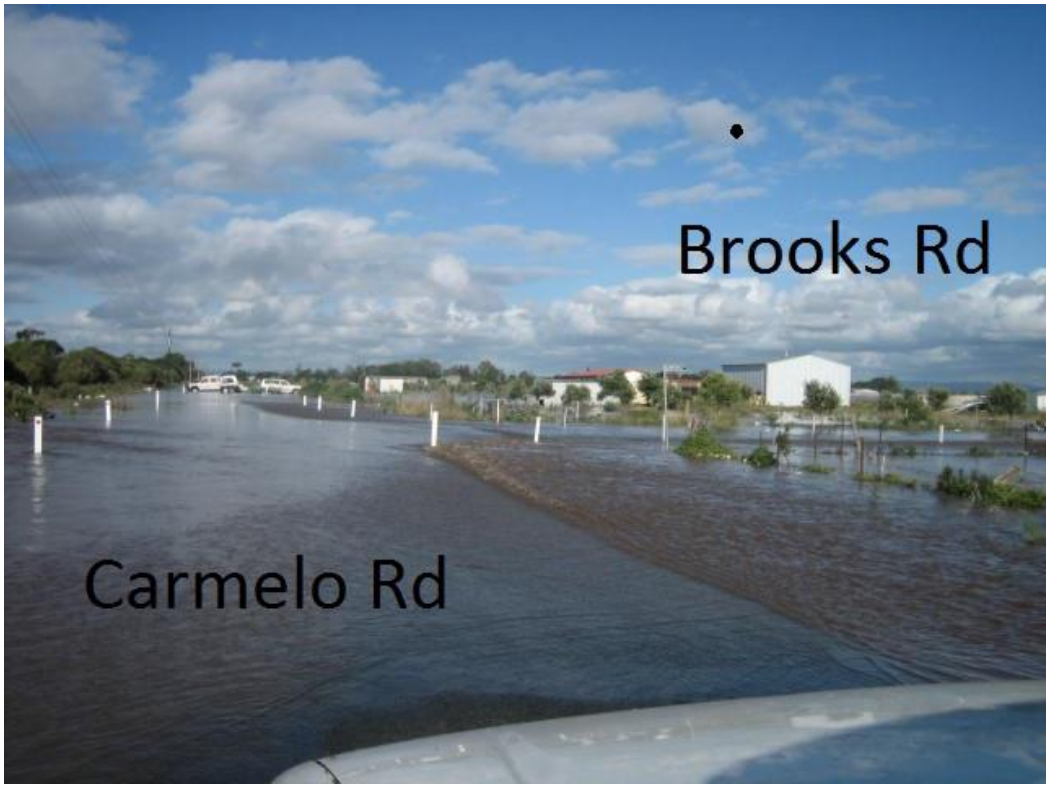
The sea water Pipeline may disturb the ground water which may threaten immediately adjacent valuable environmental assets on our property and the National Park.

The flood analysis in the reports predicts reduced levels of environmental water flows on our property. This may threaten the environmental assets on our property.

[redacted]

[redacted]

Attachments



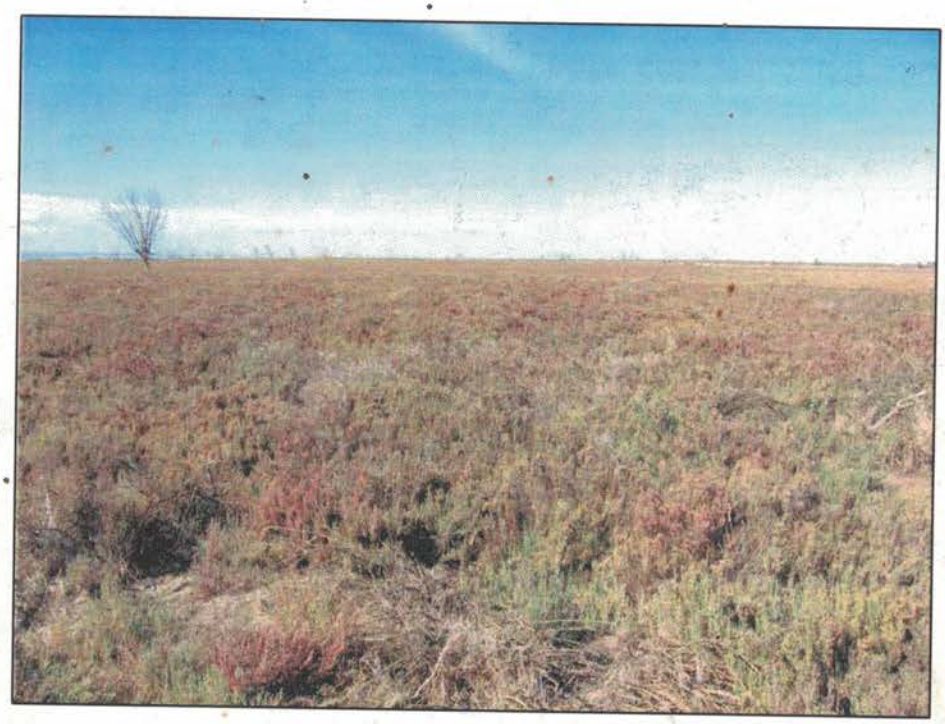
Exposed Tree roots Gawler River


4575
North
De Lyster land in red
Peice 201
Peice 202
Gawler River is the Green line
Pink is flood water flows
lot 101
Palmer land in yellow

growingthefuturetogether

REPORT

BUCKLAND PARK : SUMMARY OF NATIVE VEGETATION AND THREATS TO ECOLOGICAL ASSETS



Produced for Urban Forest – Million Trees Program 2007

By Mick Durant

Greening Australia
growingthefuturetogether

Government of South Australia
Department for Environment and Heritage

1. Executive Summary

1.1 Site value

This document reports the findings of a vegetation survey on land occurring in File Plan 3965 Allotment 6, plus an adjacent road reserve (extension of Legoe Road). The land is owned by Mick Palmer and is currently managed for conservation and recreation purposes.

The property is located in the supratidal and hindmarsh areas of Buckland Park, south of Port Gawler. The site supports valuable remnant vegetation, including a large area of lignum swamp and a small patch of *Gahnia filum*, an important habitat species that supports the endangered Yellowish Sedge Skipper Butterfly. The property links together, or is contiguous with, several significant areas of native vegetation, including Buckland Park Lake, Cheetham Salt Limited mining leases and the Port Gawler Conservation Park. The study site contributes to the diversity of these areas, forming the inland end of an estuarine vegetation gradient.

Forty-one (41) species of plant were recorded on the site during the survey. Of these, twenty-four (24) were native species. All species recorded on the site are detailed in *Appendix A – List of Plant Species*.

Six (6) species recorded on the site have a conservation rating (significance or interest) at a regional level. The species with ratings include *Carex bichenoviana, Gahnia filum, Lomandra* sp. poss *effusa, Maireana aphylla, Muehlenbeckia florulenta* and *Wilsonia rotundifolia.*

Over the past few years, a significant decline in the health of the Red Gums and Lignum on site has been reported, possibly resulting from a lack of shallow groundwater. There may be an opportunity to obtain discharge water from horticultural drainage activities to redirect to the Palmer property, and the Adelaide Mt Lofty Natural Resource Management Board is interested in knowing whether this opportunity would provide a benefit to habitats on the site while reducing the impacts of discharging this water directly to nearby creeklines.

1.2 Vegetation associations present on the site

The site supports the following vegetation associations:

- river gum woodland,
- closed lignum swampland,
- sparse to isolated lignum over either chenopod shrubland or sparse sedgeland,
- spiny flat-sedge sedgeland,
- thatching grass (*Gahnia filum*) sedgeland,
- chenopod shrublands (of varying density) and
- anthropogenic sod grassland.

4 ECOLOGICAL AND BIOLOGICAL ASSETS

4.1 Gawler River Mouth and Estuary

Although the mouth of the Gawler River has been somewhat modified in its hydrology, it is one of the few remaining semi-natural places where rivers meet the sea on the northern Adelaide plains, in fact it is one of only 4 estuaries north of Adelaide in the Gulf St Vincent that were recognised in the Draft Estuaries Policy & Action Plan for South Australia (DEH 2005) (others included the nearby Salt Creek to the north and the Port River Barker Inlet System to the south). As such it is an area of complex and diverse ecological character which includes coastal dune systems, estuarine and inter-tidal environments, river floodplains, seasonal river-channel flows, open fresh water-bodies, mudflats and a diverse vegetation including significant mangrove communities, samphire/saltmarshes, lignum shrublands and redgum woodlands. Few other places near Adelaide support such a diverse range of habitats within such a small area.

4.2 Waterbird and Migratory Wader Habitat

Paton *et al* (1991) give an excellent précis of the importance of Buckland Park Lake as a habitat for waterbirds. In fact they concluded that, at the time, Buckland Park Lake was the single most important breeding habitat for a range of waterfowl within the Adelaide region. Paton *et al* (1991) reported that over 60 species of waterbird used the Buckland Park habitat during 1989 and 1990, including many species which are rarely encountered in the Adelaide region and 9 species which were recorded as breeding at the location (the report also cited a further 12 species which were reported to have bred at the lake in previous years). The high value of the lake as habitat for waterbirds was mainly attributed to the volume of fresh water that enters the lake, the length of time it remains and the area of lignum, bulrush (*Typha domingensis*) and samphire which floods each year (interestingly the bulrushes have virtually vanished from the lake edge since 1991). The value of the lakes as waterbird habitat has implications regarding Australia's international responsibilities for migratory birds (ie. JAMBA and CAMBA)

4.3 Lignum (*Muehlenbeckia florulenta*) Shrublands

Approximately 126 ha of lignum shrubland was mapped within the Buckland Park Vegetation Survey Area, not counting that which occurs under the river redgum woodland along the Gawler River. This represents 96% of the currently mapped remnant lignum shrubland in the Southern Mount Lofty Region (Armstrong *et al* 2003). This statistic alone bestows a high conservation value on the area and identifies it as a significant biodiversity asset. As detailed above, these shrublands and the flooding regime which sustains them are of high value for waterbird habitat and breeding cycles.

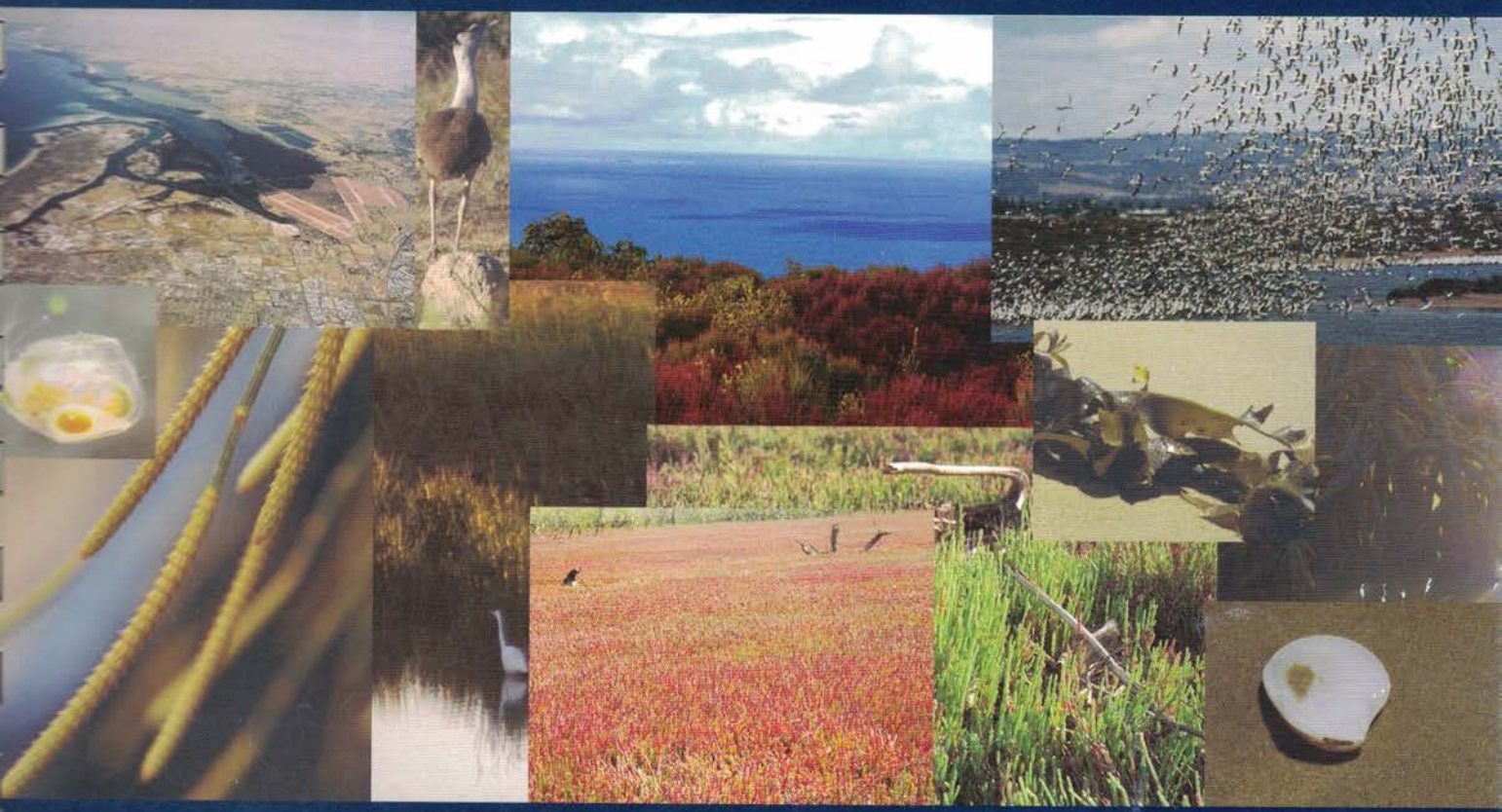
Lignum shrublands at Buckland Park are found within the DEH Parcel, the private Lots 200, 103 and 6, and as an understorey to the redgum woodlands in parts of the Playford Parcel (see Map 2).

[redacted]

4.4 Saltbush/*Lomandra effusa* Low Shrublands

The occurrence of *Atriplex paludosa* and *Lomandra effusa* as co-dominant species is relatively unique on the Adelaide plains as the two generally occur in different ecological situations. Where they do co-exist, such as in the coastal cliff vegetation of southern Adelaide, they generally occur as minor components within the vegetation association.

Their occurrence as co-dominants in this situation is of botanical interest and may be a result of changing salinity gradients caused by the formation of the terminal lakes on the river delta and the construction of salt evaporation ponds (both of which have caused increases in salinity in the area). It may be that increases of salt in the soil are causing salt-tolerant



Delta
Environmental Consulting

Vegetation Survey - Palmer Property