



**PROPOSAL TO INITIATE AN AMENDMENT TO THE PLANNING &  
DESIGN CODE**

***Buckland Park Suburban Activity Centre Zone Code Amendment***

**By Walker Corporation (incorporating Walker Pastoral Pty Ltd  
and Walker Waterloo Corner Pty Ltd) - (the Proponent)**

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**Brian Virgo, General Manager, Riverlea, Walker Corporation (the Proponent)**

**Date: 27 April 2021**

**This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016*.**

**MINISTER FOR PLANNING AND LOCAL GOVERNMENT**

**Date:** 4 June 21



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## 1.0 INTRODUCTION

The Proponent, Walker Corporation incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd, is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land located at Buckland Park as described below and illustrated in the Affected Area Plan (below and contained in **Attachment A**), referred to as the Affected Area.

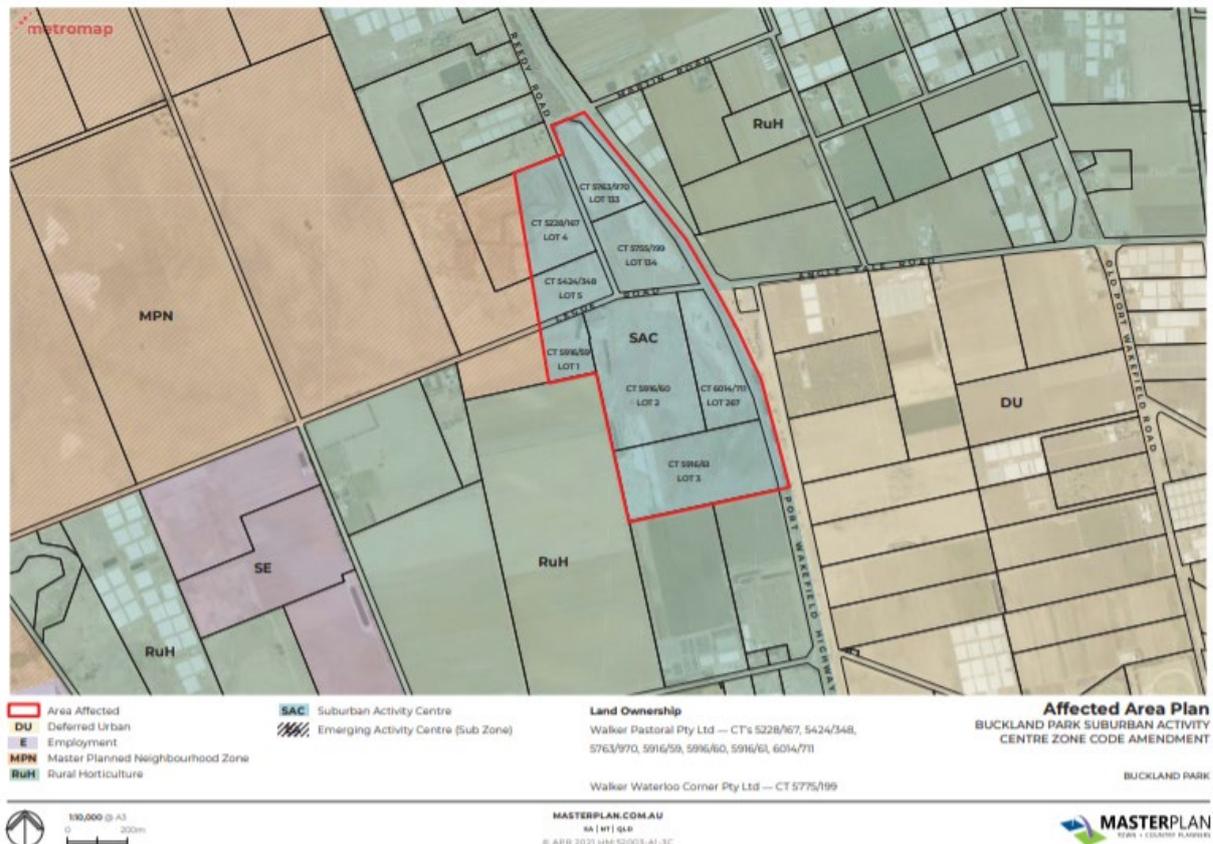


Figure 1: Affected Area

The purpose of this Proposal to Initiate is to seek approval of the Minister for Planning and Local Government (the Minister) to initiate the Code Amendment under Section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Proponent for the Affected Area is Walker Corporation, which incorporates the site's owners, Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd, registered proprietors of the land, as identified in the Certificates of Titles in **Attachment B**.



The owners and developer of Buckland Park is referred to as the Walker Corporation in this Proposal to Initiate. Walker Corporation have named the development project 'Riverlea' and the proposed future suburb name is "*Riverlea Park*"<sup>1</sup>.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment, should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions, on approving this Proposal to Initiate, under Section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

### **1.1 Designated Entity for Undertaking the Code Amendment**

In accordance with Section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

- 1.1.1 The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements of the Act.
- 1.1.2 The Proponent declares that it has not and does not intend to enter into an agreement with a third party for the recovery of costs incurred in relation to the Code Amendment under Section 73(9) of the Act. If the Proponent does enter into such an agreement, the Proponent will notify the Department prior to finalising the Engagement Report under Section 73(7).
- 1.1.3 The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:  
  
Brian Virgo, General Manager, Riverlea, Walker Corporation  
Email: [Brian.Virgo@walkercorp.com.au](mailto:Brian.Virgo@walkercorp.com.au)  
Phone: 0418 470 881
- 1.1.4 The Proponent intends to undertake the Code Amendment by engaging the services of MasterPlan SA Pty Ltd. Simon Tonkin and Julie Jansen, both Fellows of the Planning Institute of Australia will be responsible for preparation of the Code Amendment. Julie Jansen is an Accredited Professional – Planning Level 1.

The Proponent acknowledges that the Minister may, under Section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

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<sup>1</sup> A number of consultant reports referenced in this Proposal to Initiate refer to "Riverlea Park" as the development name for Stage 7 land division. In this context Riverlea Park should be read interchangeably as Buckland Park.



For the 12 months following full implementation of the Code, it is intended that Code Amendments will be prepared and led by private proponents themselves (land owners or developers with an interest in land) rather than by the Chief Executive of the Department under Section 73(4)(b). The Proposal to Initiate may indicate the Proponent's preference on who prepares the Code Amendment, but this will ultimately be a decision for the Minister as part of the proposed initiation.

## **1.2 Rationale for Code Amendment - Planning Context**

### **1.2.1 Buckland Park – Major Project Declaration**

The Minister for Urban Development and Planning declared Buckland Park Major Development Area in 2003, and amended it in 2007 and 2008 pursuant to Section 46(1) of the *Development Act 1993*. It allowed the Minister to consider a *"land division and associated works, a first stage neighbourhood centre (8,000m<sup>2</sup> gross leasable area), community facilities and display village"*.

A Development Application was submitted in 2007, and the supporting Environmental Impact Statement in 2009 for the following:

- *"land division into eight (8) super lots (five (5) residential stages, one (1) employment and district centre, one (1) district open space, one (1) road widening;*
- *land division of Precinct 1 (614 residential lots, school site, open space, Neighbourhood Centre);*
- *a Stage 1 Neighbourhood Centre, including a community centre;*
- *display village for 32 homes; and*
- *partial closure of Legoe Road."*

In December 2011 the development authorisation became operational after a range of reserved matters were satisfied, relating to the provision of infrastructure and services. The authorisation has been amended to:

- change the Precinct 1 Land Division
- incorporate a detailed layout for Precinct 2
- incorporate a Waste Water Treatment Plant (which may not be required); and
- comply with Reserved Matters.

There have been a number of modifications to the authorisation since 2010 to refine the design and siting of various stages of the development. Currently Buckland Park is projected to accommodate a population of 33,000 people when fully developed and comprise some 12,000 dwellings, district centre, neighbourhood centres, schools, community facilities and a range of other services.



## 1.2.2 Ministerial Development Plan Amendment

A Ministerial Development Plan Amendment (DPA) was prepared to rezone the land to facilitate the project approved by the major project authorisation. Since gazettal of the Buckland Park Urban Growth DPA in December 2010, the land has incorporated a Residential Zone (originally the Residential Neighbourhood Zone, then the Suburban Neighbourhood Zone and now the Master Planned Neighbourhood Zone). The original MOSS Zone is now an Open Space Zone and Centre/Activity Zone (originally the District Centre (Buckland Park Policy Area 9), is now the Suburban Activity Centre Zone).

The DPA incorporated specific policy to guide development of the Buckland Park District Centre, in the form of Concept Plan Map Play/28 and the following policy in the Desired Character Statement and the Buckland Park Policy Area 9.

The Development Plan Desired Character Statement for the Policy Area, anticipated a range of retail, commercial, education, civic, formal recreation facilities and services in the District Centre, with residential development also anticipated. The Concept Plan (as shown in **Figure 2** below) contained a number of precincts, which are described in the Desired Character Statement as follows:

### *"Precinct 1: Core Retail*

*A core retail precinct will be located on the southern side of the intersection. It will accommodate around 35 000 square metres of core retail floor space which includes department and discount department stores, supermarkets, food shops and specialty shops selling goods such as clothing and other specialty items. Complementing these retail uses, there will be additional floor space for bulky goods outlets, commercial and community services, for example medical centres, a cinema and restaurants.*

### *Precinct 2: Mixed Use/Commercial/Employment*

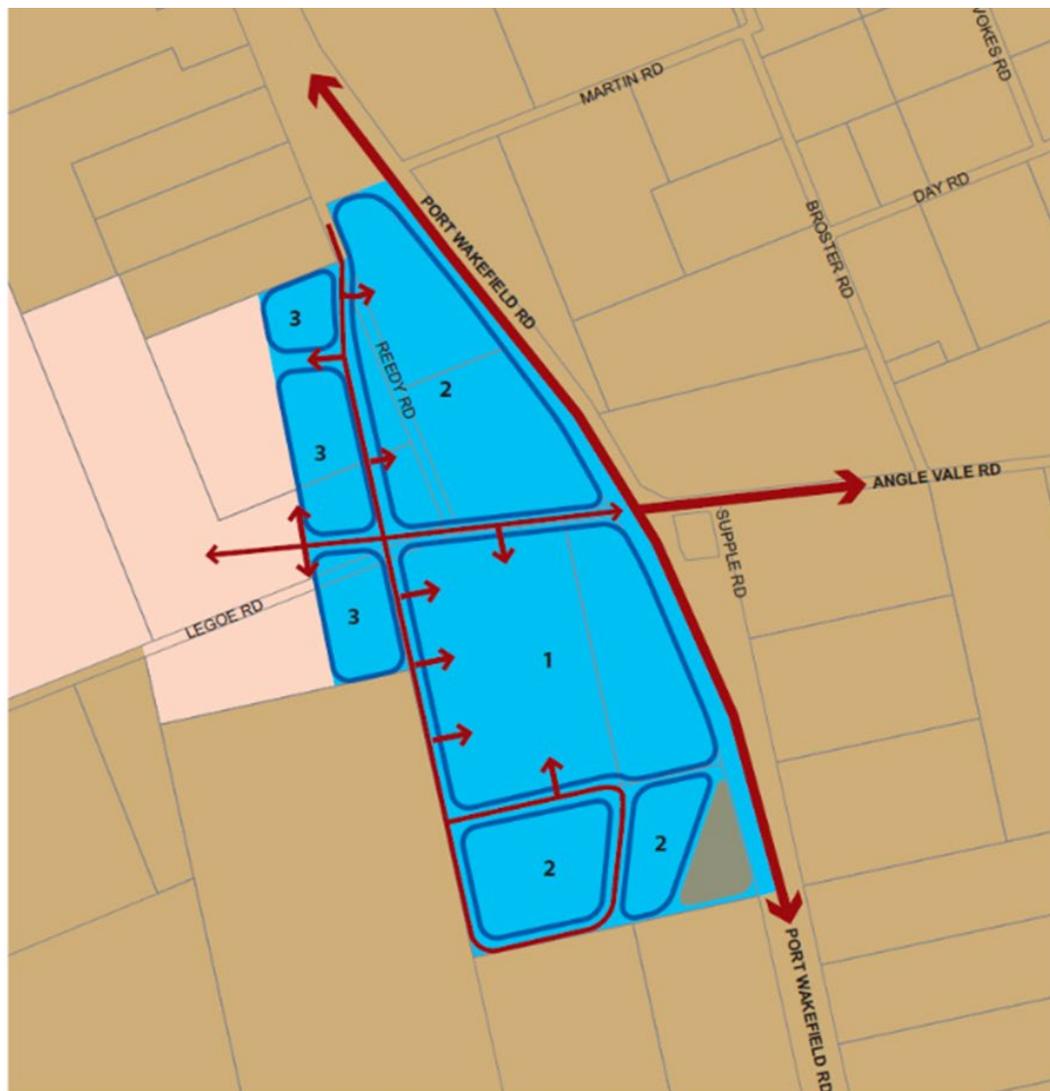
*The mixed use / commercial / employment area will support a range of activities such as commercial buildings, bulky goods outlets, education and formal recreation facilities to serve the district. District services such as police, fire, and ambulance facilities may also be located in the policy area.*

*Larger scale commercial and bulky goods development will be located on the edge of the centre in locations highly visible from Port Wakefield Road.*

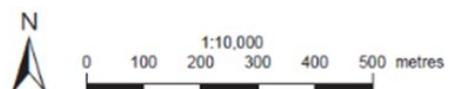


*Precinct 3: Mixed Use Residential*

*Mixed use residential will be located to the western side of the policy area, creating a transition to between adjoining residential areas, and more active retail and commercial activities. The policy area's western side will also offer better residential amenity, as it will be separated from main traffic routes, particularly Port Wakefield Road."*



- Arterial Road
- Major Collector Road
- Vehicle Access Points
- Open Space
- Core Retail Centre
- Mixed Use / Commercial / Employment
- Mixed Use Residential
- Commercial
- Primary Production / Mining
- Residential



BUCKLAND PARK  
**Concept Plan Map Play/28**  
**BUCKLAND PARK DISTRICT CENTRE**

PLAYFORD COUNCIL  
 Consolidated - 30 April 2020

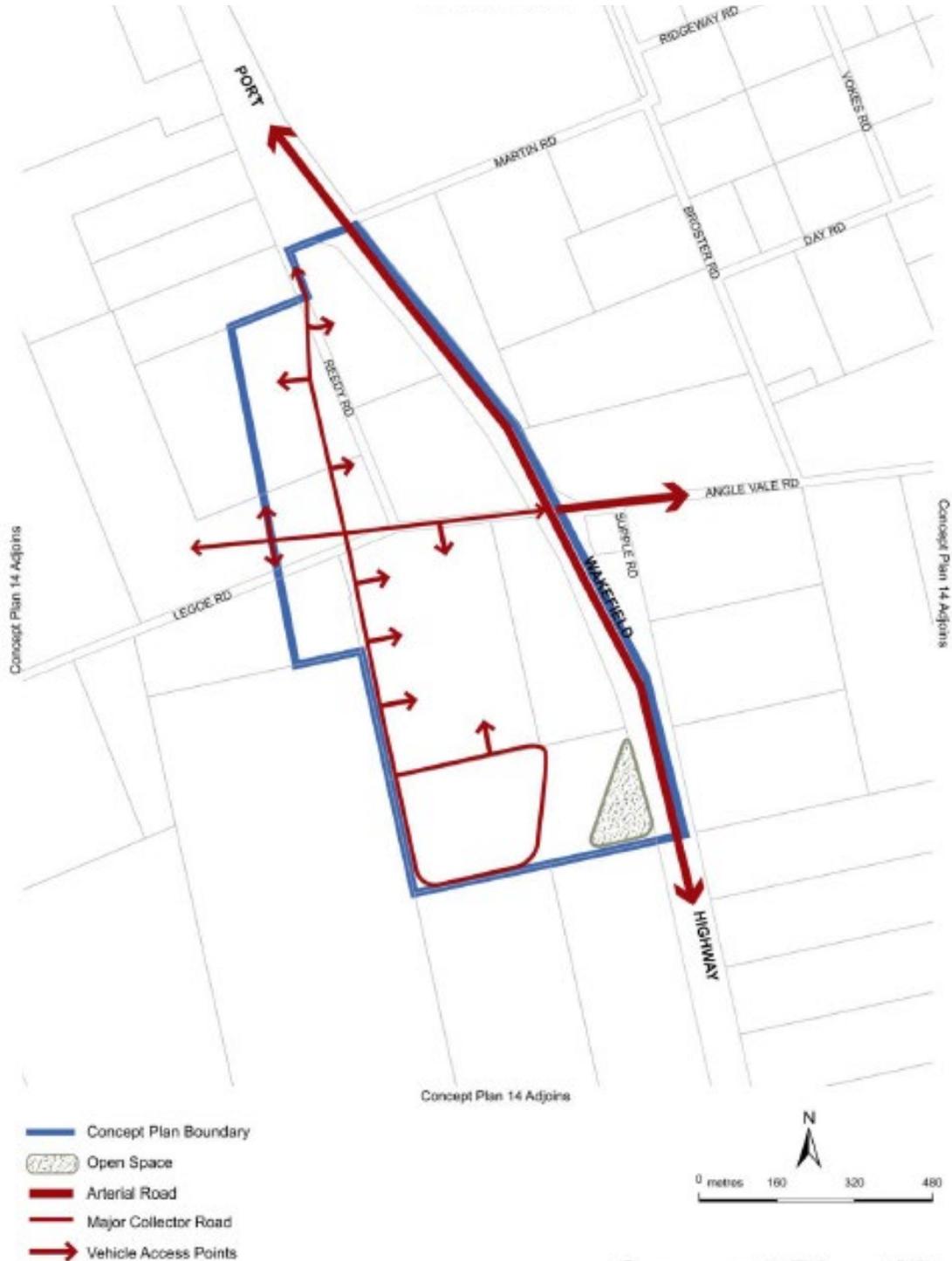
**Figure 2: Extract of the Playford Council Development Plan (30 April 2020) Concept Plan.**



The Planning and Design Code incorporates Concept Plan 13. As shown in **Figure 3** below, the precincts are no longer designated and are not described in the policy.

Planning and Design Code - 22 April - Version 2021.5

Concept Plan 13 Buckland Park



### Concept Plan 13 BUCKLAND PARK

Figure 3: Concept Plan 13 of the Planning and Design Code (version 2021.5 – 22 April 2021).



At the time of the development authorisation and subsequent DPA, approximately 60.0 hectares was included in the District Centre Zone, which allowed for a broad range of district level activities to provide employment and support the new community and surrounding areas, including education, civic, health, emergency services, retail, commercial, and service industries.

The Planning and Design Code Suburban Activity Centre Zone retains the same boundaries as the former District Centre Zone. In addition, the Emerging Activity Centre Subzone applies to the Master Planned Neighbourhood Zone. There are a number of "*suburban activity centres*" proposed throughout the Emerging Activity Centre Subzone of the Master Planned Neighbourhood Zone, as shown on Concept Plan 14 of the Code, as shown in **Figure 4** below. The policies of the Emerging Activity Centre Subzone support a range of non-residential uses. The policies of the subzone do not include any floor area caps, allowing for these activity centres to be developed to service the needs of the community as they are established.

The "*activity centres*" throughout the Buckland Park Master Planned Neighbourhood Zone – Emerging Activity Centre Subzone, are anticipated to contain a similar range of land uses as the designated "*Suburban Activity Centre Zone*". In combination, the "*activity centres*" will provide adequate capacity and suitable flexibility for a complete range of non-residential land uses to support the new urban area. Furthermore, the Emerging Activity Centre Subzone will allow the development of Buckland Park to respond to changing requirements for centres over the 25 year implementation period.





### 1.2.3 Master Planned Neighbourhood – Land Division

In June 2020, Walker Corporation submitted a Development Application for the Stage 7 land division pursuant to the major project authorisation. At the time of submission, Stage 7 was located within Precinct 2 – Mixed Use/Commercial/Employment and Precinct 3 – Mixed Use Residential of the District Centre Zone as shown on Concept Plan Map Play/28 of the Playford (Council) Development Plan. The land is now within the Suburban Activity Centre Zone and Master Planned Neighbourhood Zone pursuant to the Planning and Design Code.

Although the land division may be inconsistent with the policies of the District Centre (as they applied at the time of the application), the Minister can recommend development authorisation to the Governor, under the 12 June 2008 Major Project Declaration, which included "land divisions, comprising more than one allotment, and associated works and activities".

The proposed Stage 7 land division comprises 155 residential allotments, as illustrated in **Figure 5** below.

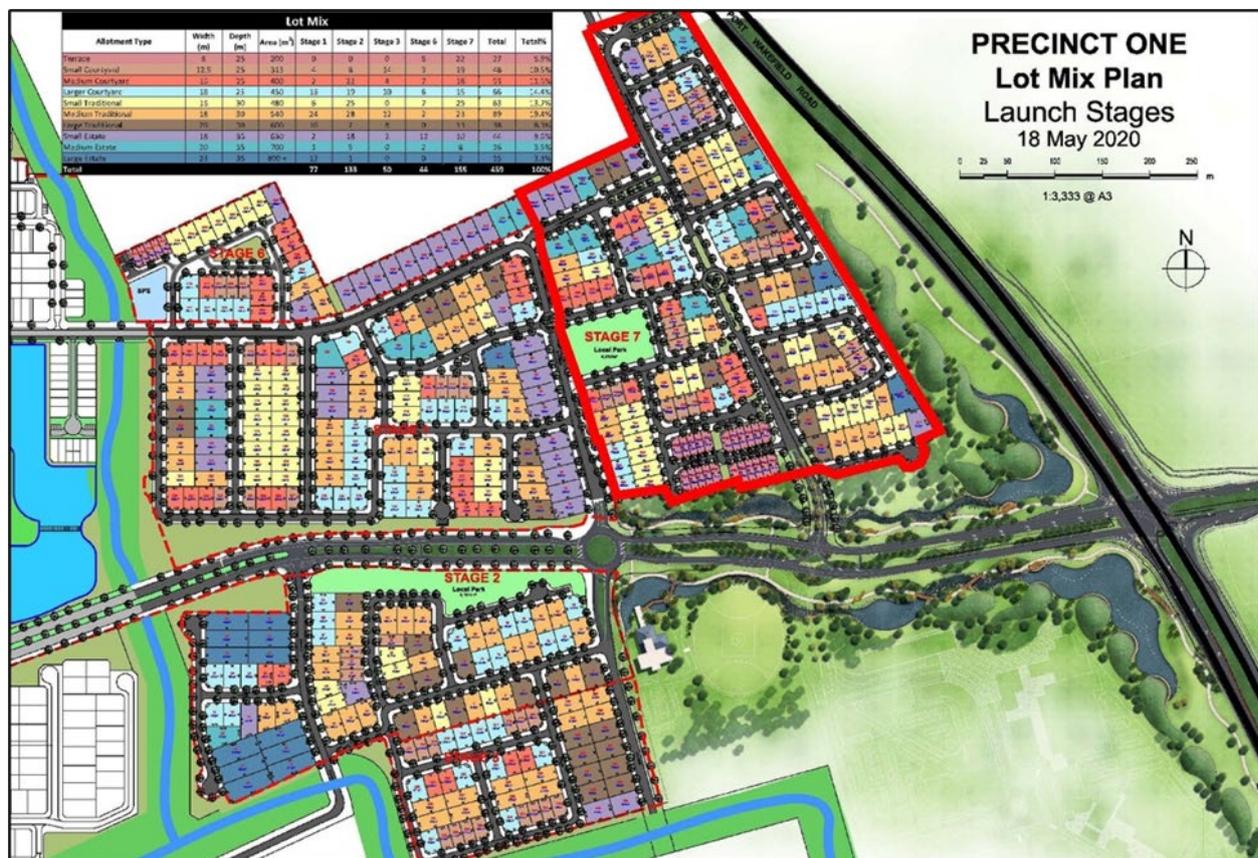


Figure 5: Extract of Precinct 1 – Stage 7 Allotment Mix Plan as contained in the Development Application.



The appropriateness of developing the northern portion of the District Centre Zone for residential purposes was discussed in the June 2020 application documents as follows:

- Since the 2010 Development Authorisation there has been substantial change in retailing and service delivery, which has reduced the demand for land to accommodate these uses.
- Concept planning had not been undertaken for the District Centre Zone, and an allowance of 60.0 hectares was a conservative approach to ensure enough land to provide flexibility of service delivery and was considered an indicative requirement.
- An area of approximately 42.0 hectares is retained on the southern side of Riverlea Boulevard that is now considered adequate to accommodate all anticipated District Centre uses. There are similar district centre developments within the Playford Council area and metropolitan Adelaide generally which are significantly smaller than 40.0 hectares in area. For comparison, the current Munno Para District Centre Zone is approximately 39.0 hectares.
- Policies of the Development Plan encourage horizontal and vertical integration of development within the District Centre and subsequently the area required is anticipated to be significantly smaller than many of the established centres within Metropolitan Adelaide.
- It is desirable to have all District Centre activities grouped together on one (1) side of Riverlea Boulevard. It is a well-established policy and principle to segregate traffic into precincts and to avoid cross flow of traffic from a retail/commercial area on one (1) side of a main road to similar facilities on the other, to reduce potential traffic conflicts, and interruptions to the traffic flow on the main road. Unnecessary intersections will also impact on the visual quality of the boulevard.
- A residential neighbourhood on the northern side of Riverlea Boulevard provides for an attractive entrance to the new urban area, and is a transition between the predominantly residential land uses to the west and the more intense District Centre uses on the southern side of the boulevard.
- A residential precinct as part of the entry statement will provide a better sense of arrival for new residents to this predominantly residential estate.
- The delivery of a residential neighbourhood is viable in the short term, ensuring this prominent location will be developed early, creating a visible address for the new urban area on Port Wakefield Highway.
- Conversely, it is anticipated that District Centre functions will not be viable for some 10 years, leaving this key location vacant for a long period of time.

#### 1.2.4 Centre Policy

Buckland Park is projected to ultimately accommodate 33,000 people. The retail planning policy for former District Centre and current Suburban Activity Centre Zones promote the establishment of facilities of a "*convenience goods*" nature and for the "*daily and weekly*" shopping needs.



The District Centre Zone promoted in Objective 1:

*"... a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, recreational, religious and residential facilities to serve the community and visitors within the surrounding district."*

The Suburban Activity Centre Zone promotes in the Desired Outcome 1 and PO 1.1 the following:

*"... an active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services."*

and

*"Shops, office, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district."*

The size and composition of centres in the northern metropolitan area have been compared with the Buckland Park Suburban Activity Centre Zone in the following table.

**Table 1: Centre Zone Comparison**

CENTRE	ZONE	RETAIL AREA HECTARE* (APPROXIMATE)	TOTAL ZONED AREA HECTARE (APPROXIMATE)
Munno Para	Formerly District Centre Zone under Development Plan Currently Urban Activity Centre – PD Code	6.7	40
Golden Grove District Centre	Formerly District Centre Zone under Development Plan Currently Suburban Activity Centre – PD Code	3.3	56
Tea Tree Plaza Regional Centre	Urban Core Zone under Development Plan Currently Urban Activity Centre – PD Code	9.3 (core area only)	90
Buckland Park District Centre	Formerly District Centre Zone Currently Suburban Activity Centre – PD Code	Yet to be determined	60

\*Base data from Property Council Shopping Centre data.

Munno Para was formerly a District Centre Zone, but has been identified in the Planning and Design Code as a higher order Urban Activity Centre, like Tea Tree Plaza. Tea Tree Plaza is a regional centre considerably greater in its complexity and service area than the proposed Buckland Park Suburban Activity Centre.



Both Golden Grove and Buckland Park are contained within the Suburban Activity Centre Zone. It is noted that the Golden Grove Suburban Activity Centre Zone accommodates three (3) schools, recreation, medical and community facilities and park and ride facilities. Vacant land is yet to be developed, even though surrounding residential zones have been completed. Buckland Park Master Planned community includes a range of education, community and recreational facilities within the various activity centres and not simply in the one (1) central Suburban Activity Centre Zone.

Taking account of the comparative centres, the capacity for a more efficient design for the Buckland Park development (due to greater vertical integration of land uses) and the area allocated for principal centre activities, it is appropriate that the area of the Suburban Activity Centre be reduced. The most practical and desirable approach is that the area of the Suburban Activity Centre Zone north of Riverlea Boulevard be rezoned to the Master Planned Neighbourhood Zone thus reducing the area for the centre to approximately 42.0 hectares.

### **1.3 Amendment Requested**

The Proponent (Walker Corporation) has commenced development of the Buckland Park planned residential community.

Part of the planned community is the development of an activity centre, as identified in the Suburban Activity Centre Zone, as shown on the Affected Area Plan. Walker Corporation considers that the size of the Suburban Activity Centre Zone is too large for districts long term requirements, and part of this land should be rezoned to the Master Planned Neighbourhood Zone which will facilitate residential uses that will integrate into the remainder of the larger Buckland Park site.

Since the initial Buckland Park Master Plan was prepared in the early-mid 2000's as part of the submission to the State Government for a major project declaration, there has been significant change in retailing and delivery of services to the community. At the time of the initial Master Plan, a large area of approximately 60.0 hectares was set aside to cater for a range of civic, transport, emergency services, health, retail, commercial, recreation, education, community, service industries and other land uses, that will be required in a "*district centre*" to support the new Buckland Park community. With changes in technology and population requirements and demands, redistribution of retail facilities, the amount of land needed for the 'district centre' uses are substantially less than originally designated.

Walker Corporation seeks the flexibility to allocate land and locate land uses in a way that responds to changing needs of the developing community.

Against this background, the Proponent of this Proposal to Initiate a Code Amendment seeks to rezone part of the Suburban Activity Centre Zone to the Master Planned Neighbourhood Zone.



## 2.0 SCOPE OF THE CODE AMENDMENT

### 2.1 Affected Area

The proposal seeks to amend the Code for the Affected Area, as shown on **Attachment A**, being the land described in **Table 2** below and Certificates of Titles contained in **Attachment B**.

The Affected Areas is wholly contained within the City of Playford.

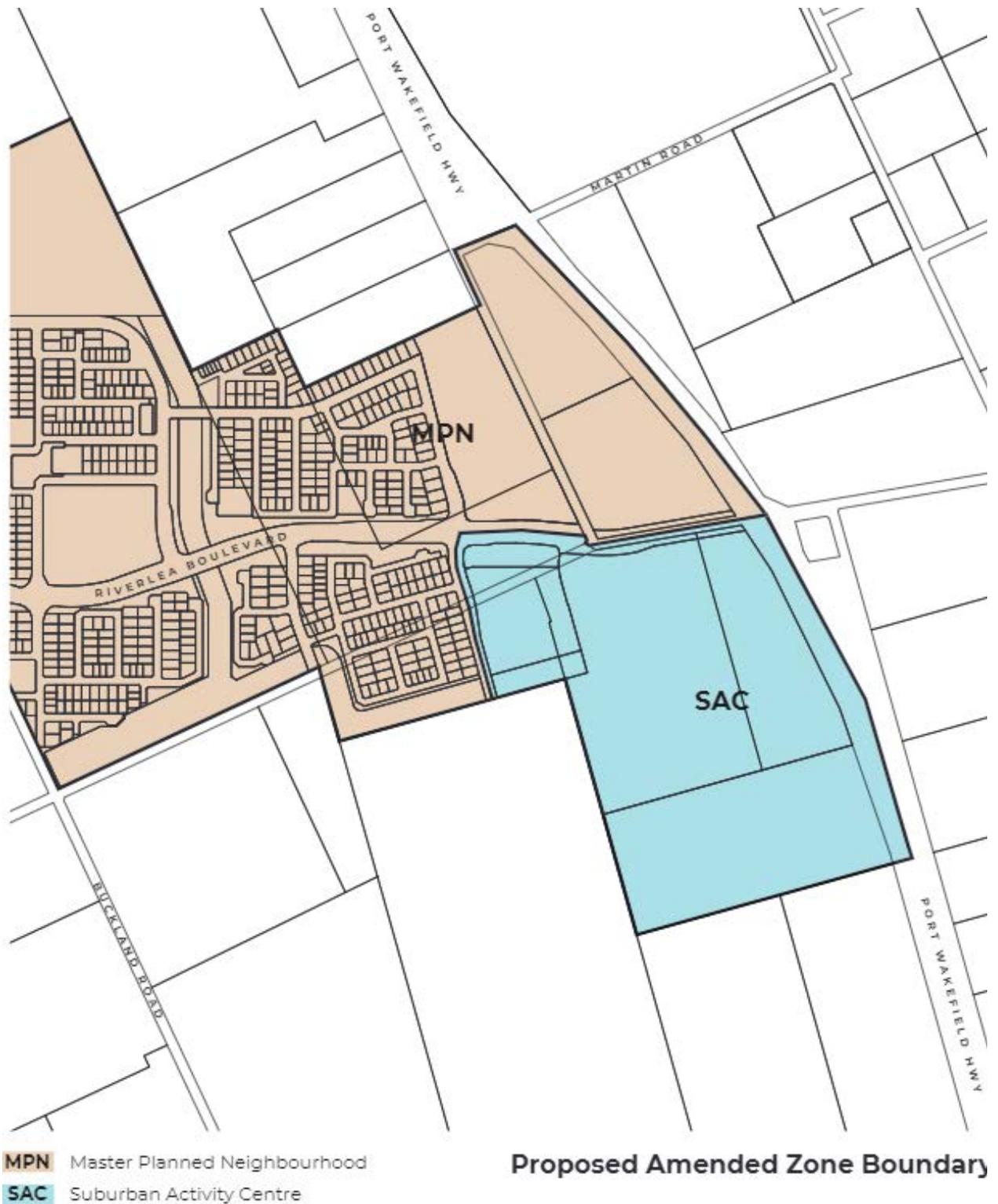
**Table 2: Affected Land**

ADDRESS	ALLOTMENT & PLAN REF	CERTIFICATE OF TITLE	HUNDRED	OWNER
Lot 4 Reedy Road, Buckland Park	Allotment 4, Filed Plan 40170	Volume 5228 Folio 167	Port Adelaide	Walker Pastoral Pty Ltd
Lot 5 Legoe Road, Buckland Park	Allotment 5, Filed Plan 40170	Volume 5424 Folio 348	Port Adelaide	Walker Pastoral Pty Ltd
Lot 133 Port Wakefield Highway, Buckland Park	Allotment 133, Filed Plan 162482	Volume 5763 Folio 970	Port Adelaide	Walker Pastoral Pty Ltd
Lot 134 Port Wakefield Highway, Buckland Park	Allotment 134, Filed Plan 162483	Volume 5755 Folio 199	Port Adelaide	Walker Waterloo Corner Pty Ltd
Lot 1 Legoe Road, Buckland Park	Allotment 1, Deposited Plan 63928	Volume 5916 Folio 59	Port Adelaide	Walker Pastoral Pty Ltd
Lot 2 Legoe Road, Buckland Park	Allotment 2, Deposited Plan 63928	Volume 5916 Folio 60	Port Adelaide	Walker Pastoral Pty Ltd
Lot 3 Port Wakefield Highway, Buckland Park	Allotment 3, Deposited Plan 63928	Volume 5916 Folio 61	Port Adelaide	Walker Pastoral Pty Ltd
Lot 267 Legoe Road, Buckland Park	Allotment 267, Filed Plan 163235	Volume 6014 Folio 711	Port Adelaide	Walker Pastoral Pty Ltd



## 2.2 Scope of Proposed Code Amendment

**Figure 6** below illustrates the scope of the proposed Code Amendment, which involves rezoning land to the north of Riverlea Boulevard (currently, in part Legoe Road) from the Suburban Activity Centre Zone to the Master Planned Neighbourhood Zone.



**Figure 6: Proposed Amended Zone Arrangement.**



The following **Table 3** identifies the land affected, the current and proposed zoning.

**Table 3: Affected Land and Zone Designation**

ADDRESS & PARCEL DETAIL	CERTIFICATE OF TITLE	CURRENT ZONING	PROPOSED ZONING
Lot 4 Reedy Road, Buckland Park Allotment 4, Filed Plan 40170	Volume 5228 Folio 167	Part Master Planned Neighbourhood and part Suburban Activity Centre	Master Planned Neighbourhood
Lot 5 Legoe Road, Buckland Park Allotment 5, Filed Plan 40170	Volume 5424 Folio 348	Part Master Planned Neighbourhood and part Suburban Activity Centre	Master Planned Neighbourhood
Lot 133 Port Wakefield Highway, Buckland Park Allotment 133, Filed Plan 162482	Volume 5763 Folio 970	Suburban Activity Centre	Master Planned Neighbourhood
Lot 134 Port Wakefield Highway, Buckland Park Allotment 134, Filed Plan 162483	Volume 5755 Folio 199	Suburban Activity Centre	Master Planned Neighbourhood
Lot 1 Legoe Road, Buckland Park Allotment 1, Deposited Plan 63928	Volume 5916 Folio 59	Part Master Planned Neighbourhood and part Suburban Activity Centre	No Change: Part Master Planned Neighbourhood and part Suburban Activity Centre
Lot 2 Legoe Road, Buckland Park Allotment 2, Deposited Plan 63928	Volume 5916 Folio 60	Suburban Activity Centre	No Change: Suburban Activity Centre
Lot 3 Port Wakefield Highway, Buckland Park Allotment 3, Deposited Plan 63928	Volume 5916 Folio 61	Suburban Activity Centre	No Change: Suburban Activity Centre
Lot 267 Legoe Road, Buckland Park Allotment 267, Filed Plan 163235	Volume 6014 Folio 711	Suburban Activity Centre	No Change: Suburban Activity Centre



Currently the Affected Area is 83.35 hectares. Approximately 62.0 hectares is currently zoned Suburban Activity Centre. Rezoning land north of Riverlea Boulevard (Legoe Road) from Suburban Activity Centre to Master Planned Neighbourhood would decrease the Suburban Activity Centre to land south of Riverlea Boulevard with an area of approximately 42.0 hectares.

### 2.2.1 Site - Land North of Riverlea Boulevard (Legoe Road)

Rezoning of land north of Riverlea Boulevard (Legoe Road) comprising the following properties:

- Lot 4 Reedy Road, Buckland Park (CT 5228/167);
- Lot 5 Legoe Road, Buckland Park (CT 5424/348);
- Lot 133 Port Wakefield Highway, Buckland Park (CT 5763/970); and
- Lot 134 Port Wakefield Highway, Buckland Park (CT 5755/199).

The portion of these properties currently within the Suburban Activity Centre Zone are proposed to be rezoned to the Master Planned Neighbourhood Zone. The policies currently applicable to the land are outlined **below**.

LOT 4 REEDY ROAD, BUCKLAND PARK (CT 5228/167)



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Plan	Parcel	Title	Crown Ref.	Property Unit	Property St No.	Property St Name	Property St Type	Property Suburb	Valuation No.
F40170AL4		CT5228/167			LOT4	REEDY	RD	BUCKLAND PARK	2900384002

**Current Policy**

**Zone and Subzone:**

- Suburban Activity Centre
- Master Planned Neighbourhood
  - Emerging Activity Centre Subzone.
- Rural Horticulture Zone

Notes:

PD Code extract indicates that this land is within the Rural Horticulture Zone, which is not correct, as shown on the map. Many of the TNV's quoted are not applicable to Master Planned Neighbourhood and Suburban Activity Centre Zones.



	<p><b>Overlays:</b></p> <p>Affordable Housing          Defence Aviation Area (All structures over 90.0 metres)          Hazards (Bushfire - General Risk) (General)          Hazards (Bushfire - Urban Interface) (Urban Interface)          Limited Dwelling          Limited Land Division          Native Vegetation          Prescribed Wells Area          Regulated Trees          Traffic Generating Development</p> <p><b>Notes:</b></p> <p>Reference to the Hazards (Bushfire - General Risk) (General) applies to the Rural Horticulture Zone and not the subject land and therefore does not apply. The land is located wholly within the Hazards (Bushfire Urban Interface) overlay.</p> <p>Reference to Limited Dwelling and Limited Land Division overlays relate to the Rural Horticulture Zone and therefore are not applicable to either the Master Planned Neighbourhood or Suburban Activity Centre Zones.</p>
	<p><b>Local Variation (TNV)</b></p> <p>Finished Ground and Floor Levels (Minimum finished ground level is 4.0 metres AHD; Minimum finished floor level is 4.25 metres AHD)          Minimum Site Area (Minimum site area is 10.0 hectares).          Concept Plan (13)          Concept Plan (14)          Concept Plan (21)          Concept Plan (22)          Concept Plan (81)</p> <p>Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment).</p> <p><b>Notes:</b></p> <p>Finished ground and floor levels currently only applies to the portion of the allotment contained within the Master Planned Neighbourhood Zone.</p> <p>Minimum site area of 10.0 hectares relates to the Rural Horticulture Zone and not the Master Planned Neighbourhood or Suburban Activity Centre Zones.</p> <p>PD Code extract references Concept Plans 21, 22 and 81. However the subject land is not within the area affected by the concept plan policy.</p> <p>Building envelope: is applicable to the portion of the allotment contained within the Master Planned Neighbourhood Zone.</p>
<p><b>Amendment Outline</b></p>	<p>Incorporate the entire allotment into a zone which principally supports residential development. This form of development is consistent with the major project land division application Stage 7.</p> <p>Rezone the portion of Allotment 4 which is currently contained within the Suburban Activity Centre Zone (approximately 6.32 hectares) into the Master Planned Neighbourhood Zone.</p>



<p><b>Intended Policy</b></p>	<p>Rezone the portion of Allotment 4 in the Suburban Activity Centre Zone to:</p> <ul style="list-style-type: none"> <li>• Master Planned Neighbourhood Zone;</li> <li>• Emerging Activity Centre Subzone;</li> <li>• Overlays: Affordable Housing; Defence Aviation Area (All structures over 90.0 metres); Hazards (Bushfire - Urban Interface) (Urban Interface); Native Vegetation; Prescribed Wells Area; Regulated Trees; and Traffic Generating Development.</li> <li>• Local TNV's as applicable to the Master Planned Neighbourhood and Emerging Activity Centre Subzone as consistent with remainder of the Buckland Park.;</li> <li>• Delete reference to Concept Plan 13 as this will relate to the Suburban Activity Centre Zone only; and</li> <li>• Delete references to Concept Plans 21, 22 and 81.</li> </ul>
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<p><b>Current Policy</b></p>	<p><b>Zone and Subzone:</b> Suburban Activity Centre Master Planned Neighbourhood</p> <ul style="list-style-type: none"> <li>• Emerging Activity Centre Subzone.</li> </ul>
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	<p><b>Overlays:</b></p> <p>Affordable Housing</p> <p>Defence Aviation Area (All structures over 90.0 metres)</p> <p>Hazards (Bushfire - General Risk) (General)</p> <p>Hazards (Bushfire - Urban Interface) (Urban Interface)</p> <p>Native Vegetation</p> <p>Prescribed Wells Area</p> <p>Regulated Trees</p> <p>Traffic Generating Development</p> <p><b>Notes:</b></p> <p>Reference to the Hazards (Bushfire - General Risk) (General) does not apply to the subject land. The land is located wholly within the Hazards (Bushfire Urban Interface) overlay.</p>
	<p>Finished Ground and Floor Levels (Minimum finished ground level is 4.0 metres AHD; Minimum finished floor level is 4.25 metres AHD)</p> <p>Concept Plan (13)</p> <p>Concept Plan (14)</p> <p>Concept Plan (21)</p> <p>Concept Plan (22)</p> <p>Concept Plan (81)</p> <p>Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment)</p> <p><b>Notes:</b></p> <p>Finished ground and floor levels currently only applies to the portion of the allotment contained within the Master Planned Neighbourhood Zone.</p> <p>PD Code extract references Concept Plans 21, 22 and 81. However the subject land is not within the area affected by the concept plan policy.</p> <p>Building envelope: is applicable to the portion of the allotment contained within the Master Planned Neighbourhood Zone.</p>
<p><b>Amendment Outline</b></p>	<p>Incorporate the entire allotment into a zone which principally supports residential development. This form of development is consistent with the major project land division application Stage 7.</p> <p>Rezone the portion of Allotment 5 which is currently contained within the Suburban Activity Centre Zone (approximately 3.56 hectares) into the Master Planned Neighbourhood Zone.</p>



<p><b>Intended Policy</b></p>	<p>Rezone the portion of Allotment 5 in the Suburban Activity Centre Zone to:</p> <ul style="list-style-type: none"> <li>• Master Planned Neighbourhood Zone;</li> <li>• Emerging Activity Centre Subzone;</li> <li>• Overlays: <ul style="list-style-type: none"> <li>Affordable Housing;</li> <li>Defence Aviation Area (All structures over 90.0 metres);</li> <li>Hazards (Bushfire - Urban Interface) (Urban Interface);</li> <li>Native Vegetation;</li> <li>Prescribed Wells Area;</li> <li>Regulated Trees; and</li> <li>Traffic Generating Development.</li> </ul> </li> <li>• Local TNV's as applicable to the Master Planned Neighbourhood and Emerging Activity Centre Subzone as consistent with remainder of the Buckland Park;</li> <li>• Delete reference to Concept Plan 13 as this will relate to the Suburban Activity Centre Zone only; and</li> <li>• Delete references to Concept Plans 21, 22 and 81.</li> </ul>
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**LOT 133 PORT WAKEFIELD HIGHWAY, BUCKLAND PARK (CT 5763/970)**



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Property Data Zoning - PDI Act

Plan	Parcel	Title	Crown Ref.	Property Unit	Property St No	Property St Name	Property St Type	Property Suburb	Valuation No.
F162482A...		CT5763/970			LOT133	PORT WAKEFIELD	HWY	BUCKLAND PARK	2900380001

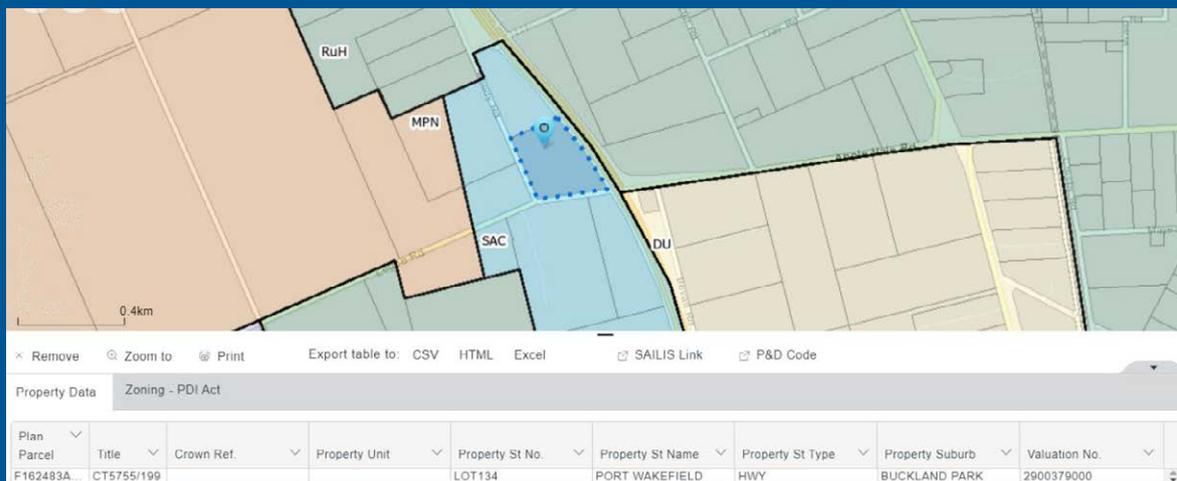
<p><b>Current Policy</b></p>	<p><b>Zone:</b> Suburban Activity Centre</p>
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	<p><b>Overlays:</b></p> <p>Affordable Housing</p> <p>Defence Aviation Area (All structures over 90.0 metres)</p> <p>Hazards (Bushfire - Urban Interface) (Urban Interface)</p> <p>Major Urban Transport Routes</p> <p>Native Vegetation</p> <p>Prescribed Wells Area</p> <p>Regulated Trees</p> <p>Traffic Generating Development</p>
	<p><b>Local Variation (TNV)</b></p> <p>Concept Plan (13)</p> <p>Concept Plan (14)</p> <p>Concept Plan (21)</p> <p>Concept Plan (22)</p> <p>Concept Plan (81)</p> <p>Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment)</p> <p>Note:</p> <p>PD Code extract references Concept Plans 21, 22 and 81. However the subject land is not within the area affected by the concept plan policy.</p>
<p><b>Amendment Outline</b></p>	<p>Incorporate the entire allotment into a zone which principally supports residential development. This form of development is consistent with the major project land division application Stage 7.</p> <p>Rezone Allotment 133 which is currently contained within the Suburban Activity Centre Zone (approximately 4.94 hectares) into the Master Planned Neighbourhood Zone.</p>
<p><b>Intended Policy</b></p>	<p>Rezone Allotment 133 in the Suburban Activity Centre Zone to:</p> <ul style="list-style-type: none"> <li>• Master Planned Neighbourhood Zone;</li> <li>• Emerging Activity Centre Subzone ;</li> <li>• Overlays: <ul style="list-style-type: none"> <li>Affordable Housing;</li> <li>Defence Aviation Area (All structures over 90.0 metres);</li> <li>Hazards (Bushfire - Urban Interface) (Urban Interface);</li> <li>Native Vegetation;</li> <li>Prescribed Wells Area;</li> <li>Regulated Trees; and</li> <li>Traffic Generating Development.</li> </ul> </li> <li>• Local TNV's as applicable to the Master Planned Neighbourhood and Emerging Activity Centre Subzone as consistent with remainder of the Buckland Park;</li> <li>• Delete reference to Concept Plan 13 as this will relate to the Suburban Activity Centre Zone only; and</li> <li>• Delete references to Concept Plans 21, 22 and 81.</li> </ul>



**LOT 134 PORT WAKEFIELD HIGHWAY, BUCKLAND PARK (CT 5755/199)**



<p><b>Current Policy</b></p>	<p><b>Zone:</b> Suburban Activity Centre</p>
	<p><b>Overlays:</b> Affordable Housing Defence Aviation Area (All structures over 90.0 metres) Hazards (Flooding) Hazards (Bushfire - Urban Interface) (Urban Interface) Major Urban Transport Routes Native Vegetation Prescribed Wells Area Regulated Trees Traffic Generating Development</p>
	<p><b>Local Variation (TNV)</b> Concept Plan (13) Concept Plan (14) Concept Plan (21) Concept Plan (22) Concept Plan (81) Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment) Note: PD Code extract references Concept Plans 21, 22 and 81. However the subject land is not within the area affected by the Concept Plan policy.</p>



<p><b>Amendment Outline</b></p>	<p>Incorporate the entire allotment into a zone which principally supports residential development. This form of development is consistent with the major project land division application Stage 7.</p> <p>Rezone Allotment 134 which is currently contained within the Suburban Activity Centre Zone (approximately 6.61 hectares) into the Master Planned Neighbourhood Zone.</p>
<p><b>Intended Policy</b></p>	<p>Rezone Allotment 134 in the Suburban Activity Centre Zone to:</p> <ul style="list-style-type: none"> <li>• Master Planned Neighbourhood Zone;</li> <li>• Emerging Activity Centre Subzone ;</li> <li>• Overlays: <ul style="list-style-type: none"> <li>Affordable Housing;</li> <li>Defence Aviation Area (All structures over 90.0 metres);</li> <li>Hazards (Bushfire - Urban Interface) (Urban Interface);</li> <li>Native Vegetation;</li> <li>Prescribed Wells Area;</li> <li>Regulated Trees; and</li> <li>Traffic Generating Development.</li> </ul> </li> <li>• Local TNV's as applicable to the Master Planned Neighbourhood and Emerging Activity Centre Subzone as consistent with remainder of the Buckland Park;</li> <li>• Delete reference to Concept Plan 13 as this will relate to the Suburban Activity Centre Zone only;</li> <li>• Delete references to Concept Plans 21, 22 and 81; and</li> <li>• Delete reference to Hazard (Flooding) overlay as SAPPAs illustrates this overlay only touches the south eastern corner of the allotment. The development of the intersection of Port Wakefield Highway and Riverlea Boulevard has appropriately addressed flooding and infrastructure provision.</li> </ul>



### **3.0 STRATEGIC PLANNING OUTCOMES**

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs);
- Regional Plans; and
- Other relevant strategic documents.

#### **3.1 Overview of Strategic Planning Outcomes**

The key strategic planning considerations for this Code Amendment may be considered under two (2) broad topics. Firstly, the appropriateness of the rezoning of land north of Riverlea Boulevard for residential purposes; and secondly the appropriateness of the reduction in the size of the Suburban Activity Centre Zone. Each of these topics have a number of strategic planning considerations, including:

- development patterns and trends, particularly for retail activities;
- land supply and demand for residential and activity centre services;
- infrastructure and services;
- transportation;
- environmental impacts (i.e.. site contamination, acoustic, flooding/stormwater); and
- interface between land uses.

#### **3.2 Alignment with State Planning Policies**

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under Section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seek to implement the following SPPs:



STATE PLANNING POLICY (SPP)	CODE AMENDMENT ALIGNMENT WITH SPP'S
<b>SPP 1: Integrated Planning</b>	
<p><b>Purpose</b></p> <p>Integrated planning coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates liveable and sustainable places that contribute to our prosperity.</p>	<p>Buckland Park is a master planned development providing for a liveable and sustainable community. It is a well-planned development providing for staged residential land to contribute to metropolitan Adelaide over the next 20+ years. The development provides for mixed use neighbourhoods with appropriate physical and social infrastructure.</p> <p>Buckland Park estate will accommodate a population of approximately 30,000 people when fully developed.</p> <p>Alteration of zone boundaries as part of this Code Amendment does not alter the underlying strategic use of land within Buckland Park. A significant area of land will be retained for the principal activity centre (Suburban Activity Centre Zone) within the master planned community, which will be supported by a range of smaller activity centres distributed throughout the Emerging Centres Subzone of the Master Planned Neighbourhood Zone.</p> <p>Incorporation of land to the north of Riverlea Boulevard into the Residential Zone (Master Planned Neighbourhood) supports additional population in close proximity to the activity centre. The rezoning of this land maintains the intent of the Buckland Park Master Planned community.</p>
<p><b>Policy 1.1</b></p> <p>An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period</p>	<p>Provision of a Suburban Activity Centre Zone in the order of 42.0 hectares will adequately and appropriately accommodate a range of employment activities that would be anticipated within an Activity Centre Zone.</p> <p>Development of land to the north of Riverlea Boulevard (Stage 7 land division) will result in land adjacent the entrance of the estate being developed for residential purposes and thereby maximising the use of physical infrastructure of the estate. Retention of this land within an Activity Centre Zone is likely to result in this area lying idle for a number of years, waiting for a residential population threshold to be reached, that would result in demand for a full range of activity centre activities.</p> <p>Furthermore, Walker Corporation are confident that the area south of Riverlea Boulevard is of a size to provide services for the population of the estate in a staged manner. When compared with similar centres and communities, the proposed area is more than adequate to satisfy the policy.</p>



STATE PLANNING POLICY (SPP)	CODE AMENDMENT ALIGNMENT WITH SPP'S
<p><b>Policy 1.2</b></p> <p>Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</p>	<p>Infrastructure in the form of the construction of Riverlea Boulevard, the intersection with Port Wakefield Highway, and services such as stormwater, sewer, electricity and telecommunications are currently being developed. Utilisation of these services on the northern side of Riverlea Boulevard provides for a cost-effective and efficient delivery of infrastructure.</p>
<p><b>Policy 1.3</b></p> <p>Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands</p>	<p>Public transport routes have been planned for the estate. Increased residential population adjacent the entrance of the estate will improve the efficiency of use of public transport services and access thereto.</p>
<p><b>Policy 1.6</b></p> <p>Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.</p>	<p>Social and community infrastructure to service Buckland Park estate is part of the master planned development and would not be adversely impacted by the proposed zone boundary change in this Code Amendment.</p>
<p><b>Policy 1.8</b></p> <p>Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.</p>	<p>The potential for mixed-use development around the activity centres is retained.</p>
<p><b>SPP 2: Design Quality</b></p>	
<p><b>Purpose</b></p> <p>Good design improves the way our buildings, streets and places function, making them more sustainable, more accessible, safer and healthier. The integration of design within the planning system encourages creative solutions to complex social, economic and environmental challenges including those arising from our changing settlement patterns.</p>	<p>A holistic planning approach has been taken to the master planning of the Buckland Park estate. Variation of the zone boundary does not alter the capacity of the estate to create high quality built environments.</p> <p>Opportunities for best practice design for the Suburban Activity Centre zoned land is retained. The location, size and shape of the Zone provides numerous opportunities for this principal activity centre to be designed and developed to address the current and future demands of the Buckland Park community with adaptable buildings and spaces, providing a range of services and employment opportunities. Design of this activity centre will address the changing nature of retail and service provision, including but not limited to vertical provision rather than horizontal built form. The changing nature of the market supports a smaller Activity Centre Zone footprint.</p>



STATE PLANNING POLICY (SPP)	CODE AMENDMENT ALIGNMENT WITH SPP'S
<b>SPP 6: Housing Supply and Diversity</b>	
<p><b>Purpose</b></p> <p>Housing is an essential part of people’s health and wellbeing. Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. With the changing composition of our community and our desire to live more sustainably, our housing supply needs to become more diverse in both metropolitan Adelaide and regional township locations.</p>	<p>Incorporation of additional land within the Master Planned Neighbourhood Zone provides for the timely supply of land for housing. Stage 7 as proposed, accommodates a range of allotment sizes to cater for housing diversity and integrated affordable housing. Further it provides for the earlier development of this land in support of centre development as the public face of Buckland Park.</p>
<b>SPP 9: Employment Lands</b>	
<p><b>Purpose</b></p> <p>Providing a suitable supply of land for employment uses is critical to support job growth and the economic prosperity of communities. The planning system needs to support the diversification of our economy and remove barriers to innovation. It is critical that the right signals are sent to the market to attract interest, investment and tourism opportunities across South Australia.</p>	<p>The Suburban Activity Centre Zone will provide the Buckland Park community with convenient access to shopping, administrative, cultural, entertainment and other facilities and thereby provide employment opportunities in a wide range of sectors.</p> <p>A key principle of retail planning is the provision of new activity centres to support equitable and convenient access to services, while supporting productive settlement patterns.</p> <p>Planning policy for Buckland Park has the benefit of a principal activity centre within the Suburban Activity Centre and the capacity for a range of additional activity centres developed within the Emerging Activity Centre Subzone. The Concept Plan for Buckland Park includes a number of activity centres which are located adjacent to proposed community, recreation and education facilities. The distribution of this range of services and facilities throughout the estate further diminishes the requirement to cater for these facilities within the principal Suburban Activity Centre Zone and provide more convenient access to the suburban communities.</p> <p>Provision of a zone of 42.0 hectares as a Suburban Activity Zone allows for the development of a wide range of services and employment opportunities to support the Buckland Park community. There are many “<i>district centre</i>” zones that have areas similar to that proposed in this Code Amendment. Many of these centres include extensive areas accommodating education and recreational land uses, which is not required or proposed in this master planned community as they are accommodated elsewhere.</p>



STATE PLANNING POLICY (SPP)	CODE AMENDMENT ALIGNMENT WITH SPP'S
	<p>Furthermore, Buckland Park has the benefit of being developed as a green-field site, taking account of trends of mixed-use precincts, vertical integration of uses and the changing structure of retailing and service delivery, including a range of different formats and methods of distribution of goods and services. Whilst detailed planning of the centre is yet to occur, there is an opportunity for a more efficient centre to be developed in comparison to many of the traditional "district centres" currently operating in metropolitan Adelaide.</p>
<p><b>Policy 9.2</b> Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.</p>	<p>Development of the Suburban Activity Centre Zone continues to be integrated with housing, infrastructure, transport and services of the staged development of Buckland Park.</p>
<p><b>Policy 9.5</b> Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities.</p>	<p>As a green-field development there is an opportunity for a diverse range of development and employment types. The policies of the Suburban Activity Centre Zone provide sufficient flexibility to allow for a range of land uses and business types that will provide employment opportunities. These opportunities do not alter significantly by the alteration of the zone boundary and a smaller zone, given the capacity to integrate land uses in a yet to be designed centre to be developed in stages.</p>
<p><b>Policy 9.7</b> Encourage appropriate retail development through the implementation of best practice retail planning guidelines (see <b>Figure 5</b>).</p> <p><b>Policy 9.8</b> Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.</p>	<p>Figure 5: Principles of Retail Planning support new activity centres to be established to support equitable and convenient access to services. The principles also seek to protect higher-order centres, while allowing for small-scale activity centres to emerge. As a Master Planned development, Buckland Park will support a hierarchy of centres that are convenient to the population they serve. The principal activity centre being the land within the Suburban Activity Centre Zone is not altered by this Code Amendment.</p>



### 3.3 Assessment of Strategic Planning Outcomes – Residential Development

In addition to satisfying the intent of the relevant State Planning Policies, as outlined above, the suitability of developing residential land uses north of Riverlea Boulevard should be considered in terms of:

- development patterns;
- infrastructure and services;
- transportation;
- environmental impacts (i.e.. site contamination, acoustic, flooding/stormwater); and
- interface between land uses.

These matters have been considered and addressed in the Development Application for Stage 7 land division pursuant to the Buckland Park Major Project authorisation<sup>2</sup>.

#### 3.3.1 Development Pattern

##### *Allotment Mix*

The proposed allotment mix for Stage 7 is similar to the allotment mix for approved Precinct 1, Stages 1 to 6 with the majority of the allotments being between 400 square metres and 600 square metres, or greater than 600 square metres.

**Table 4: Stage 7 - Allotment Mix**

ALLOTMENT SIZE	PROPOSED NUMBER OF ALLOTMENTS
600m <sup>2</sup>	33 (21%)
400-599m <sup>2</sup>	78 (50%)
200-399m <sup>2</sup>	44 (28%)
<b>Total</b>	<b>155 (100%)</b>

##### *Affordable Housing*

A total of 16.0 per cent of Stage 7 allotments (25 allotments), will be available to the market through the SA Affordable Homes Program. This provision satisfies the statutory requirement for provision of affordable housing.

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<sup>2</sup> Development Application submitted by Walker Corporation to the Department of Planning, Transport and Infrastructure by letter dated 9 June 2020.



### *Open Space*

Stage 7 is consistent with the open space areas shown in the 'Buckland Park Structure Plan' contained in the former Playford Development Plan.

Stage 7 will be enclosed by large areas of landscaped open space that will separate it from Port Wakefield Highway and Riverlea Boulevard. A 4,850 square metres local park is located within Stage 7, which will provide recreation space for residents of Stage 7, and the remainder of Precinct 1.

### **3.3.2 Infrastructure and Services**

#### *Utilities*

Infrastructure and utilities will be provided to the allotments in Stage 7 in an orderly manner. Planning, design and implementation will be managed across Precinct 1 to ensure efficient coordination between the delivery of utilities and new residential allotments and dwellings.

The master planned approach to development facilitates the orderly roll out of precincts, which in turn allows the coordinated and efficient provision of infrastructure. Reticulated water, electricity and telecommunications infrastructure to serve Stage 7 will be provided from connections in Port Wakefield Highway via Reedy Road and Riverlea Boulevard.

### **3.3.3 Transportation**

#### *Roads and Traffic*

Stage 7 will be accessed directly and conveniently from Riverlea Boulevard, at a point approximately 250 metres from its upgraded intersection with Port Wakefield Highway and. Riverlea Boulevard and the upgraded intersection will have adequate capacity to accommodate traffic from Precinct 1, Stages 1 to 7, and Precinct 2, which also has development authorisation for land division.

#### *Public transport*

Riverlea Boulevard is on a proposed bus route and the majority of allotments within Stage 7 will be within walking distance (400 metres) from the bus route.

#### *Walking and cycling*

The proposed Stage 7 layout facilitates integration of cycle and pedestrian links into the remainder of Precinct 1, and the broader Buckland Park community as it grows.

### **3.3.4 Environmental and Cultural Considerations**

#### *Storm and flood water management*

Buckland Park is located at the bottom of the Gawler River flood catchment. Its storm and flood water management system is self-contained and is designed to incorporate new residential development within Stage 7. Accordingly, it is not anticipated Stage 7 will impact on other locations within the stormwater catchment or Gawler River flood plain.



### *Site Contamination*

Connell Wagner (2008) conducted a preliminary Site Assessment for the Buckland Park Masterplan, including the Stage 7 area. Connell Wagner concluded that there was a 'moderate to high risk' of contaminants in the area.

A Detailed Site Investigation report has been undertaken by Greencap (Ref: J169796 dated February 2021) in relation to Stage 7 and its proposed residential and open space land use. In conclusion, the report concluded that there *"is a low likelihood of contamination that might pose an unacceptable risk to human health or the environment in terms of the proposed residential and open space land use"* (page 33).

### *Heritage*

An archaeological survey by ACHM in 2012 did not identify any potential archaeological deposits in Stage 7.

There are no places of European Heritage associated with Stage 7 (European Heritage Assessment Report by SASH Consulting Services, October 2008).

### **3.3.5 Interface Between Land Uses**

#### *Traffic Noise Impact*

Incorporation of the land north of Riverlea Boulevard (proposed Stage 7) into the Master Planned Neighbourhood Zone would locate residential land uses in closer proximity to Port Wakefield Highway than was previously proposed in the Buckland Park Master Plan. An assessment of the potential impact of traffic noise on residential land uses in this area, has been undertaken in relation to Stage 7 by Resonate (Ref: Buckland Park Precinct 1, Traffic Noise Impact Assessment A200328RP1 Revision D dated 22 January 2021)<sup>3</sup>.

Resonate reviewed the proposed Buckland Park development (Precinct 1, including Stage 7) and provided advice regarding the impact of traffic noise on the homes adjacent to significant roads and to the proposed separated grade intersection (Riverlea Boulevard and Port Wakefield Highway). The conclusions of the acoustic analysis include:

*"It is recommended that the project achieves compliance with the external DPTI road traffic noise criteria and internal noise criteria (as outlined in the Minister's Specification SA 78B) to comply with the current Playford Council Development Plan requirements.*

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<sup>3</sup> The Traffic Noise Impact Assessment was prepared and accompanied the development application for Stage 7.



Traffic noise mitigation is required for those dwellings that are nominated as SEC 1, 2 or 3 as shown in Appendix B—Facade noise prediction.

Where fences are provided between the road noise source and the residence (corner fencing) Sound Exposure Category of the residence should be assessed on a case by case basis

Following agreement with Walker Corporation noise walls and fences (greater than 1800 mm high) along the main boulevard are not consistent with the urban design principles and have not been considered in detail in this assessment.

A 2.7 metres high noise wall is recommended to shield residents closest to Port Wakefield Road.

Noise mitigation in the form of glazing, wall, door and roof/ceiling construction has been provided for the different major roads (refer Table 6). The conceptual construction can be refined following more detailed discussions with the proposed builders.

The Residential Building & Design Guideline should be updated to include the following:

- Noise mitigation and performance specification with detailed specifications extracted from Table 6.
- Need for solid gates / fences facing roads for properties requiring mitigation (1800 mm high)."

**Table 6 Required Facade Noise Mitigation**

Sound Exposure Category <sup>(1)</sup>	Required indicative construction <sup>(1),(2)</sup>
3	External walls $R_w+C_{tr}$ 50 for habitable rooms <ul style="list-style-type: none"> <li>• Brick / Masonry wall &gt; 140 kg/m<sup>2</sup> weight</li> </ul> Windows $R_w+C_{tr}$ 31 for habitable rooms <ul style="list-style-type: none"> <li>• 6 mm glass in awning type opening with acoustic perimeter seals, or</li> <li>• 10 mm glass with sliding type opening with acoustic perimeter seals</li> </ul> Windows $R_w+C_{tr}$ 34 for bedrooms <ul style="list-style-type: none"> <li>• 10 mm glass in awning type opening with acoustic perimeter seals</li> </ul> Roof and Ceiling $R_w+C_{tr}$ 35 for habitable rooms <ul style="list-style-type: none"> <li>• Insulation (185 mm thick, 11 kg/m<sup>3</sup>) above 10 mm plasterboard ceiling</li> </ul> Roof and Ceiling $R_w+C_{tr}$ 40 for bedrooms <ul style="list-style-type: none"> <li>• Insulation (185 mm thick, 11 kg/m<sup>3</sup>) above 1 x 16 mm fire rated plasterboard ceiling</li> </ul> Hinged door $R_w$ 30 (habitable rooms) <ul style="list-style-type: none"> <li>• 40 mm solid core door (with 6 mm glass inserts if desired) with rubber compression seals</li> </ul> Sliding door $R_w$ 30 (habitable rooms) <ul style="list-style-type: none"> <li>• Aluminium framed sliding door with 10 mm glass with acoustic perimeter seals</li> </ul>



2	<p>External walls <math>R_w+C_{tr}</math> 50 for habitable rooms</p> <ul style="list-style-type: none"> <li>• Brick / Masonry wall &gt; 140 kg/m<sup>2</sup> weight</li> </ul> <p>Windows <math>R_w+C_{tr}</math> 28 for habitable rooms</p> <ul style="list-style-type: none"> <li>• 6 mm glass with sliding, awning, or double hung type opening with acoustic perimeter seals</li> </ul> <p>Windows <math>R_w+C_{tr}</math> 31 for bedrooms</p> <ul style="list-style-type: none"> <li>• 6 mm glass in awning type opening with acoustic perimeter seals, or</li> <li>• 10 mm glass with sliding type opening with acoustic perimeter seals</li> </ul> <p>Roof and Ceiling <math>R_w+C_{tr}</math> 35 for bedrooms</p> <ul style="list-style-type: none"> <li>• 10 mm plasterboard ceiling with insulation (185 mm thick, 11 kg/m<sup>3</sup>) above</li> </ul>
1	<p>External walls <math>R_w+C_{tr}</math> 45 for habitable rooms</p> <ul style="list-style-type: none"> <li>• Lightweight wall with double plasterboard internal lining</li> <li>• Brick / Masonry wall &gt; 140 kg/m<sup>2</sup> weight</li> </ul> <p>Windows <math>R_w+C_{tr}</math> 25 for habitable rooms (other than bedrooms)</p> <ul style="list-style-type: none"> <li>• 3 mm glass with awning type opening with acoustic perimeter seals (or as for <math>R_w+C_{tr}</math> 28)</li> </ul> <p>Windows <math>R_w+C_{tr}</math> 28 for bedrooms</p> <ul style="list-style-type: none"> <li>• 6 mm glass with sliding, awning, or double hung type opening with acoustic perimeter seals</li> </ul>
Standard construction	No specific acoustic requirements.

- (1) Constructions for the purposes of noise mitigation are based on the deemed-to-satisfy constructions in the Minister's Specification SA 78B.
- (2) All window areas < 40% floor area.

**Figure 7: Noise Mitigation and Performance Specification with Detailed Specifications Extracted from Table 6 of Resonate Traffic Noise Impact Assessment.**



**Figure 8: Extract from Resonate Traffic Noise Impact Assessment**



The recommendations of the acoustic assessment have been incorporated in the design of Stage 7, via the incorporation of fencing treatments in the locations shown on **Figure 9** below. These fencing controls have also been included to allotments which are highly visible to rural land or the public domain, and/or for security purposes. Walker Corporation are currently reviewing the design and materials of these fencing treatments with Council as part of Stage 7.

## Resonate



Figure A Map indicating noise wall location (marked in blue)

**Figure 9: Extent of Proposed fencing treatments – source: Resonate – Traffic Noise Impact Assessment**

### *Air Quality*

There are no foreseeable air emission impacts associated with the rezoning of portion of the affected area, namely the land north of Riverlea Boulevard and contained in Stage 7 to the Master Planned Neighbourhood Zone.

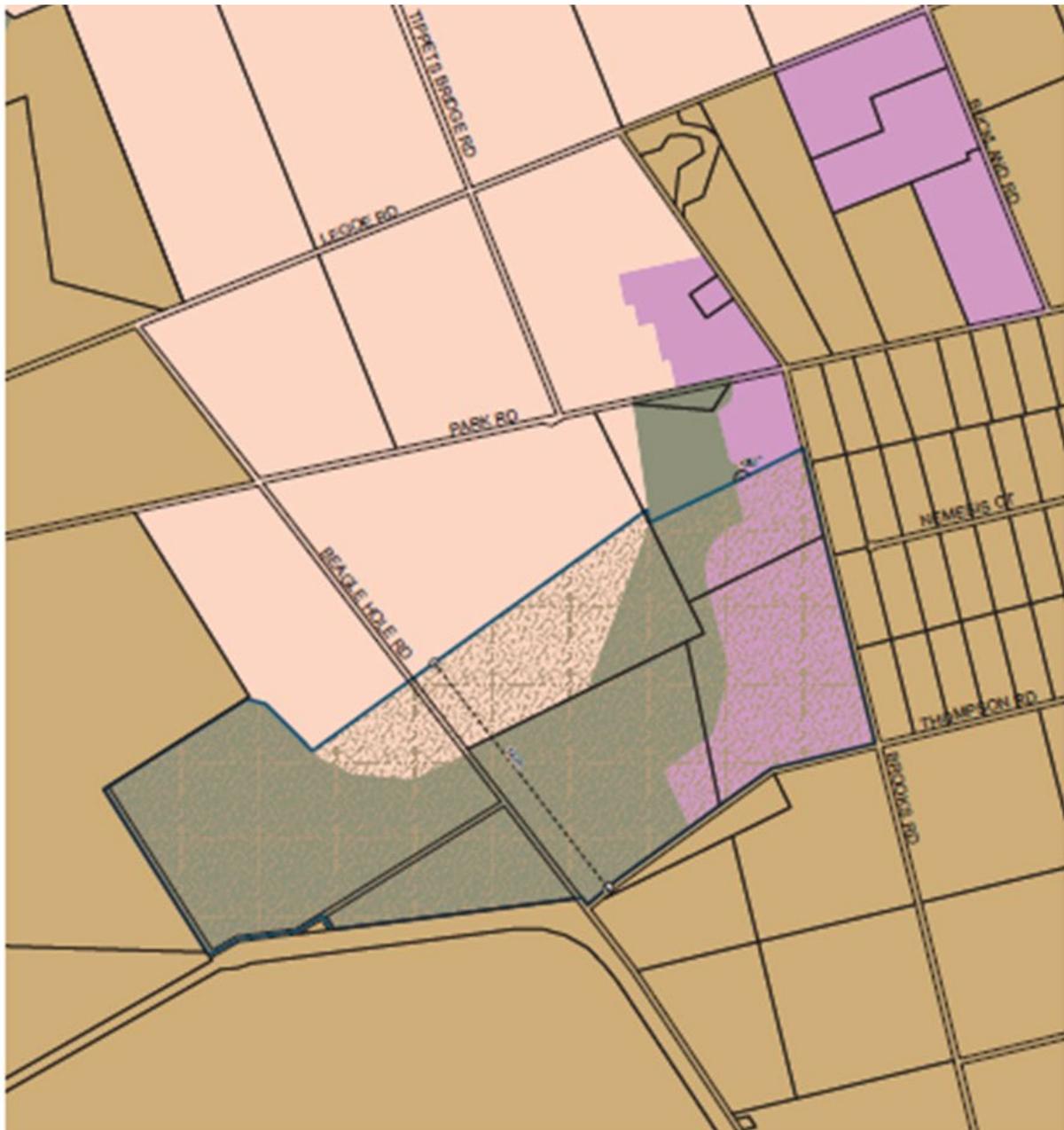
The land which adjoins Port Wakefield Highway is currently not designated within a “*Noise and Air Emissions Overlay*” pursuant to the Planning and Design Code, which seeks to protect community health and amenity from adverse impacts of noise and air emissions.



As illustrated on the proposed plan of division for Stage 7, there is a significant setback of residential allotments from Port Wakefield Highway. One (1) method of shielding sensitive receivers from emissions (air pollution) is to provide appropriate separation. The setback between the boundary of Port Wakefield Highway and the nearest residential properties is incorporated to provide the appropriate separation.

In response to a request for additional information by the Environment Protection Authority, as part of the assessment of the Stage 7 land division, an air quality monitoring report was prepared by Greencap (Ref J169796 dated February 2021). This report assessed the exhaust emissions from nearby traffic and its potential to affect the health of future residents of Stage 7. The purpose of the monitoring was to monitor the air quality levels (including dust and ambient gas) over a typical one (1)-week period at the site to provide indicative condition of air quality. The findings illustrated that the average concentrations for dust and gases were all below the adopted maximum concentration standards.

Stage 7 is located approximately 3.0 kilometres (at the closest point) from the Jeffries organic waste processing facility located south of Thompson Road. The Development Plan policy previously contained a Concept Plan as shown below in **Figure 10** which illustrated the extent of the "*Buckland Park Odour Area*". As shown on the Concept Plan below the Affected Area is outside of this "*odour area*".



# Concept Plan Map Play/32

## BUCKLAND PARK ODOUR IMPACT AREA

PLAYFORD COUNCIL  
Consolidated - 30 April 2020

Figure 10: Extract – Playford Development Plan (30 April 2020) – Concept Plan Buckland Park Odour Area.



### *Rural Horticultural Land Uses*

Portion of land contained within the Affected Area immediately adjoins the Rural Horticulture Zone to the north. Currently portion of the Master Planned Neighbourhood Zone and the Suburban Activity Centre Zone shares a boundary with the Rural Horticulture Zone. Matters of interface between land uses were examined during the assessment of the Major Project and the preparation of the Buckland Park Urban Growth Development Plan Amendment. The planning policies introduced to address the interface between the urban and rural land uses included Principle of Development Control 7 (below).

This policy has been refined over time and was incorporated in the Playford Council Development Plan (30 April 2020) as Objective 6 and PDC 45 within the Suburban Neighbourhood Zone and the general provisions of the Development Plan relating to the Interface Between Land Uses.

#### **PDC 7 Development involving sensitive land uses should:**

- (a) **if adjacent to land used for agriculture (within either the policy area or adjacent zones), include appropriate setbacks and vegetative plantings designed to minimise the potential adverse impacts of chemical spray drift and other impacts associated with primary production**
- (b) **not be located within one kilometre of Thompson Road to minimise potential adverse impacts from organics waste treatment and composting operations south of the zone until those operations cease or the potential for adverse impacts no longer exists.**

#### **Suburban Neighbourhood Zone**

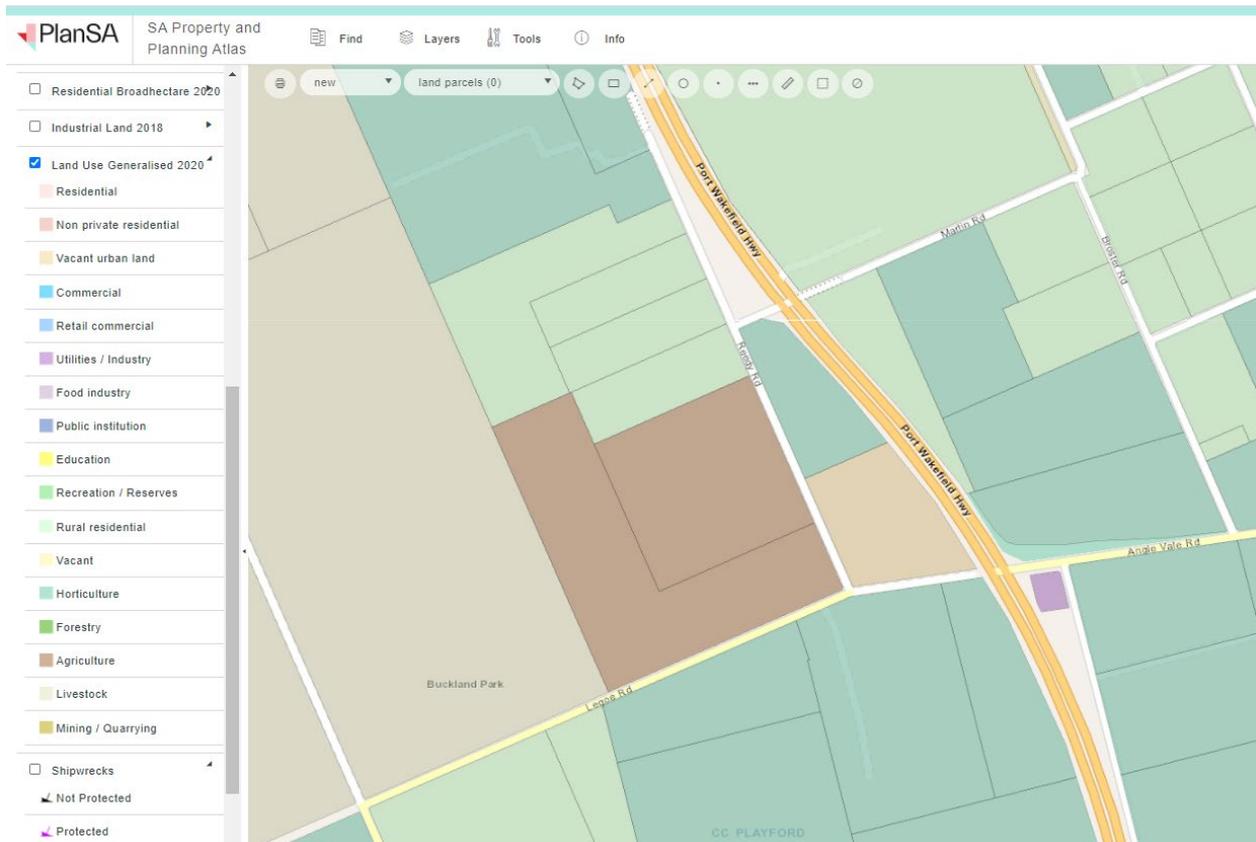
**Objective 6 Land not used for sensitive urban purposes within those parts of the Buckland Park urban growth area identified in Concept Plan Map Play/32 - Buckland Park Odour Impact Area until potential adverse impacts from organics waste treatment and composting operations south of the zone are removed.**

#### **Interface between Land Uses**

**PDC 45 Development involving sensitive land uses within the Concept Plan Map Play/29 - Buckland Park should not be located within 1 kilometre of Thompson Road to minimise potential adverse impacts from organics waste treatment and composting operations south of the zone until those operations cease or the potential for adverse impacts no longer exists.**

The land immediately north of the area proposed to be rezoned to Master Planned Neighbourhood Zone is not actively used for horticulture, as illustrated on **Figure 11** a Land Use Plan extracted from PlanSA database. As shown on this figure, the land is used for rural residential purposes. There is no primary production, intensive animal keeping or horticultural activities being undertaken on the property.

Residential allotments proposed in Stage 7 are planned to incorporate fencing treatment along the boundary with the Horticultural Zone.



**Figure 11: PlanSA Land Use Plan.**

### **3.4 Alignment with Other Relevant Documents**

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

Buckland Park is a master planned community declared via a Major Project declaration. The Major Project included a substantial number of concept plans and supporting investigations. The proposed Code Amendment is consistent with the fundamental intent of the Major Project declaration and simply seeks to amend and reduce the area of the Suburban Activity Centre Zone (formerly the District Centre for Buckland Park).

The following discussion identifies documents prepared as part of the Major Project assessment in relation to centre development, economic development and employment activities. They are relevant to the proposed Code Amendment as background and an illustration of the consideration of these elements at the time of the preparation of the Environmental Impact Statement which formed part of the Major Project assessment, over 10 years ago.



### 3.5.1 Centres Planning

The Buckland Park Environmental Impact Statement (Appendix 27) incorporated a Centres Planning report by Connor Holmes (March 2009). The findings of the centres analysis which formed part of the Buckland Park EIS stated that:

*"Using the planning principles for activities centres, described in the Planning Strategy, and summarised in Section 2 of this report, Buckland Park's primary catchment can support the following centres:*

*One District Centre – required catchment 10,000 to 60,000 people;*

*3 Neighbourhood Centres – required catchment per centre 5,000 to 10,000 people; and*

*Some local centres will also be provided, in new residential neighbourhoods, particularly those furthest from Neighbourhood Centres, and in the employment precincts" (Page 10).*

The Code Amendment does not seek to alter the number or hierarchy of centres within Buckland Park.

Incorporated in the Centres Planning report was the following description of the proposed District Centre:

*"Buckland Park's Master Plan includes a District Centre, with associated Mixed Use precinct, which is expected to attract a combination of core and bulky goods retail facilities, and commercial and community facilities.*

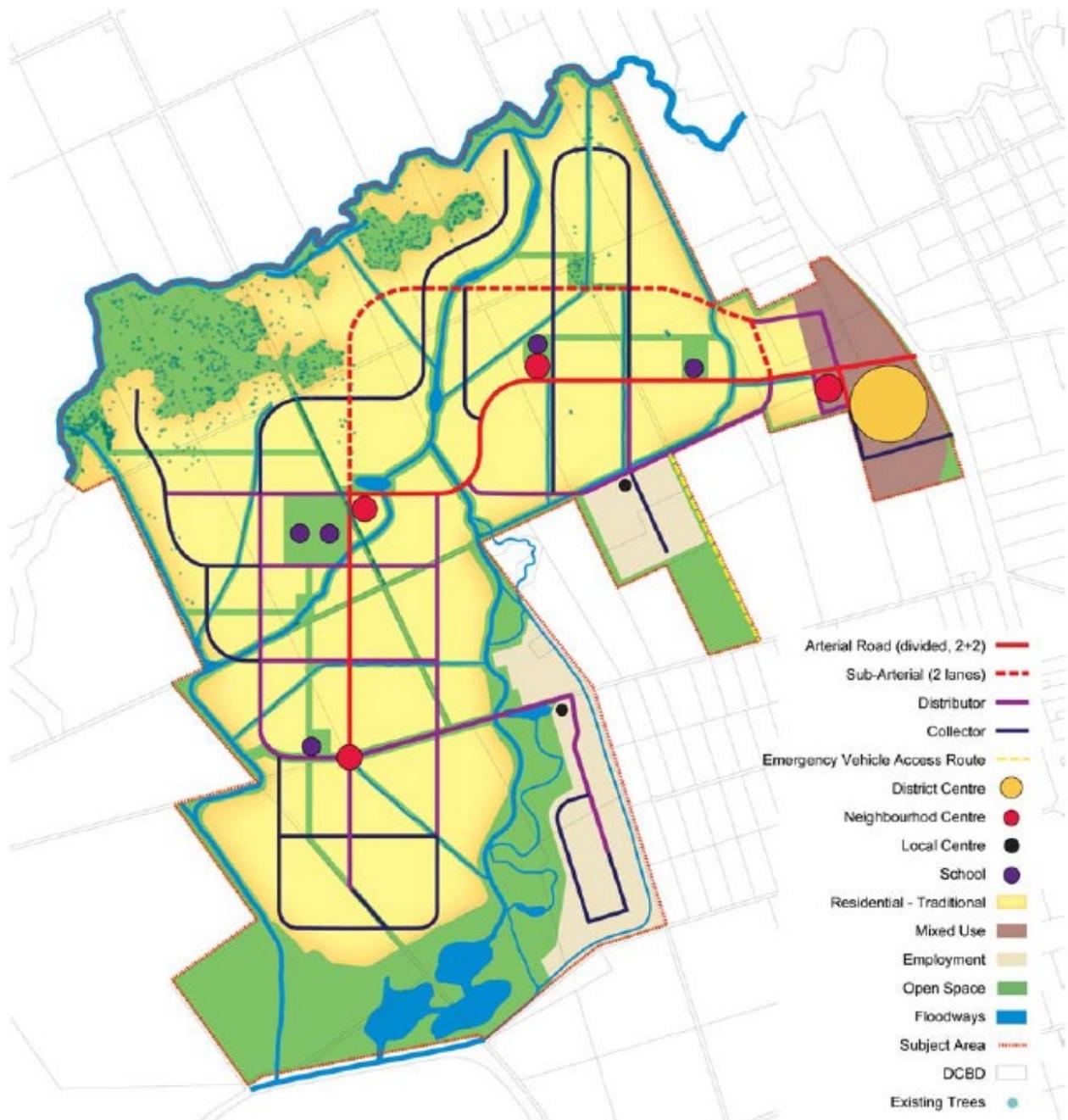
*The District Centre is strategically located adjacent to Port Wakefield Road, on the Masterplan's main entry boulevard. This location will:*

- maximise visibility;*
- maximise and facilitate car and truck access;*
- maximise public transport access, by allowing co-location of the Centre with a bus interchange, at the main entry for regional bus services and the termination point for local bus services" (Page 14).*

The Code Amendment does not alter the location of the core retail, commercial and community facilities within the proposed Suburban Activity Centre (formerly referred to as the District Centre). Located south of Riverlea Boulevard, the proposed Suburban Activity Centre Zone retains its visibility, accessibility for customers (both via public and private transport) and service vehicles.

A mixed use precinct was envisaged on the Buckland Park master plan generally to the north of the principal boulevard and to the south of the District Centre (as shown in **Figure 12** below).

The Centres Planning report does not describe the proposed land uses or area requirements in detail.



**Figure 12: Master Plan of Buckland Park**  
Contained within the Connor Holmes Centres Planning Report Dated March 2009.

Table 7.2 of the Centres Planning report comprises a summary table of the retail floor space proposed for Buckland Park.



**Table 5: Estimated Retail Floor Areas per Centre**

CENTRE	RETAIL FLOOR AREA
Neighbourhood Centrex X3	16,650 m <sup>2</sup>
Local Centres X 6	900 m <sup>2</sup>
District Centre – Bulky Goods	30,000 m <sup>2</sup>
District Centre – Core Retail	35,000m <sup>2</sup>
<b>Total</b>	<b>82,550 m<sup>2</sup></b>

**Source: Extract of Table 7.2 of the Connor Holmes Centres Planning Report**

As discussed in the Centres Planning report, the establishment of the District Centre is likely to commence when Buckland Park's population reaches approximately 10,000. The District Centre is also expected to be established in stages as the population of the urban area expands. A Neighbourhood Centre is proposed to be constructed as part of Stage 1 of the development to provide services to the needs of the initial population of the estate.

Extrapolation of the intent of the Buckland Park master plan and EIS into planning policy of the Development Plan, via the Ministerial Buckland Park Urban Growth Development Plan Amendment (gazetted 23 December 2010) included the following description of the district centre in the Desired Character Statement (Buckland Park Policy Area 9):

*The policy area will accommodate a range of retail, commercial, education and formal recreation facilities required to support and service the district. Residential development is also anticipated in the policy area where it adds to the vibrancy of the policy area and increases access to community services and facilities.*

*The policy area is located at the intersection of Port Wakefield Road and Buckland Park's main entry road as shown on Concept Plan Map Play/28 – Buckland Park District Centre. To improve traffic movement, development will accommodate a second access road into the policy area from Port Wakefield Road to be located based on appropriate investigations.*

*Development incorporating signage or advertising visible from Port Wakefield Road should be limited. Any signs and advertising should be located and designed in a manner that does not impair traffic safety or distract vehicle drivers on Port Wakefield Road.*

*Public transport and transport interchange facilities will be provided in this policy area to cater for regional and local bus services. Access to these services will be maximised by co-locating a bus interchange adjacent to or within the core retail precinct where the layout and composition of after-hours activities promote a safe and convenient environment for commuters and shoppers.*



*A core retail precinct will be located on the southern side of the intersection. It will accommodate around 35,000 square metres of core retail floor space which includes department and discount department stores, supermarkets, food shops and specialty shops selling goods such as clothing and other specialty items.*

*Complementing these retail uses, there will be additional floor space for bulky goods outlets, commercial and community services, for example medical centres, a cinema and restaurants.*

*The mixed use / commercial / employment area will support a range of activities such as commercial buildings, bulky goods outlets, education and formal recreation facilities to serve the district.*

*District services such as police, fire, and ambulance facilities may also be located in the policy area.*

*Larger scale commercial and bulky goods development will be located on the edge of the centre in locations highly visible from Port Wakefield Road.*

*Mixed use residential will be located to the western side of the policy area, creating a transition to between adjoining residential areas, and more active retail and commercial activities. The policy area's western side will also offer better residential amenity, as it will be separated from main traffic routes, particularly Port Wakefield Road.*

The Desired Character Statement, along with Concept Plan Map Play/28 (shown in Section 1 of this report) were retained in the Playford Development Plan until the introduction of the Planning and Design Code in March 2021. The Concept Plan has been retained, albeit in a simplified form. The Concept Plan no longer contains designated land use or functional areas, but rather allows for development of a range of centre land uses more broadly within the Zone. This amendment to the Concept Plan was in response to a submission by the Proponent during the consultation process of the Code which sought amendment to the zone boundary and policies proposed in the consultation version of the Code. The submission on the Code pre-empted this Code Amendment initiation, as alterations were not made to the zone boundary in response to the Code submission.

Centres Planning investigations which informed the EIS for the Buckland Park Major Project contained an analysis of the primary catchment for centres within Buckland Park, impact on other centres and outlined the hierarchy, size, type, location and timing for centre provision. The investigations and Master Plan provided for the location of the District Centre (now the Suburban Activity Centre Zone), without detailed analysis of the land requirements for such a development. Consequently, a significant area of land, in excess of 60.0 hectares straddling both sides of the principal boulevard (Riverlea Boulevard) was zoned as a District Centre. As discussed previously, this Code Amendment seeks to amend the extent of the Suburban Activity Centre Zone to an area of approximately 42.0 hectares on the south side of Riverlea Boulevard.



### 3.5.2 Economic and Employment

An economic assessment was prepared as part of the Environmental Impact Statement for Buckland Park. This “*Economic Assessment*” was undertaken by Hudson Howells (February 2009) with the principal objective being the identification of economic costs and benefits associated with the Buckland Park proposal.

The Economic Assessment estimated employment generation by floor areas for various land uses, as outlined in the tables below:

**Table 6: Total Floor Space Estimates**

EMPLOYMENT TYPE	FLOOR SPACE
Retail	52,550m <sup>2</sup>
Bulky Goods	30,000m <sup>2</sup>
Education	46,500m <sup>2</sup>
Commercial/ Office/ Community	60,950m <sup>2</sup>
Light Industry/ Industry/ Services/ Trades	260,400m <sup>2</sup>

Source: Extract from the Hudson Howells Economic Assessment Report

**Table 7: Employment by Year**

EMPLOYMENT BY YEAR					
Employment Type	2016	2021	2026	2031	2036
Retail	70	299	1,120	1,526	1,838
Bulky Goods	0	0	100	200	600
Education	0	142	384	547	603
Commercial, Office, Community	8	52	452	1,278	2,438
Light Industry, Industry, Services, Trades	0	815	1,630	3,339	5,208
<b>Total Direct Employment</b>	<b>78</b>	<b>1,308</b>	<b>3,686</b>	<b>6,890</b>	<b>10,687</b>

Source: Extract from the Hudson Howells Economic Assessment Report



**Table 8: District Centre**

EMPLOYMENT TYPE	FLOOR SPACE	EMPLOYEES/ 100m <sup>2</sup>	EMPLOYEES
Core Retail	35,000m <sup>2</sup>	3.5	1,225
Bulky Goods	30,000m <sup>2</sup>	2.0	600
Commercial/ Community	35,000m <sup>2</sup>	4.0	1,400
<b>Total</b>	<b>100,000m<sup>2</sup></b>	<b>3.2</b>	<b>3,225</b>

**Source: Extract from the Hudson Howells Economic Assessment Report**

**Table 9: Schools**

EMPLOYMENT TYPE	ENROLMENTS	EMPLOYEES
Primary School	3,762	312
Secondary School	2,046	207
Pre School	539 (269 FTE)	27
Child Care	847 (381 FTE)	57
<b>Total</b>	<b>7,193</b>	<b>603</b>

**Source: Extract from the Hudson Howells Economic Assessment Report**

**Table 10: Mixed Use Precinct**

EMPLOYMENT TYPE	FLOOR SPACE	EMPLOYEES/ 100m <sup>2</sup>	EMPLOYEES
Commercial/ Office/ Community	24,000m <sup>2</sup>	4.0	1,225
Light Industry	38,000m <sup>2</sup>	2.0	600
<b>Total</b>	<b>62,000m<sup>2</sup></b>	<b>2.8</b>	<b>1,720</b>

**Source: Extract from the Hudson Howells Economic Assessment Report**

**Table 11: Industry**

EMPLOYMENT TYPE	FLOOR SPACE	EMPLOYEES/ 100m <sup>2</sup>	EMPLOYEES
Industry/ Services/ Trades	222,400m <sup>2</sup>	2.0	4,448

**Source: Extract from the Hudson Howells Economic Assessment Report**



The Economic Assessment report states that “based on the above estimates and input-output employment multipliers for the construction industry, the following direct and total employment estimates are made for the proposal’s operational period”. It is noted that at the time the Economic Assessment was undertaken it was anticipated that the project would commence in or about 2016. The project has now been physically commenced (2021) and it is reasonable to assume that the total employment numbers would be achieved when the development is complete, which is estimated to be in 25-30 years (2036-2041).

**Table 12: Total Operational Employment Impacts**

EMPLOYMENT TYPE	DIRECT EMPLOYMENT 2006	EMPLOYEES MULTIPLIER (Type 2) <sup>3</sup>	TOTAL EMPLOYMENT IMPACT
Retail	1,838	1.38	2,536
Bulky Goods	600	1.38	828
Education	603	1.6	1,221
Commercial, Office, Community	2,438	2.25	5,486
Light Industry, Industry, Services, Trades	5,208	3.05	15,884
<b>Total</b>	<b>10,687</b>		<b>25,955</b>

**Source: Extract from the Hudson Howells Economic Assessment Report**

The outcomes of the Economic Assessment were summarised in the EIS document in the following table:

**Table 13: Estimate of Proposal’s Employment during the Operational Phase.**

USE	FLOOR SPACE (m <sup>2</sup> )	WORKERS/ 100m <sup>2</sup>	TOTAL WORKERS
<b>DISTRICT CENTRE</b>			
Retail	35,000m <sup>2</sup>	3.5	1,225
Bulky Goods	30,000m <sup>2</sup>	2.0	600
Commercial/ Community	35,000m <sup>2</sup>	4.0	1,400
<b>Total</b>	<b>100,000m<sup>2</sup></b>	<b>3.2</b>	<b>3,225</b>
<b>NEIGHBOURHOOD CENTRE (3 CENTRES)</b>			
Retail	16,650m <sup>2</sup>	3.5	582
Commercial/ Community	1,950m <sup>2</sup>	4.0	78
<b>Total</b>	<b>18,000m<sup>2</sup></b>	<b>3.2</b>	<b>660</b>
<b>LOCAL CENTRE (6 CENTRES)</b>			
Retail	900m <sup>2</sup>	3.5	31
<b>Total</b>	<b>900m<sup>2</sup></b>	<b>3.5</b>	<b>31</b>



MIXED USE PRECINCT			
Light Industry	38,000m <sup>2</sup>	2.0	760
Commercial/ Community	24,000m <sup>2</sup>	4.0	960
<b>Total</b>	<b>62,000m<sup>2</sup></b>	<b>2.8</b>	<b>1,720</b>
EMPLOYMENT PRECINCTS			
Industry/ Services/ Trades	222,400m <sup>2</sup>	2.0	4,448
<b>Total</b>	<b>222,400m<sup>2</sup></b>	<b>2.0</b>	<b>4,448</b>
SCHOOLS			
Education	-	-	603
<b>Total</b>	<b>403,300*m<sup>2</sup></b>	<b>2.6</b>	<b>10,687</b>

*\*Excluding educational floor space*

**Source: Connor Holmes – Buckland Park EIS**

A key consideration for this Code Amendment is the capacity of the proposed Suburban Activity Centre Zone in its reduced size to accommodate the anticipated retail land uses, services and social/community infrastructure and employment activities.

Utilising the data above, it is estimated that the Suburban Activity Centre Zone should accommodate in the vicinity of 38.44 hectares of floor area for core retail, bulky goods, community/commercial, light industry and industry/services and trades. The extent of area required for "industry" may be overstated given Buckland Park's employment land will be required for smaller service type industries, required to support the new community. However, utilising this floor area calculation it is noted that this is similar to the site area of the proposed Suburban Activity Centre Zone. This is not considered to be a concern, as the Suburban Activity Centre will be developed with a vertical and horizontal mix of land uses.

The intended form of development within the Suburban Activity Centre Zone was clearly expressed in the Desired Character Statement of the District Centre Zone – Buckland Park Policy Area 9 of the Playford Council Development Plan (30 April 2020), as quoted below. Whilst this policy has not been transferred to the policy of the Planning and Design Code, its intent remains valid to the future development of the Suburban Activity Centre Zone at Buckland Park.

*"District Centre Zone – Buckland Park Policy Area 9 - Development Plan (30 April 2020)*

*A vertical and horizontal mix of uses will be an important characteristic of the policy area. Their integration will foster a more concentrated and less dispersed urban form with greater emphasis on the pedestrian environment. An efficient, intensive and responsive centre will support regional shopping, business and community facilities as well as a range of living alternatives conducive to a range of formal and informal activities occurring on footpaths and in the public places.*



*A logical and hierarchical pattern of streets will assist wayfinding into and across the centre to ensure ready access to the location of key facilities. More generally, ease of mobility, efficient use of lands and mixed use nature of the centre will be assisted through carefully considered land division and building use selection and location to optimise access and walkability to the services and facilities offered.*

*The street network will balance vehicular movements with the pedestrian prominence desired and support the distinction of nodes from those of less intensity. More formal areas will be distinguished by the design of buildings and landscaping, lighting and public realm responses of a high order. Other areas will foster the activation of streets with buildings established at the street frontage to define footpaths.*

*The designs for shopfronts, verandas or balconies and public realm will be conducive to a community focus and positive street life after business hours and at weekends. Buildings with long unrelieved facades will be carefully sited away from areas with high pedestrian movements, or designed to appear as aggregated smaller shopfronts to address the footpaths and reinforce the pedestrian-friendly environment.*

*A variety of activities and experiences will be provided that contribute to a vibrant and safe street environment with after-hours activities. Comfortable places, which are shaded, attractive and well lit, will be developed that enable people to stop, socialise and rest.*

*Car parking, loading and service areas will be grouped behind frontages or underground to service multiple users and concentrated to further reinforce the quality of street environments sought. Employment opportunities in the centre will be assisted by the considered location of car parking and public transport routes to service key facilities."*

The proponents of this Code Amendment are confident that the required mix of land uses anticipated by the EIS to support the community of Buckland Park can be achieved within the proposed Suburban Activity Centre Zone. This will be achieved by a vertical and horizontal mix of uses. It is noted that the Suburban Activity Centre Zone currently envisages three (3) building levels up to a height of 12.0 metres, which allows for vertical integration. It is noted that the previous District Centre Zone-Buckland Park Policy Area 9 did not incorporate a maximum building height or building levels. Development of the centre with vertical and horizontal elements is commonplace, albeit that many of the comparable 'district centres' throughout metropolitan Adelaide have been developed historically with a predominantly horizontal/single storey form.

There are a number of 'centres' developed with comparable site areas. As outlined in Section 1.2.4 of this report, the Munno Para Urban Activity Centre has a total zoned area of approximately 40.0 hectares with a retail core area of approximately 6.7 hectares. Mawson Lakes, an example of a master planned community, comprises a core retail area (within the Urban Activity Centre Zone) of approximately 3.0 hectares with an area of approximately 30.0 hectares within the Urban Neighbourhood Zone (a Mixed Use Zone). The Suburban Activity Centre Zone at Curtis Road, Munno Para (Playford Alive) is approximately 48.0 hectares in area and comprises core retail, community, commercial/services and residential land uses.



### 3.5.3 Social Infrastructure

A "Social Analysis" was undertaken by Connor Holmes (March 2009) as part of the EIS for Buckland Park. The "Social Analysis" report considered the potential social impacts associated with the development of Buckland Park and outlined the measures to mitigate these impacts and build a viable community.

The Social Analysis report examined the provision of social services within the context of significant population growth in the north and north-western regions of metropolitan Adelaide. Service planning was examined in the context of planning for the entire region to avoid duplication and ensure efficient use and maintenance. Given many human services are provided by the State Government, the Social Analysis report provided information on the requirements for human services generated by Buckland Park, and estimates the timing for the provision of those services.

#### *Educational Facilities*

In summary, the findings of the Social Analysis note that Buckland Park will support the provision of four (4) to five (5) primary schools, two (2) to three (3) government and two non-government and two (2) secondary schools, one (1) government and one (1) non-government. In addition, there was an anticipated demand for four (4) pre-schools. The location of these schools is shown on the Buckland Park Master Plan, and the Social Analysis noted that the proposed distribution of schools as:

- a primary school, one (1) pre-school and one (1) child care centre developed within Stage 1 location of schools near Neighbourhood Centres to reduce the number of trips and provide opportunities for shared facilities, such as ovals and halls;
- location of schools on public transport routes;
- co-location of non-government secondary school and government B-12 school adjacent to Neighbourhood Centre (Central) to maximise accessibility throughout Buckland Park and opportunities for shared facilities, such as an indoor recreation centre and library facilities;
- co-location of two (2) pre-schools with government primary schools.

The distribution and location of educational facilities adjacent the 'neighbourhood centres' on the Master Plan would not be altered as a result of this Code Amendment. It is important to note that the Master Plan does not incorporate educational facilities within the district centre (Suburban Activity Centre Zone), but rather distributes these throughout the residential areas/neighbourhood activity centres in a staged manner.



### *Health Services*

Findings of the Social Analysis indicated that the population of Buckland Park would not of itself support the construction of a hospital. Private medical facilities (including GP and allied health professional services) are anticipated within all centres, including the proposed district centre (Suburban Activity Centre Zone). Development of health facilities are anticipated to be developed within the Suburban Activity Centre Zone as part of the staged, integrated mix use development of the centre according to market demand.

Provision has been made for local community health services, such as those provided by Council, as part of Stage 1 of the development. These services are proposed to be developed as part of a local centre to be constructed adjacent the proposed Suburban Activity Centre Zone to service the immediate community needs of the fledgling Buckland Park community.

The Code Amendment does not alter the capacity to cater for health services for the community of Buckland Park.

### *Aged Care*

The Social Analysis indicated that Buckland Park can accommodate both a retirement village and residential aged care facility at a location and time determined by demographic growth, availability of services and market demand. The location of these facilities has not been determined as part of the Master Plan; however a range of opportunities for appropriate siting of such facilities is available throughout Buckland Park. Should the market determine that these facilities are appropriate within the Suburban Activity Centre Zone, the planning policies envisage such a land use and encourage integration of residential land uses with non-residential uses. There is a current market trend for retirement facilities to be built in a vertical form and this would be supported by the current policies, which are not proposed to be altered by the Code Amendment.

### *Community Services/Facilities*

A range of community services/facilities have been identified as being required in Buckland Park, some of which may be anticipated within the district centre (Suburban Activity Centre Zone), such as library and community centres. There may also be demand for emergency services (police, ambulance, fire) within Buckland Park; however this would be subject to further investigation in the context of regional growth. The Suburban Activity Centre Zone as proposed by this Code Amendment would have capacity to incorporate community services as required.



### *Recreation Facilities*

The Buckland Park Master Plan provides for a range of active and passive recreation facilities, incorporating both indoor and outdoor facilities. Many of the recreational facilities are proposed to be provided within or adjacent neighbourhood centres and/or in conjunction with the proposed educational facilities, that is, multi-functional educational and public recreation facilities. The Code Amendment does not alter the capacity for or provision of recreational facilities.

### *City of Playford Social Plan*

Since the preparation of the EIS, the City of Playford has prepared a number of strategic policy documents to guide the City's growth. One (1) of these strategies was the City of Playford Social Plan for Services and Infrastructure prepared by Elton Consulting (February 2013). This report discusses the type of facilities expected for a district catchment of between 20,000 to 30,000 people, and possibly up to 50,000. The report states that:

*"District level facilities are most often located in activity centres, ideally linked to public transport and in locations where people have a cause to gather and visit. District facilities provide a range of activity and program space as well as accommodation for community organisations and service providers. District level facilities would usually have a relatively permanent staff presence whether that is a local government or service provider personnel. District level facilities include:*

- *Multipurpose community centre*
- *High schools and other learning facilities*
- *Civic and cultural facilities, including a district or branch library and community arts spaces*
- *Entertainment, leisure facilities and services*
- *Sporting and recreation facilities*
- *A range of medical and community health services*
- *Individual and family support services, and services addressing particular issues such as welfare, legal aid, employment, housing*
- *Facilities and services for particular sections of the population, such as young people, older people, people with a disability, people from culturally and linguistically diverse communities."*

Inclusion and integration of all of the above-mentioned facilities are capable of being incorporated into the development of the Suburban Activity Centre Zone south of Riverlea Boulevard, as proposed by the Code Amendment.



## 4.0 INVESTIGATIONS AND ENGAGEMENT

### 4.1 Investigations Already Undertaken

Investigations already undertaken in support of the proposed Stage 7 residential development are outlined below. The Stage 7 area correlates with the area proposed to be rezoned from the existing Suburban Activity Centre Zone to the Master Planned Neighbourhood Zone, proposed in this Code Amendment.

STORMWATER MANAGEMENT PLAN – BUCKLAND PARK DEVELOPMENT – PRECINCT 1, BY WALLBRIDGE GILBERT AZTEC PROJECT NO C080163 – WGA080163-RP-CV-0010 REV 5 DATED 15 DECEMBER 2020	
Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>The intent of the report (for Precinct 1) was to provide the design basis for the multi-objective management of stormwater on the development based on the following:</p> <ul style="list-style-type: none"> <li>• Internal network drainage design</li> <li>• Design of regional flood conveyance channels</li> <li>• The management of stormwater quality and its integrated approach within the overall project</li> <li>• The management of stormwater within an overall risk management framework</li> <li>• Staged implementation of the stormwater strategy.</li> </ul>	<p>A design framework that uses the principles of WSUD to manage risks is a widely accepted approach to manage stormwater in an environmentally sensitive approach. In this regard the design of the regional channels would adopt the multi-objective approach to stormwater management such that the development incorporates corridors not solely for conveyance of flood waters. As part of this project a framework will provide the methodology for the design of the regional channels project.</p> <p>The key priorities for Precinct 1, are based on achieving the key objectives outlined in Section 4 of this report. In this regard these are:</p> <ul style="list-style-type: none"> <li>• Flood protection from local catchment and regional catchment (Gawler River). The release of stormwater to pre-development flow rates to the Thompson Creek outfall channel.</li> <li>• Water Quality management from the current land release to meet the required standards defined in Section 6</li> <li>• Water reuse to be addressed in future precincts as there will be insufficient runoff from Precinct 1 alone to justify and stormwater harvesting and reuse scheme.</li> <li>• Environmental Protection and Enhancement by using a multi-objective approach to stormwater management such that it contributes to the delivery of this objective.</li> </ul> <p>The scope outlined in this report sets out to deliver these priorities.</p> <p>It is intended that all subsequent land releases will set to deliver the same objectives set for Stages 1A and 6A of Precinct 1.</p>



**TRANSPORT IMPACT ASSESSMENT, RIVERLEA – STAGE 7 SUBDIVISION BY GTA CONSULTANTS  
(REF S196950 ISSUE B DATED 13 JANUARY 2021)**

<b>Summary of Scope of Investigations</b>	<b>Summary of Outcome of Recommendations</b>
<p>The report sets out an assessment of the anticipated transport implications of the proposed development, including consideration of the following:</p> <ol style="list-style-type: none"> <li>1. existing traffic conditions surrounding the site</li> <li>2. traffic generation characteristics of the proposed development</li> <li>3. proposed access arrangements for the site</li> <li>4. transport impact of the development proposal on the surrounding road network.</li> </ol>	<p>Based on the analysis and discussions presented within this report, the following conclusions are made:</p> <ol style="list-style-type: none"> <li>1. The proposed development will include 155 residential allotments.</li> <li>2. Access to the proposed development will be via a new road network which will link to the proposed road network to the south and west, including Riverlea Boulevard and O'Connor Parade, and also a minor connection to the existing Martin Road to the north.</li> <li>3. The internal street network will operate safely with appropriate intersection treatments including a roundabout and T-junctions where required.</li> <li>4. The local street network will be suitable for the anticipated traffic volumes and provide a suitable speed environment of generally less than 50km/h.</li> <li>5. The identified traffic volumes will be appropriate to enable direct property access to the collector streets through the subject site, and driveway locations able to be located in suitable locations (to be confirmed with individual dwelling consents).</li> <li>6. The proposed street network will provide for sufficient on-street parking based on the proposed carriageway widths, length of streets and allotment frontage widths, in addition parking bays will be provided in some locations to enable on-street parking.</li> <li>7. The proposed carriageway widths of 7.0 metres for the local roads will provide sufficient capacity for through traffic and parking.</li> <li>8. The development is expected to generate up to 1,240 vehicle trips (approx.) daily which is reasonably low when distributed across the various streets.</li> <li>9. The predicted traffic volumes will be lower than identified in the original Buckland Park Environmental Impact Statement – Traffic Modelling given the previous assumption of a mixed use area.</li> </ol>



**TRAFFIC NOISE IMPACT ASSESSMENT – BUCKLAND PARK PRECINCT 1 BY RESONATE  
(REF A200328RP1 REV C DATED 15 SEPTEMBER 2020)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>The report outlines an acoustic review of the proposed Buckland Park development (Precinct 1) and provides advice regarding the impact of local traffic noise on the homes and other uses (Neighbourhood Centre &amp; School) adjacent to the arterial &amp; sub-arterial roads. This assessment also investigates this impact of the proposed grade separated intersection along Port Wakefield Road.</p>	<p>The conclusions related to the acoustic analysis are:</p> <ul style="list-style-type: none"> <li>• It is recommended that the project achieves compliance with the external DPTI road traffic noise criteria and internal noise criteria (as outlined in the Minister's Specification SA 78B) to comply with the current Playford Council Development Plan requirements.</li> <li>• Traffic noise mitigation is required for those dwellings that are nominated as SEC 1, 2 or 3 as shown in Appendix B—Facade noise prediction.</li> <li>• Where fences are provided between the road noise source and the residence (corner fencing) Sound Exposure Category of the residence should be assessed on a case by case basis</li> <li>• Following agreement with Walker Corporation noise walls and fences (greater than 1,800 mm high) along the main boulevard are not consistent with the urban design principles and have not been considered in detail in this assessment.</li> <li>• A 2.7 metres high noise wall is recommended to shield residents closest to Port Wakefield Road.</li> <li>• Noise mitigation in the form of glazing, wall, door and roof/ceiling construction has been provided for the different major roads (refer Table 6). The conceptual construction can be refined following more detailed discussions with the proposed builders.</li> <li>• The Residential Building &amp; Design Guideline should be updated to include the following: <ul style="list-style-type: none"> <li>- Noise mitigation and performance specification with detailed specifications extracted from Table 6.</li> <li>- Need for solid gates / fences facing roads for properties requiring mitigation (1,800 mm high).</li> </ul> </li> <li>• Indicative additional costs have been provided for houses with different noise exposure. The range of costs is in the order of \$1,000.00 to \$6,500.00 for houses on the main central boulevard and will depend on whether the house is single or double storey. These figures can be refined following more detailed discussions with the proposed builders.</li> <li>• There are no traffic noise criteria for the Neighbourhood Centre and School.</li> </ul>



**DETAILED SITE INVESTIGATION - STAGE 7 BUCKLAND PARK BY GREENCAP  
(REF: J169796 DATED FEBRUARY 2021)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>Greencap Pty Ltd (Greencap) was commissioned by Walker Buckland Park Developments Pty Limited (the client) to prepare a Detailed Site Investigation (DSI) for the site located on the corner of Legoe and Reedy Roads, Buckland Park, South Australia (referred to as Stage 7 Riverlea Park).</p> <p>It is understood that Stage 7 Riverlea Park was previously proposed to be used for commercial / industrial purposes and was zoned as 'District Centre'. The client has since decided to redevelop the site for open space and residential land use, and as part of their Development Application, Department for Infrastructure and Transport (DIT) requested additional site assessment. The objective of the DSI was to assess the contamination status at/beneath the site in terms of the proposed residential and open space land use.</p>	<p>The Detailed Site Investigation for the site located on the corner of Legoe and Reedy Roads, Buckland Park, South Australia (Stage 7 Riverlea Park) characterised the nature and extent of the site contamination at/beneath the site in terms of proposed open space and residential land use.</p> <p><i>Site History</i></p> <p>The site appears to have been used predominately for farming purposes (including grazing and broad acre farming). Historical information reviewed indicates that several sheds were located across the site (including a cluster in the central portion) and a small orchard was in the southern central portion of the site; however these features have been removed. In late 2019, a significant volume of soil was imported to the site and constructed into noise mounds along the eastern site boundary within the proposed open space portion of the site.</p> <p>The identified potential sources of site contamination include:</p> <ul style="list-style-type: none"> <li>• Use of pesticides, herbicides and fertilisers during use of the site for farming (including the orchard in the southern central portion).</li> <li>• Use of fill from various unknown sources brought onto the site for use as a base course under sheds/ buildings, within driveways or for site levelling purposes. The soil mounds more recently imported onto eastern portion of the site comprise natural material sourced from the Adelaide Festival Plaza development. These mounds were previously sampled and tested and identified to contain elevated arsenic concentrations.</li> <li>• Remnant building demolition wastes including asbestos containing building products (although no evidence of asbestos on the ground surface was observed during Greencap's site inspection).</li> </ul> <p>The main contaminants of concern associated with the above sources of site contamination were identified to include heavy metals, polycyclic aromatic hydrocarbons, petroleum hydrocarbons, pesticides, herbicides, nutrients and asbestos.</p>



#### *Soil Investigation*

A total of ninety-seven grid based and targeted locations were sampled to characterise soils across the site. Across most of the site, there was very little fill material encountered but some shallow fill material was encountered in some of the targeted test pits around the former sheds comprising silty sand with pockets of gravels. The mounds along the eastern site boundary comprised a mix of sand and fine gravels. Underlying natural soils comprised brown to red brown silty clay of medium to high plasticity.

Elevated arsenic concentrations were reported in two (2) samples from the mounds along the eastern site boundary exceeding the adopted ecological and health criteria for residential land use. Based on a statistical assessment of the material within the mounds, the material does meet the health criteria for residential use. In addition, the eastern portion of the site (where the mounds are located) is proposed for open space land use and all reported results are significantly below the adopted health criteria for open space land use.

#### *Groundwater Investigation*

The groundwater investigation comprised the installation and sampling of four monitoring wells across the site and the sampling of one existing monitoring well. Groundwater was encountered at approximately 2.0 metres below ground level. The groundwater was assessed to flow in a north westerly direction, which is consistent with regional groundwater flow.

Most reported groundwater results were below the adopted assessment criteria based on the relevant environmental values. Elevated total nitrogen concentrations were reported in all groundwater wells exceeding the adopted irrigation criteria. Given, the upgradient wells (MW03 and GW10) reported higher concentrations of total nitrogen than downgradient wells and based on a desktop review of nutrient data from other registered wells to the east of the site, the impacts are considered to be representative of ambient groundwater conditions (possibly due to the agricultural land use in the surrounding areas) rather than a discrete on-site source of contamination.

#### *Concluding Statement*

Based on the findings of the Detailed Site Investigation, GreenCap considers that there is a low likelihood of contamination that might pose an unacceptable risk to human health or the environment in terms of the proposed residential and open space land use.



**AIR QUALITY MONITORING REPORT – STAGE 7 – RIVERLEA PARK BY GREENCAP  
(REF: J169796 DATED FEBRUARY 2021)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>Due to the site's close proximity to Port Wakefield Road, the SA EPA has requested additional information relating to exhaust emissions from nearby traffic and its potential to affect the health of future residents of Stage 7.</p> <p>Greencap has provided environmental monitoring, specific to dust and emissions as follows:</p> <ul style="list-style-type: none"> <li>• Two (2) fixed monitoring locations.</li> <li>• Data processing and review.</li> <li>• Comparison against applicable guidelines.</li> </ul>	<p>Greencap was commissioned by Walker Buckland Park Developments Pty Ltd to undertake air quality monitoring for the site located on the corner of Legoe and Reedy Roads, Buckland Park, South Australia (referred to as Stage 7 Riverlea Park). Due to the site's close proximity to Port Wakefield Road, the SA EPA requested additional information relating to exhaust emissions from nearby traffic and its potential to affect the health of future residents of Stage 7.</p> <p>Two (2) monitoring units (Locations 1 and 2) were placed approximately 90.0 metres west of Port Wakefield Road along the eastern boundary of the proposed Stage 7 residential development to monitor dust and emissions from the road.</p> <p>Average concentrations for dust (including PM2.5 and PM10) and gases (including carbon monoxide, nitrogen dioxide and sulfur dioxide) were all below the adopted Maximum Concentration Standard as detailed in Table1 of Schedule 2 of the National Environment Protection (Ambient Air Quality) Measure.</p> <p>Volatile organic compounds measured at 0ppb for locations 1 and 2, with the exception of some spikes likely caused by a running vehicle next to the monitors, during set-up. Elevated ozone results exceeding the adopted criteria were reported at Locations 1 and 2 generally from 19:00 to 07:00, during off-peak traffic times.</p> <p>High ozone levels associated with traffic emissions typically occur after noon through to early evening, and results from reactions between VOCs and nitrogen dioxides. It is noted the elevated ozone levels at the site occurred from evening to early morning, and nitrogen dioxide and VOC levels were low.</p>

## 4.2 Further Investigations Proposed

In addition to the investigations already undertaken and identified above, and the additional investigations that will be undertaken to support the Code Amendment are outlined below.

FURTHER INVESTIGATIONS PROPOSED	EXPLANATION OF HOW THE FURTHER INVESTIGATIONS PROPOSE TO ADDRESS AN IDENTIFIED ISSUE OR QUESTION
<p><b>Comparative Analysis of Suburban Activity Centre Zones</b></p>	<p>Further detailed comparative analysis of Suburban Activity Centre Zones within metropolitan Adelaide to identify the range of land uses incorporated and size of these centres. The analysis would also investigate extent of floor areas and vertical and horizontal nature of these centres.</p>



### 4.3 Engagement Already Undertaken

In accordance with Practice Direction 2, the City of Playford has been consulted on this proposal. Development of Buckland Park is being undertaken in direct and regular consultation with Council. Walker Corporation undertake regular briefings with Council, along with specific discussions on a range of technical issues with various Council officers.

Walker Corporation has been in direct liaison with Council in relation to a range of matters relating to the Stage 7 land division. Correspondence from the City of Playford to State Government (as the relevant planning authority for the land division) is contained in **Attachment C**. This email correspondence dated 9 April 2021 states *"Council does not oppose the proposed land use change from Mixed Use to Residential. The size of the balance District Centre is sufficient to provide an appropriate level of commercial supply to the community, noting also the future Neighbourhood Centre envisaged within Stage 5"*. In addition to consultation with the City of Playford, the proponent has also met with and discussed the Code Amendment and Stage 7 land division with senior officer of Planning and Land Use Services – Attorney General's Department in March 2020 and April 2021.

### 4.4 Further Engagement Proposed

In addition to the engagement already undertaken and identified above, the additional engagement will be undertaken to support the Code Amendment is outlined below. The nature and extent of engagement will be limited given there is currently no established community on the land.

FURTHER ENGAGEMENT PROPOSED	EXPLANATION OF HOW THE FURTHER ENGAGEMENT PROPOSE TO ADDRESS AN IDENTIFIED ISSUE OR QUESTION
Briefing to City of Playford Elected Member	Provide information regarding the Code Amendment.
Notification to Neighbouring Landowners	Identify the potential impact of the proposed Code Amendment on the neighbouring land.  Identify land owners and occupiers that may be directly affected.  If any are identified, present proposal for reduced centre zoning to those affected.
Other specified parties according to Section 73 (6)(e)	Presentation of the proposal to identified parties.



## 5.0 CODE AMENDMENT PROCESS

### 5.1 Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on ONE (1) or more particular pieces of land;
- in a particular zone or subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
  - the owners or occupiers of the land;
  - owners or occupiers of each piece of adjacent land; and
  - consultation must also occur with any person or body specified by the State Planning Commission under Section 73(6)(e) of the Act.

### 5.2 Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under Section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished to the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

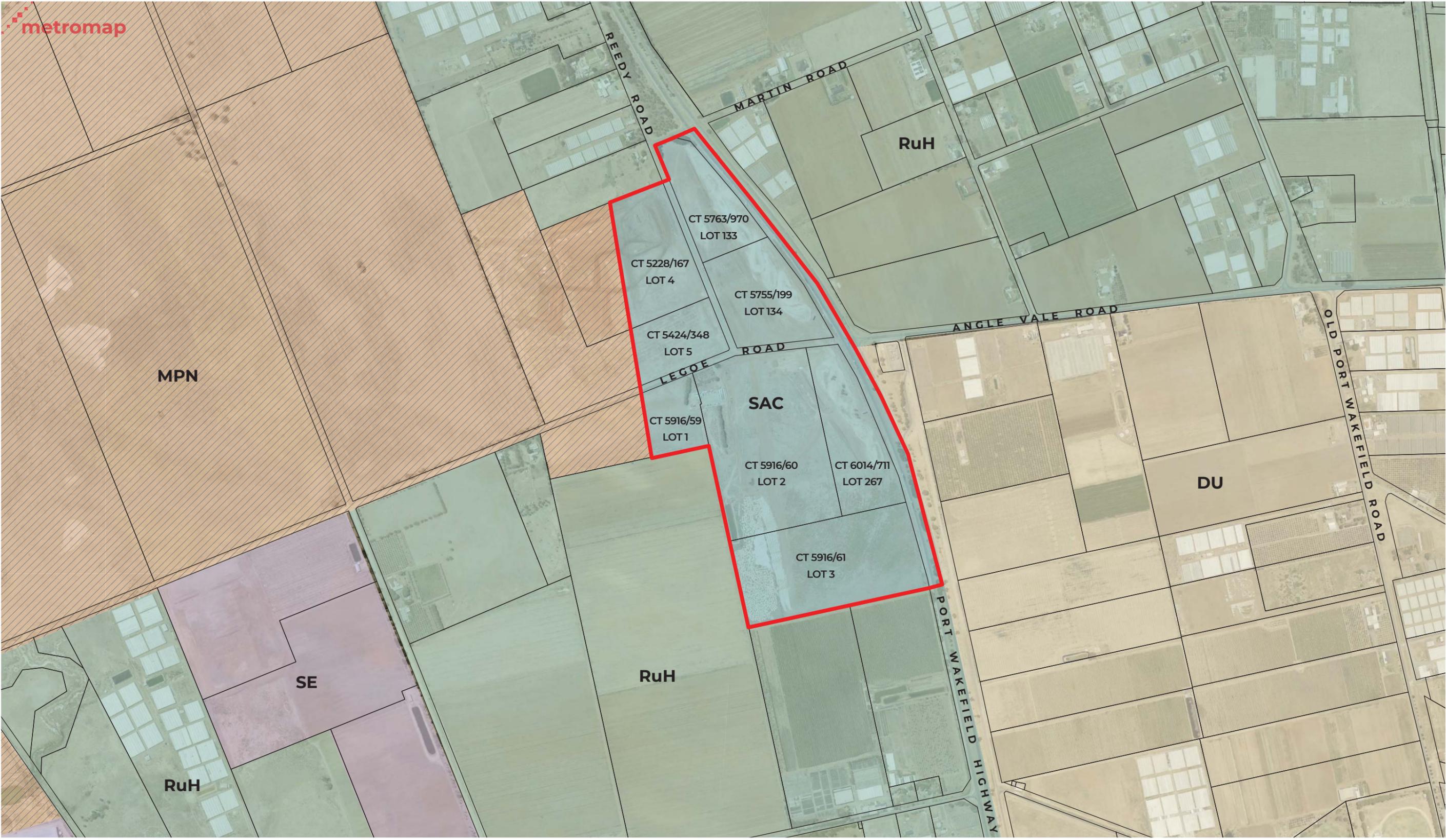
The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under Section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

### 5.3 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined in **Attachment D**. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

# **ATTACHMENT A**

## **Map of Affected Area**



- Area Affected
- DU Deferred Urban
- E Employment
- MPN Master Planned Neighbourhood Zone
- RuH Rural Horticulture

- SAC Suburban Activity Centre
- EA Emerging Activity Centre (Sub Zone)

**Land Ownership**  
 Walker Pastoral Pty Ltd — CT's 5228/167, 5424/348, 5763/970, 5916/59, 5916/60, 5916/61, 6014/711  
  
 Walker Waterloo Corner Pty Ltd — CT 5775/199

**Affected Area Plan**  
 BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

BUCKLAND PARK



# **ATTACHMENT B**

## **Certificates of Title**

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5228 Folio 167

Parent Title(s) CT 4047/266  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 17/11/1994 Edition 10 Edition Issued 30/03/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)  
OF GOVERNOR PHILLIP TOWER LEVEL 21/1 FARRER PLACE SYDNEY NSW 2000

### Description of Land

ALLOTMENT 4 FILED PLAN 40170  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11671022	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)
11695160	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

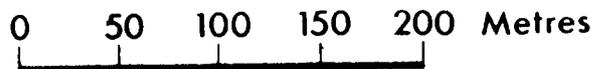
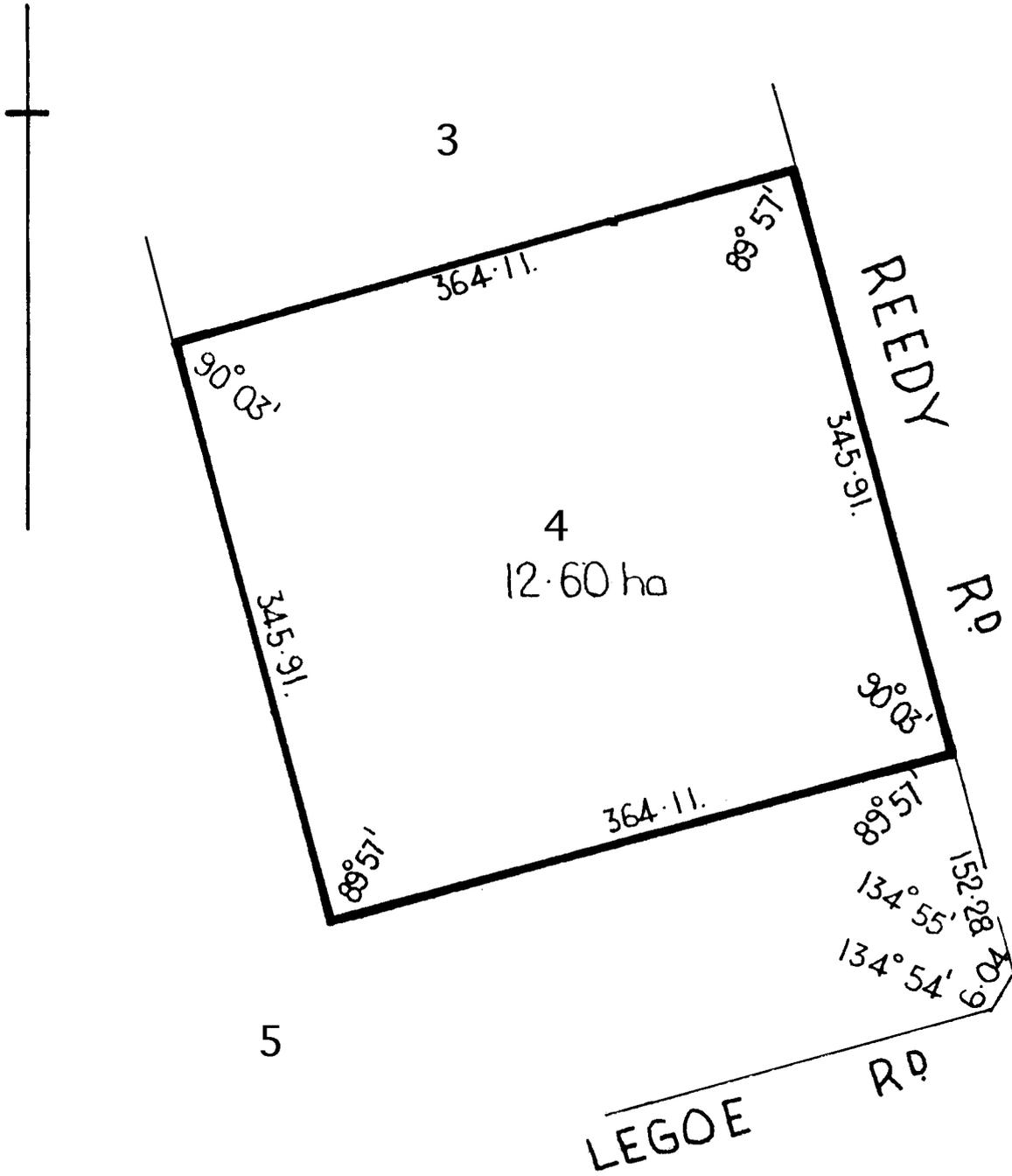
### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

TEXTUAL AMENDMENT VIDE 11711660  
APPROVED D94081  
APPROVED FX55524

Administrative Interests	NIL
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REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5424 Folio 348

Parent Title(s) CT 3630/192  
Creating Dealing(s) RT 8234327  
Title Issued 04/06/1997 Edition 6 Edition Issued 30/03/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)  
OF GOVERNOR PHILLIP TOWER LEVEL 21/1 FARRER PLACE SYDNEY NSW 2000

### Description of Land

ALLOTMENT 5 FILED PLAN 40170  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11666727	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)
11695160	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

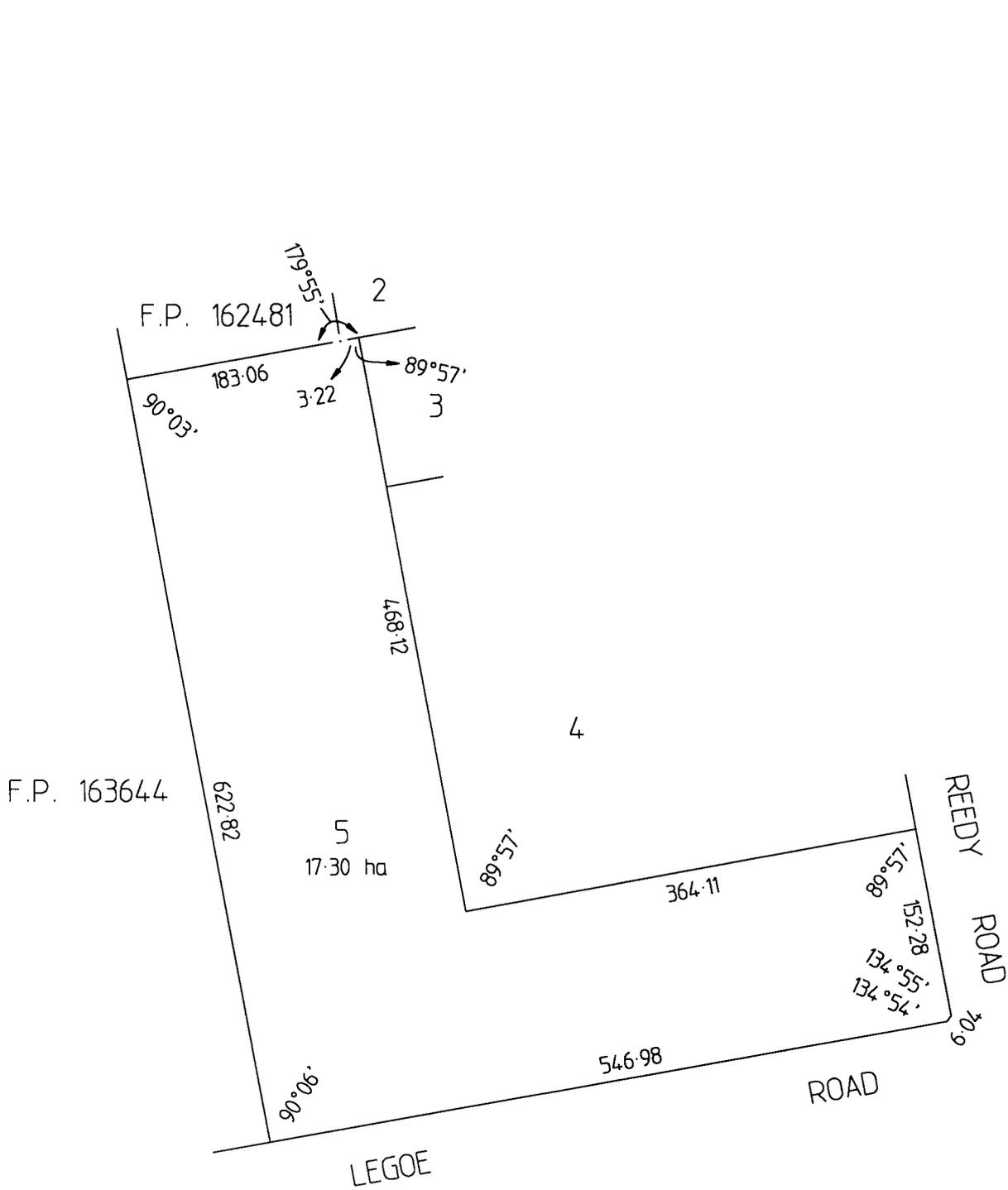
### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

APPROVED D94081  
APPROVED FX253914  
APPROVED FX55524

Administrative Interests	NIL
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REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5763 Folio 970

**Parent Title(s)** CT 4070/743  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 01/05/2000      **Edition** 4      **Edition Issued** 30/03/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)  
OF GOVERNOR PHILLIP TOWER LEVEL 21/1 FARRER PLACE SYDNEY NSW 2000

### Description of Land

ALLOTMENT 133 FILED PLAN 162482  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
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13484089	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)

### Notations

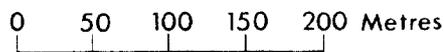
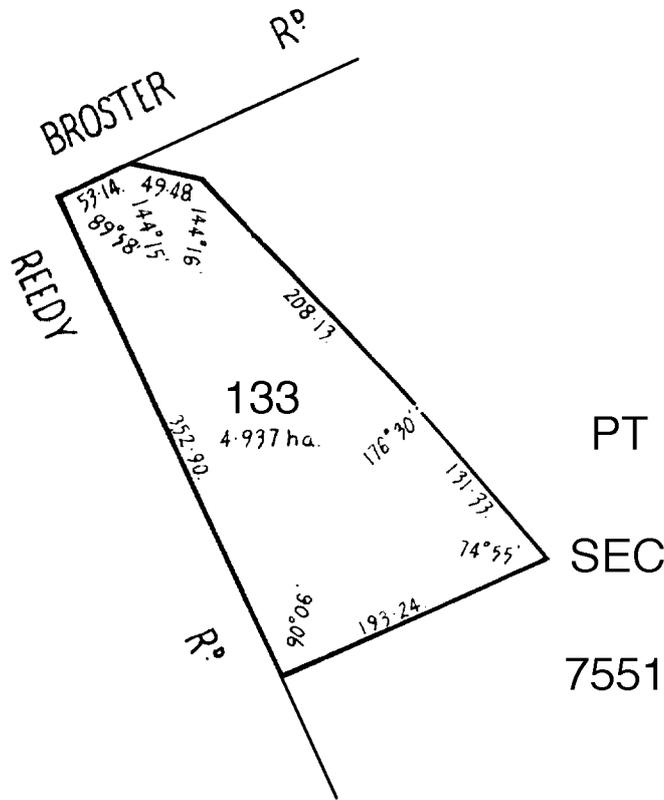
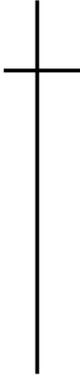
**Dealings Affecting Title** NIL  
**Priority Notices** NIL  
**Notations on Plan** NIL

### Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 59  
APPROVED FX55524

**Administrative Interests** NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4070/743



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5916 Folio 59

Parent Title(s) CT 5303/893  
Creating Dealing(s) RTC 9768575  
Title Issued 05/05/2004 Edition 7 Edition Issued 30/03/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)  
OF GOVERNOR PHILLIP TOWER LEVEL 21/1 FARRER PLACE SYDNEY NSW 2000

### Description of Land

ALLOTMENT 1 DEPOSITED PLAN 63928  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11666727	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)
11695160	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

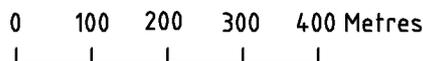
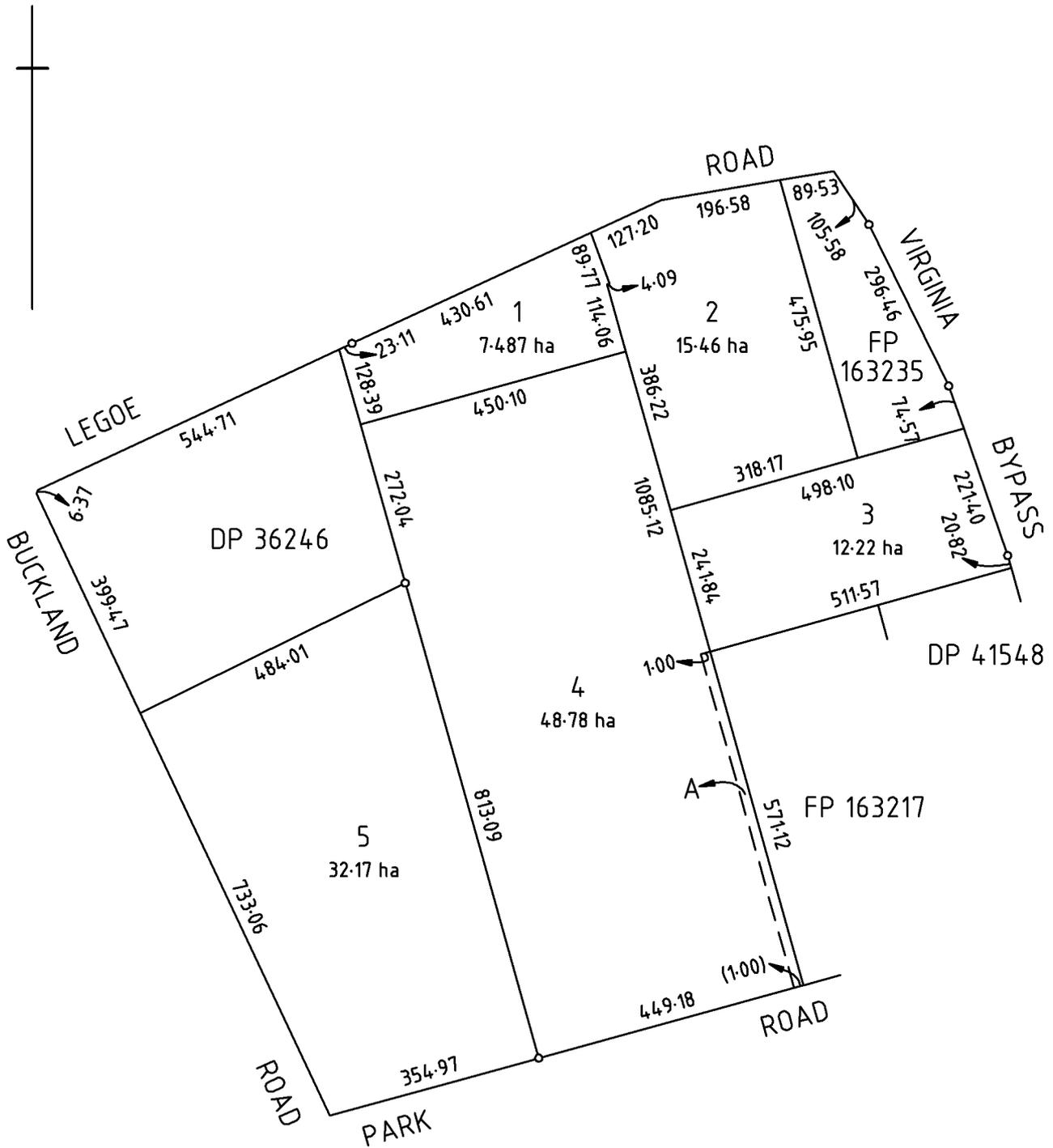
### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

UNAPPROVED D126108  
APPROVED FX55524

Administrative Interests	NIL
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REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5916 Folio 60

Parent Title(s) CT 5303/892, CT 5303/893  
Creating Dealing(s) RTC 9768575  
Title Issued 05/05/2004 Edition 5 Edition Issued 30/03/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)  
OF GOVERNOR PHILLIP TOWER LEVEL 21/1 FARRER PLACE SYDNEY NSW 2000

### Description of Land

ALLOTMENT 2 DEPOSITED PLAN 63928  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
13484089	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)
13490202	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

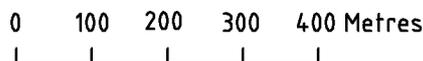
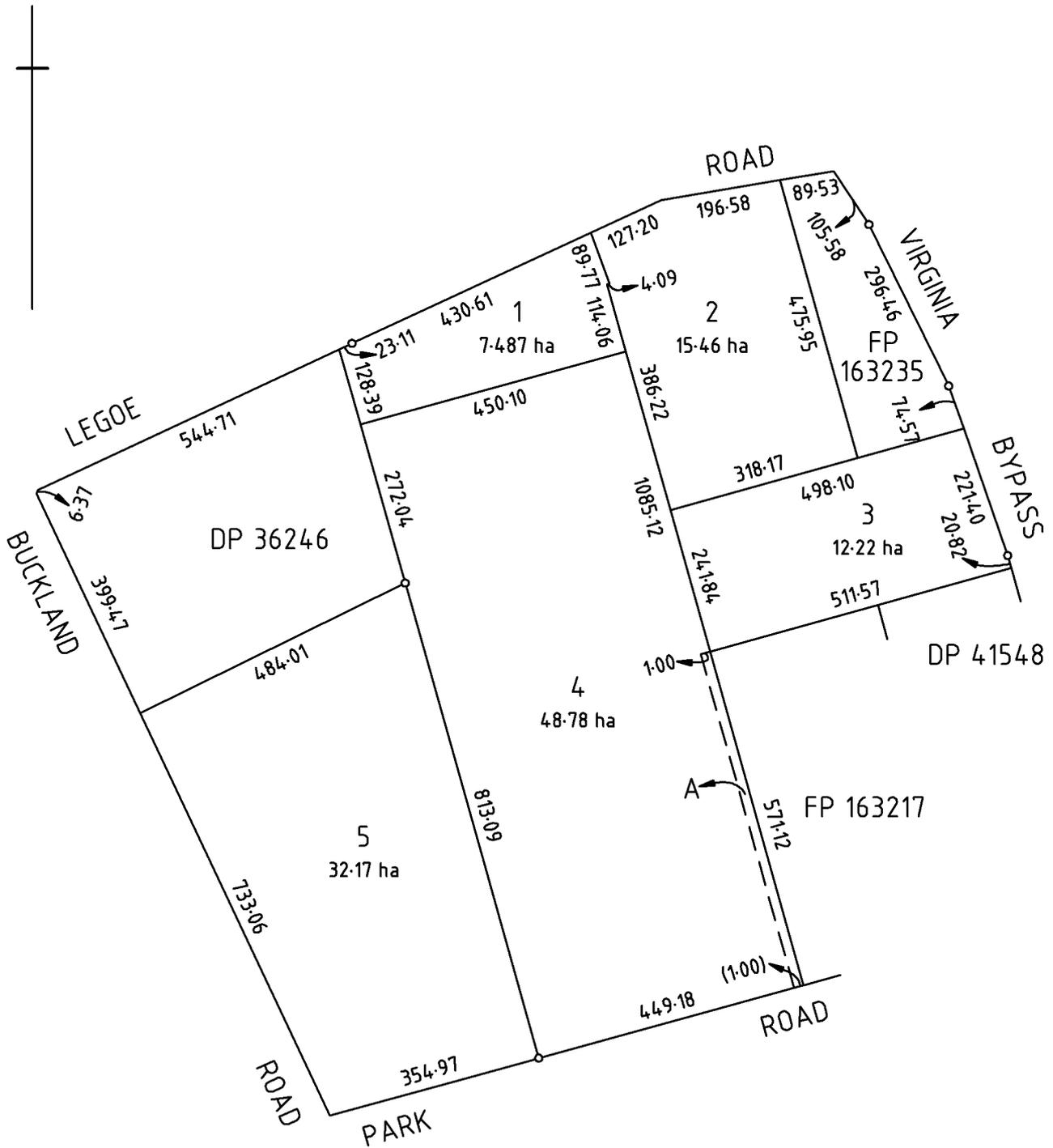
### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

APPROVED FX55524

Administrative Interests	NIL
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The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5916 Folio 61

Parent Title(s) CT 5303/825, CT 5303/890, CT 5303/893  
Creating Dealing(s) RTC 9768575  
Title Issued 05/05/2004 Edition 6 Edition Issued 30/03/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)  
OF GOVERNOR PHILLIP TOWER LEVEL 21/1 FARRER PLACE SYDNEY NSW 2000

### Description of Land

ALLOTMENT 3 DEPOSITED PLAN 63928  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR WATER SUPPLY PURPOSES (RTC 9768575)

### Schedule of Dealings

Dealing Number	Description
13484089	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)
13490202	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

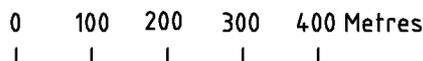
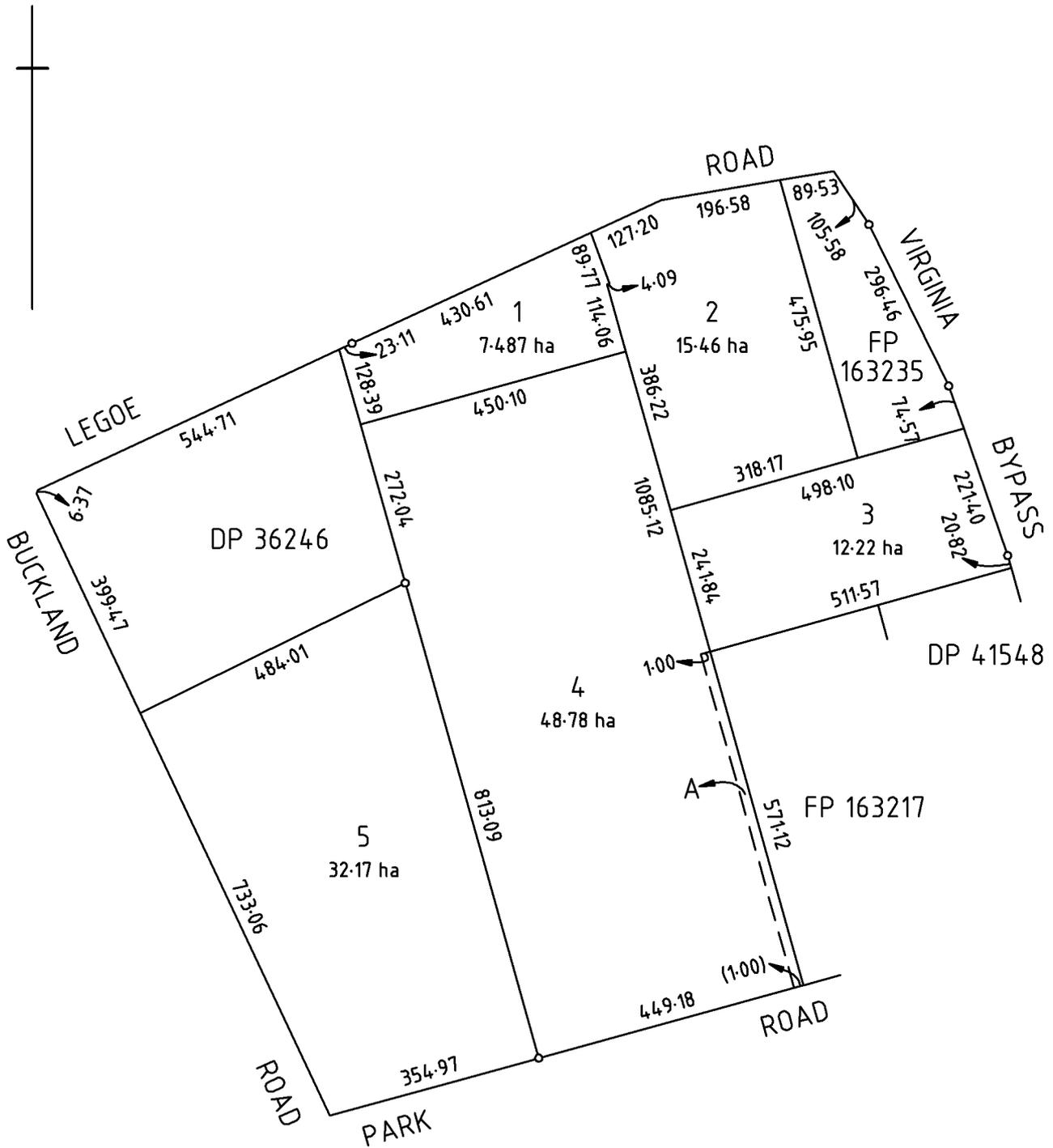
### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 59  
APPROVED FX55524

Administrative Interests	NIL
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REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 6014 Folio 711

Parent Title(s) CT 5303/891  
Creating Dealing(s) SC 10990440  
Title Issued 07/08/2008 Edition 5 Edition Issued 30/03/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

WALKER PASTORAL PTY. LTD. (ACN: 132 702 508)  
OF GOVERNOR PHILLIP TOWER LEVEL 21/1 FARRER PLACE SYDNEY NSW 2000

### Description of Land

ALLOTMENT 267 FILED PLAN 163235  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
13484089	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)
13490202	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

### Notations

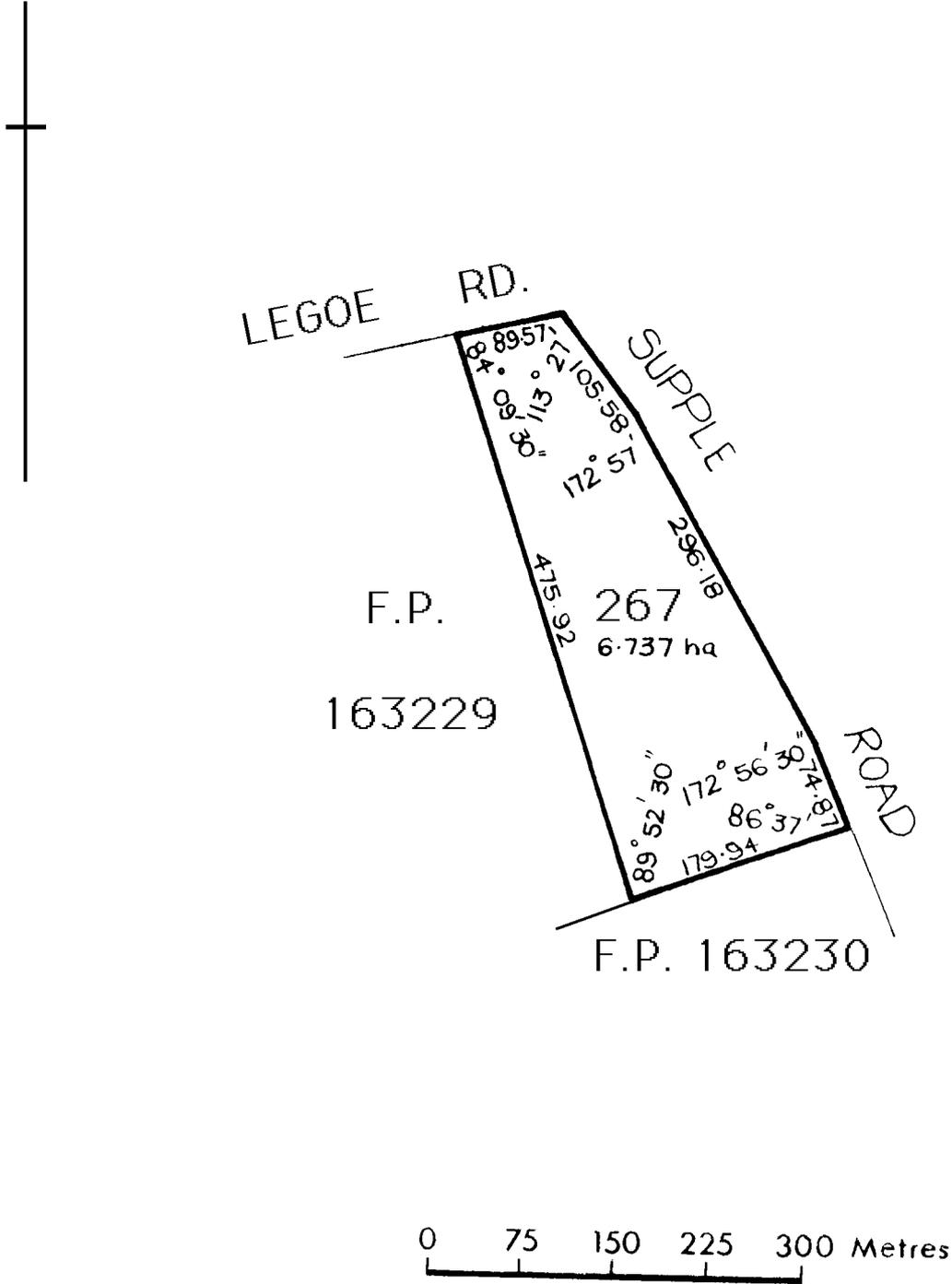
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 59  
APPROVED FX55524

Administrative Interests	NIL
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This plan is scanned for Certificate of Title 4027/220



Note : Subject to all lawfully existing plans of division



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5755 Folio 199

Parent Title(s) CT 4034/102  
Creating Dealing(s) CONVERTED TITLE  
Title Issued 11/04/2000 Edition 6 Edition Issued 30/03/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

WALKER WATERLOO CORNER PTY. LTD. (ACN: 133 183 409)  
OF GOVERNOR PHILLIP TOWER LEVEL 21/1 FARRER PLACE SYDNEY NSW 2000

### Description of Land

ALLOTMENT 134 FILED PLAN 162483  
IN THE AREA NAMED BUCKLAND PARK  
HUNDRED OF PORT ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
11695167	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
13484087	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(1)

### Notations

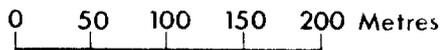
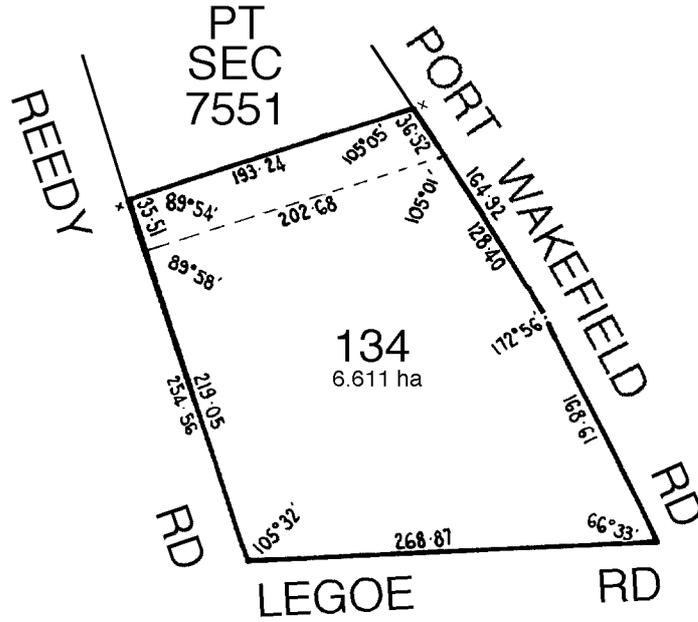
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

CONTROLLED ACCESS ROAD VIDE PLAN 59  
APPROVED FX55524

Administrative Interests	NIL
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THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4034/102



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

# **ATTACHMENT C**

## **City of Playford Correspondence**

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**From:** Wyatt, Sharon (DIT) <Sharon.Wyatt@sa.gov.au>  
**Sent:** Friday, 9 April 2021 12:24 PM  
**To:** Sally Lewis <Sally.Lewis@walkercorp.com.au>  
**Subject:** FW: Stage 7 - Riverlea

Hi Sally

Please see comment below from Council re variation request for proposed land use change for Stage 7, Precinct 1.

Can you /Walker please respond to the points made. This will inform my briefing and recommendation to SCAP.

Regards  
Sharon

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**From:** Matt Dineen [<mailto:mdineen@playford.sa.gov.au>]  
**Sent:** Friday, 9 April 2021 11:32 AM  
**To:** Wyatt, Sharon (DIT) <[Sharon.Wyatt@sa.gov.au](mailto:Sharon.Wyatt@sa.gov.au)>  
**Subject:** Stage 7 - Riverlea

Sharon,

Apologies for the delay in getting this detail to you and thank you for the opportunity to review the relevant documentation. Please see comments below in response to the proposed division over Stage 7 that seeks to further change the land use from Mixed Use to Residential.

#### **Land Use Consideration**

Council does not oppose the proposed land use change from Mixed Use to Residential. The size of the balance District Centre is sufficient to provide an appropriate level of commercial supply to the community, noting also the future Neighbourhood Centre envisaged within Stage 5.

The change in land use to a more sensitive land use does bring about the need for an extensive acoustic wall to the Port Wakefield Road frontage of Stage 7 which would otherwise likely not be required. Council does not oppose this acoustic treatment wall but seeks to ensure that any such wall is not located on Council land. Council maintains a Further Council seeks to ensure that a Land Management Agreement is in place against the private properties on which the wall is located that ensures the ongoing retention and maintenance of this wall structure. Council are able to provide the developer with an example of such an agreement used elsewhere within the Council area. Additional correspondence relating to acoustics is detailed further below.

A further consideration as to the appropriateness of the sensitive land use is the presence of any site contamination. Whilst previous investigations (Connell Wagner Pty Ltd, 2008) noted a moderate to high risk of contamination in the wider East Sector, the updated report prepared by ..... has deemed the site suitable for residential purposes.

#### **Acoustics**

As detailed within the Acoustic Report, a 2.7m high continuous concrete wall is required to the Port Wakefield Road boundary and the southern frontage of Martin Road. This is in addition to certain façade treatments to future dwellings. As detailed above, Council seeks to ensure that this wall is not located on Council land and accordingly a redesign of roads 10, 4 and 5 will be required, facilitating a wall to the rear boundaries of private properties. Again a LMA will be required ensuring that such private properties ensure the retention and maintenance of this acoustic wall.

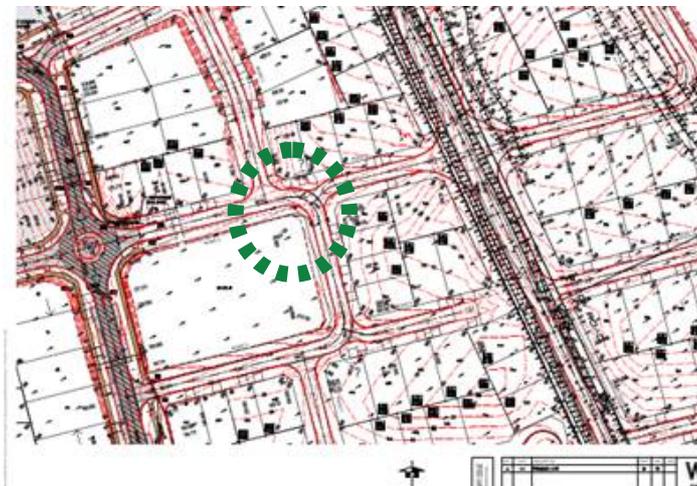
Please ensure that this wall is constructed in full by the developer prior to clearance of the division. Visibility of this wall from Port Wakefield Road behind existing landscape mounds is unknown however given the extent and visibility from Martin Road, the inclusion of appropriate design features within the wall construction is promoted. Council notes that this wall constitutes development in its own right and should be considered concurrently by the Department as part of the land division.

What was unclear was whether the acoustic report has considered acoustic impacts in the interim period prior to construction of the overpass and accordingly whether the acoustic wall is then sufficient to cater for the signalised intersection treatment. The existing mounds along Port Wakefield Road are acknowledged however the acoustic benefits of these mounds is unknown.

## Traffic

A number of concerns are raised with the proposed road layout as follows:

- Road 1 – the hierarchy of this road is unclear however in our opinion the road is considered a **local residential street**. It is required to be configured as a typical residential street without the proposed median in order to allow full property accesses.
- Road 5 southern connection with Reedy Road to be closed to remove four way intersection conflict with Road 1. Should a redesign be undertaken to facilitate the acoustic wall to the rear of private properties (as opposed to Council's road reserve), following relevant analysis a consideration may be to connect the altered road 5 with
- Local Collector Roads
  - The carriageway width of the collector road is required to be a minimum of 7.2m where there is no provision for indented car parking bays.
  - Provide a minimum 1.5m/ 3m wide shared footpath where identified.
  - As per AS 2890.5, a minimum width of the parallel parking spaces is 2.3m.
  - Spacing for any landscaping/protruberances between indented car parking spaces, please consider and provide expedient on-street car parking spaces in relation to safe car parking manoeuvres and efficient traffic flow along Collector Road.
  - Please review and provide separate turning lanes at the proposed unsignalled T-Junction on the southern end of the collector road (Figure 4.2). Also clarify the proposed design speed for the intersection.
  - Please review and provide further information on the appropriateness of the proposed intersection design, e.g. turning lanes capacity.
  - Review and provide an additional pedestrian crossing point to Riverlea Boulevard on the east side of the proposed T-Junction to connect between the proposed residential (Stage 7) and future development (District Centre) acknowledging also the bus stop to the Northern side of Riverlea Boulevard, i.e. potential pedestrian desire lines and bus stops in this section.
- Local Streets
  - A minimum carriageway width of the local streets is **7.2m** within 15m road reserve, i.e. not a 7.0m wide carriageway.
  - Provide a minimum width of 1.5m footpaths at least one side of the streets – accepting two to local roads but limiting cul-de-sacs to one footpath..
  - Provide adequate on-street car parking spaces as per Development Plan, i.e. a minimum of 1 on-street car parking space per every second dwelling.
- Roundabout
  - The design of the proposed roundabout is required to be confirmed with further details in detailed design, e.g. refuge islands, pram ramps, landscaping and other technical design requirements.
- Realigned T-Junctions (page 14)
  - In relation to the proposed road hierarchy plan, the proposed realigned T-junctions are required to be designed/installed at appropriate locations as they will alter the intersection priorities in a road network, i.e. road hierarchy changes.
  - The realigned T-Junction between roads 3 and 4 (between the two proposed roundabouts) as identified within the diagram below is not supported and should enable priority between the roundabouts. The realigned T-junction at this location raises concern as to hierarchy and appropriate driveway access and on-street parking.



- Whilst the impact of the realigned T-junction between roads 3 and 6 is reduced, please review in order to provide adequate on-street car parking spaces and safe traffic manoeuvrings at driveways.
- Cul-de-sacs
  - Please provide continuous footpath connections with pram ramps to the external footpath network ie. connecting roads 6 and 7 through to Reedy Road.
- Access Places & Laneways
  - Specific concern is raised with the design of Road 9 in particularly the width and its inability to facilitate on-street parking, appropriate movement, services, footpath connection and bin collection.
  - The GTA traffic report outlines *larger vehicles may reverse into these areas to service the properties... alternatively the bins may be moved to the main road for collection...* We have not been provided with swept path analysis for these areas and do not support bins being moved to the main road for collection. Such movement will conflict with on-street parking needs / services, and results in a poor service of bin collection moving forward.
  - Additionally on-street parking needs to be taken into consideration (i.e. one spaces per 2 dwellings) located conveniently next to dwellings on access places and laneways.
  - It is considered that the width and design of Road 9 needs to be reviewed and expanded in communication with Council.
  - In relation to the proposed road environment (i.e. 5.5m wide carriageway in the combination of narrow/ short driveway crossovers and road alignment), further information will be required to address safe vehicle manoeuvrings from/to the properties.
- Parking
  - As per Development Plan, provide an adequate on-street car parking spaces map considering safe service vehicle manoeuvrings at the bend areas and on-street car parking controls where required, e.g. laneway, bend area.

I note that whilst closure of Reedy Road / Martin Road access has been discussed (to ensure this access does not become a rat-run), our Traffic Engineer would prefer to see this access remain open until a greater holistic approach can be reviewed.

### **Proposed Central Reserve – Stage 7**

Council is supportive of this reserve provision and acknowledge the importance of this reserve in providing an open space outcome to the first stages of the Riverlea development. A Landscape Plan will be required which can be worked through in greater detail in detail design however Council's Landscape Architect highlights that the each facility detailed within Council's Open Space Guidelines relevant to a Neighbourhood Level Reserve will be required.

### **Stormwater / Civil**

In basic terms, the extent of stormwater runoff resulting from the proposed residential development will be less than that generated from the envisaged mixed use development as a result of an increase in pervious surfacing. Accordingly Council remains supportive of the land use change and have confidence that a stormwater outcome can be achieved.

Council's senior engineer is still however working through the stormwater management plan / civil plans at a detail however for timing purposes it is considered that this this level of detail can be worked through in detail design and / or land division consent separated from the Planning Consent.. Concern is raised as to the diameter of some stormwater drainage pipes relevant to the catchment they are serving.

In initial review of the bulk earth work plans, in instances within which the road is elevated such as Road 1, adjoining allotments appear to be approximately 500mm below road level. Again this can be worked through in detail design however consideration needs to be given as to how these levels will be managed and the functionality of the future allotments.

### **External Infrastructure**

Stage 7 will trigger the need for external works to be undertaken to Martin Road inclusive of street lighting, road reconstruction and drainage at the cost of the developer. The Civil works plans appear to have taken such works into consideration however as such works sit external to the site, an Infrastructure Agreement (IA) will need to be entered into. An extent of such works were initially triggered for Stage 1A and an IA entered into however now given the construction of Riverlea Boulevard, such works can be pushed back to Stage 7. Council is working collaboratively with the developer through such IAs on a stage by stage basis. It is noted that any roadworks within Martin Road will need to ensure maintenance of access for oversize / overmass agricultural vehicles.

### **Matt Dineen**

Manager - Planning Services •  
City of Playford

P. (08) 8256 0557 • E. [mdineen@playford.sa.gov.au](mailto:mdineen@playford.sa.gov.au)  
12 Bishopstone Road, Davoren Park, SA 5113

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# **ATTACHMENT D**

## **Timetable for Code Amendment Proponent**



STEP	RESPONSIBILITY	TIMEFRAME
<b>Approval of the Proposal to Initiate</b>		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	AGD	1 weeks (includes lodgement and allocation + referral to Government Agencies within the first week)
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	AGD, Relevant Government Agencies	1 week
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	1 week
	Commission	1 week
Proposal to Initiate agreed to by the Minister.	Minister	1 week
<b>Preparation of the Code Amendment</b>		
Engagement Plan Prepared.	Designated Entity	2-4 weeks
Investigations conducted; Code Amendment Report prepared	Designated Entity	4-8 weeks undertaken concurrently
The Drafting instructions and draft mapping provided to AGD	Designated Entity	1 week undertaken concurrently
AGD prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	AGD	1 week
Preparation of Materials for Consultation	Designated Entity	2 weeks



<b>Engagement on the Code Amendment</b>		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	2-4 weeks
<b>Consideration of Engagement and Finalisation of Amendments</b>		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with AGD	Designated Entity	2 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate Timeframe will be put on hold if further information is required, or if there are unresolved issues	AGD	2 weeks
Consideration of Advice	Commission (Delegate)	1 weeks (includes 1 week to process through Minister's office)
	Commission	2 weeks
<b>Decision Process</b>		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	1 weeks
<b>Implementing the Amendment (operation of the Code Amendment)</b>		
Go- Live- Publish on the PlanSA Portal	AGD	1 weeks
<b>Parliamentary Scrutiny</b>		
Referral of approved Code Amendment to ERDC	AGD	8 weeks