

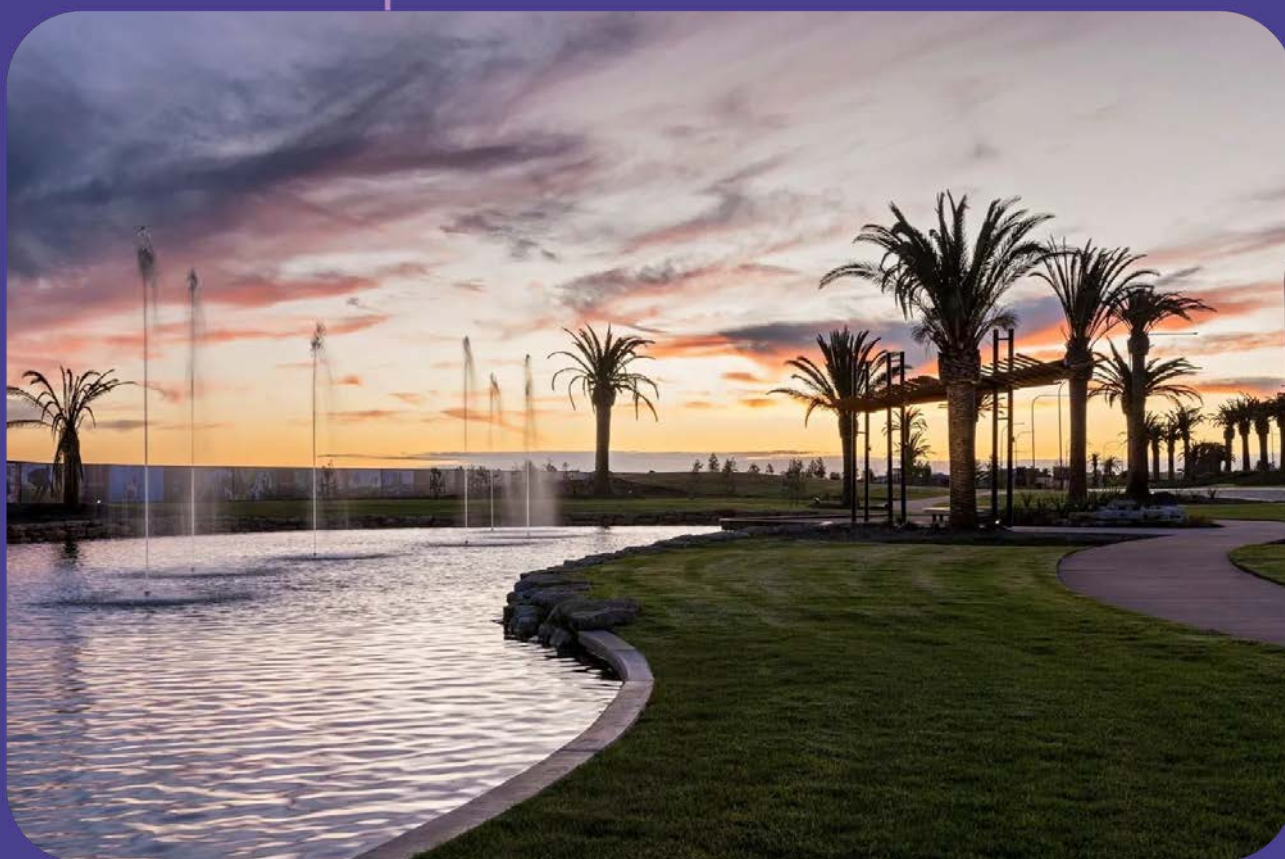
Amendment to the Assessment Report

Buckland Park Township Major Development

Precinct 3A - Third Amendment to the Environmental Impact Statement (EIS) - Riverlea

Walker Corporation

August 2026



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Government of South Australia
Department for Housing
and Urban Development

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1. Executive Summary

The Riverlea (formerly Buckland Park) project is a \$5bn greenfield development in Adelaide's northern suburbs, comprising a range of residential, commercial, community, recreational, sporting and retail development, with 12,000 lots. Proposed to be created over 25 years, accommodating an expected population of 35,000, with 450ha of open space and 42km of recreational paths.

The project was originally declared as a major development by the State Government in 2007, with subsequent approvals authorising Precincts 1 and 2. The project is well underway, with 1833 allotments sold, 973 homes occupied and a further 195 homes under construction (as of June 2026). The resident population at Riverlea is estimated to be around 3000 persons.

Since the approval of the Second Amendment to the Environmental Impact Statement (EIS) on 2 June 2025, a number of project milestones have been completed:

- the \$100m Palms Shopping Village has opened (as of 24 June 2026), providing 10,000m² of retail and lifestyle space and over 25 specialty stores (when fully complete);
- a new school (Xavier College - Catholic Education) is under construction and due to open in 2027 (R to Year 6 initially), with over 300 enrolment applications received;
- SA Water sewer and water infrastructure has been upgraded to improve network capacity, consistent with the development goals set by the SA Housing Road Map.

A range of subsequent amendments have also been made to individual development stages within Precinct 2, reflective of detailed design considerations and the final layout of "the island" and neighbourhood centre, which will provide the key development anchor adjacent Saltwater Lake 1.

On 14 October 2025, a third amendment to the EIS was lodged by Walker Corporation.

This application sought to develop **Precinct 3A**, with a total of 737 residential allotments proposed to the immediate south-west of Precinct 2 (being north of Legoe Road and south of Riverlea Boulevard's future extension). At least 15% of the proposed allotments have been identified as "affordable", mandated through a separate Land Management Agreement with Housing SA.

Precinct 3A is located within an area zoned Master Planned Neighbourhood under the Planning and Design Code, for which residential and related development (reserves etc) is envisaged.

The proposal seeks to provide a variety of allotment types, consistent with previous precincts and sub-stages, within a well-designed and landscaped urban environment, close to services, facilities and recreational spaces (with a neighbourhood reserve ~5000m² also proposed).

The existing local road network will be extended westwards, connecting Precinct 2 with Precinct 3A, which provides both east-west and north-south connectivity, and then via Riverlea Boulevard to the Port Wakefield Highway and northern Adelaide (Northern Expressway/Northern Connector)

The key assessment matters related to land use acceptability, site contamination, cultural heritage, flora and fauna impacts (including native vegetation clearance), stormwater management, infrastructure and services, traffic access and connectivity.

The assessment process required a public exhibition period (from which no submissions were received) and referral of the application to relevant state agencies and the Playford Council. No objections were raised by state agencies, although feedback was received on various matters.

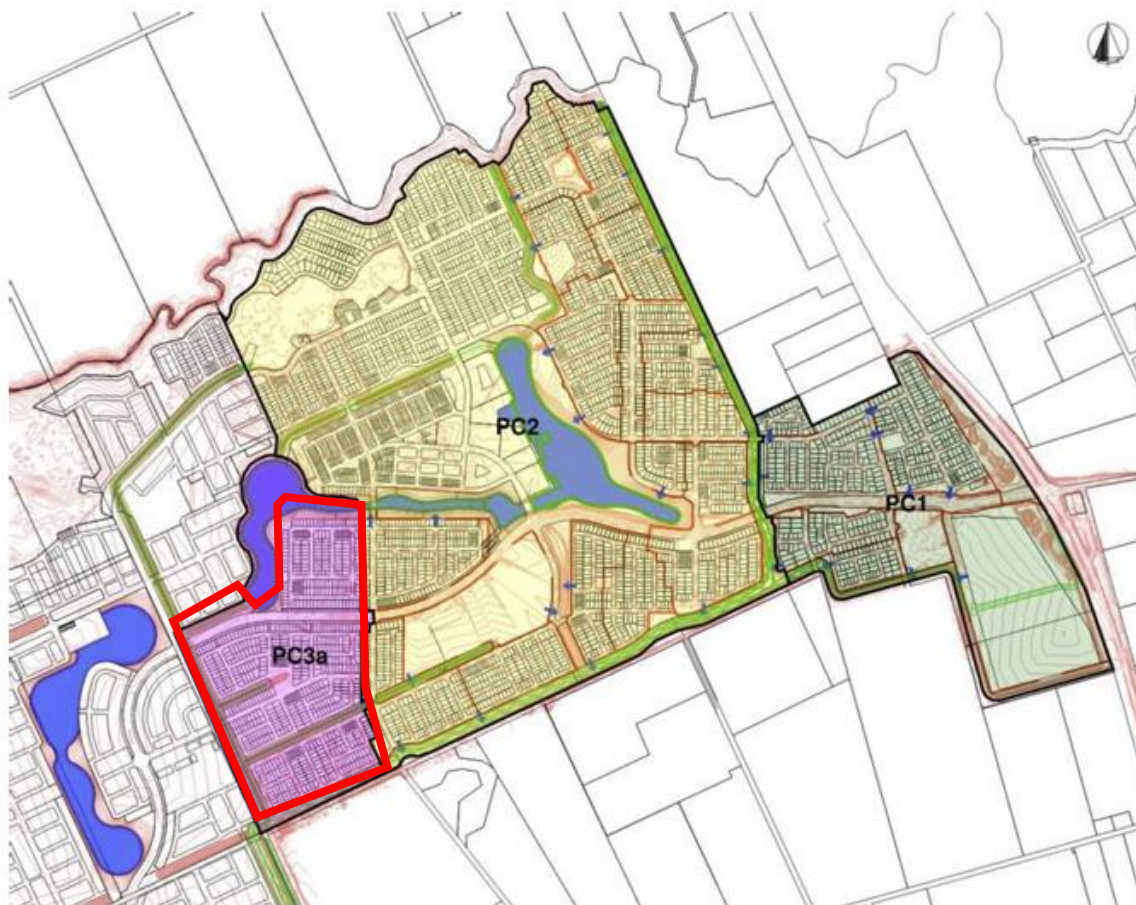


Figure 1: Location of Precinct 3A.

The Playford Council raised a number of matters requiring further consideration, including the size of the neighbourhood reserve, the width and function of Murdoch Street, and the function/purpose of drainage basin/channel 8.

To address these matters, an amended proposal plan (Revision E) was prepared, for which the Council advised has satisfactorily addressed the above matters.

It is noted, however, that Council retains concerns with any future drainage basins being utilised for materials recovery (to assist with improved site levels) as opposed to a purely stormwater management function. The Council has indicated that this approach may not be supported in future precincts, given potential maintenance demands on staff and costs to ratepayers.

The neighbourhood reserve size was found to be acceptable, whilst the road reserve width of Murdoch Street was increased from the originally proposed 16m to 18.5m, which – in the Council's view – can more easily accommodate future traffic volumes as the overall development progresses.

A number of conditions and land division requirements were also recommended by the Council.

In terms of other secondary permits, the clearance of native vegetation is being separately considered by the Native Vegetation Council (NVC), whilst any potential disturbance to Aboriginal cultural heritage can be appropriately managed under an existing authorisation to disturb and relocate Aboriginal remains was previously granted under the *Aboriginal Heritage Act 1988*.

Further investigations will be required to confirm the upgrade of the Port Wakefield Highway/Angle Vale Road/Riverlea Boulevard intersection, from an improved at-grade solution to the ultimate, grade separated solution. DIT has recommended a number of conditions to require further studies and/or works to be undertaken prior to the clearance of 2500 and 3000 allotments (respectively).

The issue of a secondary access point from the Port Wakefield Highway, south of the existing site entrance, continues to be a priority for both the proponent and the Council to support the development of later precincts (and in turn, not degrade internal serviceability or require costly upgrades to local roads), with further investigations being undertaken by the Department for Infrastructure and Transport (DIT).

The location, design, timing and funding of this access remain to be determined, dependent on factors both within and largely outside the developer's control. The future assessment of Precincts 3B and 4, will need to consider these matters in further detail.

In summary, this Third Amendment to the Assessment Report (AAR) considered the potential environmental, social and economic impacts of the proposed variation to the previous development authorisation. It has been concluded, that subject to appropriate conditions, the addition of Precinct 3A constitutes an efficient and logical extension to the Riverlea development, consistent with the current zoning of the land, allowing efficient connection to existing services, facilities and roads.

2. Introduction

On 14 October 2025, Walker Corporation sought to vary to their development authorisation for the Buckland Park Township (now Riverlea Park) development.

The varied proposal seeks to amend the previously approved masterplan (as approved in June 2025) and provide a detailed layout for Precinct 3A, comprising an additional 737 allotments which are located to the south-west of the already approved Precinct 2 division.

These changes do not directly involve the saltwater lakes system.

Precinct 3A is a new (partial) precinct and has not been previously considered in detail. The balance of the precinct is to be considered under a future amendment (i.e. Precinct 3B).

The social and economic importance of this next stage of the Riverlea development, both to northern Adelaide and the city as a whole, seeks to support future housing growth and construction activity, with additional housing supply to be provided. The proposed arrangement will include a similar mix and configuration of lots previously approved within Precincts 1 and 2.

A formal amendment process was undertaken to consider the changes, in accordance with s.114 of the *Planning, Development and Infrastructure Act 2016*. This report outlines the assessment process, project scope, submissions on the AEIS, consideration of the key planning issues, and then makes a recommendation on the merits of the variation proposal for the further consideration and decision by the Minister for Planning 9or delegate).

3. Assessment process

3.1 Process to date

The Buckland Park Residential Development (now known as Riverlea Park) was the subject of an Environmental Impact Statement (EIS) released in May 2009 pursuant to the Major Development provisions (Section 46) of the *Development Act 1993* (the repealed Act).

A Provisional Development Authorisation (with conditions) was provided by the Governor on 3 February 2010. On 23 December 2010 the whole site was rezoned for residential use (and other related purposes) and dealing ostensibly with the division of the land for residential purposes by an amendment to the City of Playford Development Plan.

The current zoning under the Planning and Development Code for Precincts 1 to 3A (and future precincts) of the Riverlea development is Master Planned Neighbourhood (MPN).

This zoning supports the assessment of new built form development by the local Council that “supports a new or expanding community with a diverse range of housing located within easy reach of a diversity of services, facilities and open space to support a growing community and create a pleasant place to live” (MPNZ: P&D Code).

The development authorisation has been varied on multiple occasions, generally to account for both layout and staging changes to the approved plan of division. On 2 June 2025, the delegate of the

Minister for Planning, the Hon Angela Michaels MP, approved the second amendment to the EIS, to establish a saltwater lakes system within Precinct 2 (which also amended the overall layout and stormwater management system). Further variations were then approved to individual stages.

A copy of the current development authorisation (17 June 2026) is available [here](#).

Pursuant to Section 114 of the *Planning, Development and Infrastructure Act 2016*, an EIS process previously determined under the repealed Act, can be amended by a proponent at any time to take account of an alteration to the original proposal.

If the Minister considers (as occurred in this instance) that a proposed amendment would significantly affect the substance of the original EIS, an amendment must not be made before interested persons had been invited, by public advertisement, to make written submissions on the amendment.

The Act also requires the amendment to be referred to the local Council and relevant state agencies.

3.2 Original Declaration and Guidelines

The original proposal for the Buckland Park Township development was initially declared a 'Major Development' on 4 January 2007 (with the original declared area increased by subsequent gazette notice on 12 June 2008), with the Guidelines for the preparation of an Environmental Impact Statement released on 19 September 2007, then further revised on 17 September 2008.

In considering the third AEIS, which involves a change to the approved land division layout (and being a logical extension of Precinct 2 into Precinct 3A) with the creation of new residential lots only, along with associated changes to the internal road network and civil infrastructure, the original Guidelines remain applicable for this assessment. These are available [here](#).

3.3 The Relevant Authority

The original Buckland Park township proposal was considered and approved under the major development provisions of the now repealed *Development Act 1993*.

With the full implementation of the *Planning, Development and Infrastructure Act 2016*, Regulation 11(3) of the *Planning, Development and Infrastructure (Transitional Provisions) Variation Regulations 2017* has the effect of recognising previous documentation and decisions as if they were made and/or approved under the 'Impact Assessed (not restricted)' pathway.

The Minister for Planning is now the decision maker under the new Act, rather than the Governor under the repealed *Development Act 1993*.

The other notable change is with the passage through State Parliament and subsequent proclamation of the *Statutes Amendment (Planning, Infrastructure and Other Matters) Act 2025*, the author of the Assessment Report is now the Chief Executive Officer of the Department of Housing and Urban Development, or authorised delegate.

In considering the current proposal, the Chief Executive Officer must have regard to the Amendment to the EIS, State Agency, Council and any public submissions, the Response Document, relevant planning policies of the Planning and Design Code, the applicable 30-Year Plan for Greater Adelaide,

State Planning Policies, the *Environment Protection Act 1993* and any other matters that the Minister as the decision maker considers relevant to the assessment and determination of the variation.

3.4 Consultation on the Amendment to the EIS

Public consultation on the AEIS occurred for a period of 15 business days between 16 December 2025 to 14 January 2026 (being extended over the Christmas-New Year's period).

Copies of the AEIS were made available at the office of Planning and Building (DHUD) at Level 9 83 Pirie Street, Adelaide and on the SA Planning Portal. A public notice was published in the *Adelaide Advertiser* newspaper advising of the release of the AEIS and where to obtain or view a copy of the AEIS. No public submissions were received.

3.5 Amendment to the Assessment report (AAR)

The AAR takes into consideration the requirements established under the Impact Assessed pathway, including an assessment of the proposal as presented in the AEIS, Council and agency comments, and the Response Document.

The Response Document, along with the EIS, forms the finalised proposal.

Previous and current project documentation is available [here](#).

The AAR does not include an assessment of any elements of the proposal against the provisions of the Building Rules under the *Planning, Development and Infrastructure Act 2016*, noting that the Playford Council (being their Council Assessment Panel and Assessment Manager under the PDI Act) is responsible for the assessment of all built form development at Riverlea.

3.6 Current Development Authorisation

The current development authorisation provides for the establishment of the Buckland Park Township, a multi-component residential, commercial and recreational development on land located west of Virginia and south of the Gawler River.

The development is proposed to include 15,300 dwellings, a town centre and associated community and recreation facilities, together with public infrastructure across four precincts.

An overall masterplan has been approved, alongside the detailed layout of Precinct 1 and Precinct 2, with construction almost completed across Precinct 1 and commenced on Precinct 2.

A signalized intersection has also been constructed, providing safe and efficient access to Port Wakefield Highway. A new retail/commercial complex has also been opened, which includes a shopping centre and speciality shops as of late June 2026.

The approved stormwater and floodwater strategy currently includes linear drainage channels and a new saltwater lakes system to address regional stormwater and flooding from the Gawler River.

The stormwater and flood mitigation system directs both overland and directed flows into the Thompson Creek and outfall (to the southwestern area of the site).

The overall development framework (outlined by an approved Masterplan) has changed over time, with the current concept plan in **Figure 2**.

These changes reflect township, precinct and stage changes between 2009 and 2026, both prior to and during construction. Concurrent with these updates, have been variations to individual stages—reflective of periodic updates to the masterplan, which have been assessed and approved.

Since lodgement of the current variation (requiring an amendment to the project), stage updates have continued to be approved, following on from the approval of the second AEIS in June 2025.

3.7 Next steps

This Assessment Report includes the Chief Executive Officer's recommendation to the Minister for Planning (as the decision maker) with respect to making decision on the project.

The delegate of the Minister has the discretion to:

- Grant a development authorisation subject to conditions (if any)
- Grant a provisional development authorisation, reserving a decision on a specified matter.
- Refuse approval to the development

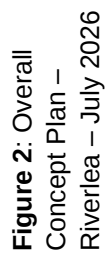
In making this decision, the delegate of the Minister must have regard to the following matters which are considered in this assessment report, as part of the Chief Executive's recommendation:

- any relevant state planning policy; and
- the relevant regional plan; and
- the provisions of the Planning Rules and the regulations (so far as relevant); and
- the Building Rules (so far as they are relevant); and
- if the development involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the *Environment Protection Act 1993* (EP Act)—
 - o the objects of the EP Act; and
 - o the general environmental duty under the EP Act; and
 - o any relevant environment protection policies under the EP Act; and
- if the development is to be within an area of the State that is specifically subject to a special legislative scheme—the views of the Minister who is responsible for the administration of the Act in question; and
- any relevant EIS, and the relevant Assessment Report.

4. Proposal

4.1 Proposal

The proposal seeks a logical extension to Precinct 2 (further westwards) to provide additional allotments for residential development. The development is referred to as Precinct 3A. The eastern portions of Precinct 3A border previously approved stages 36, 37 and 38 within Precinct 2.



The overall layout and purpose remain consistent with the approved masterplan.

The division seeks to create six additional subdivision stages, comprising 737 residential allotments, in close proximity to planned schools, open spaces, a proposed and emerging activity centre, vegetated open drainage channels, various open space areas, and a comprehensive traffic network.

A plan of division has been prepared by Alexander Symonds (being revision E). Refer **Figure 3**.

A range of allotment types are proposed, comprising terrace, cottage, courtyard, villa and traditional types being between 150m² and 630m², with allotment widths ranging from 7 to 20m, and allotment depths of between 15 and 35m. The main focus is the provision of medium-sized blocks for villa and traditional homes on allotments from 375m² to 420m². Refer **Figure 4**.

As with Precincts 1 and 2, the new (part) precinct will include both a minimum provision and diversity of allotments designated for affordable housing (in the form of house and land packages), arranged across the precinct with alternative allotment dimensions and housing styles.

The minimum target is 15%, consistent with previous commitments and mandated by a Land Management Agreement (LMA) between Walker and the state housing authority.

Road connections are provided on an east-west and north south basis, being a combination of local and connector roads, providing safe and efficient access to Riverlea Boulevard to the north.

A network of stormwater channels connects into a precinct wide solution to manage storm events, consistent with the approved stormwater strategy developed by WGA, previously approved for Precinct 2, and now remodelled and updated for Precinct 3A.

5. Site and Locality Description

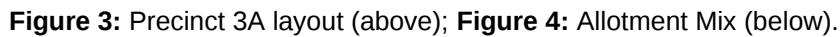
The subject land is to the immediate west of Precinct 2, being generally flat, with a slight slope from northeast to southwest, and is approximately 6-7m AHD in elevation. The Gawler River is located to the north, the Port Wakefield Highway to the east and the International Bird Sanctuary to the west.

A site inspection was undertaken by DHUD staff in October 2025 (refer **Figures 5-8**).

Riverlea receives a mean annual rainfall of 413 mm and is currently at high risk of flooding (being adjacent to a perched river system). For the purposes of this project, raised site levels and channelised stormwater basins seek to now mitigate this risk. Existing (ephemeral) drainage channels across the land will be modified and redirected by the development.

The land has previously been used for low-intensity primary production activities, mostly grazing (with past cropping), with more intensive horticultural operations to the south of Riverlea.

Due to these activities, native vegetation has been progressively removed and the land modified, resulting in an open landscape of exotic grasslands with two scattered remnant trees (*Eucalyptus camaldulensis* (River Red Gums)). These trees are proposed to be removed.





Figures 5-8 (from top to bottom), views to the north of Precinct 3A, to the north-east across Precinct 3A and to south-east across Precinct 3A. The final photo being the existing stormwater drainage channel/basin, parallel to Legoe Road, which will eventually discharge to Thompson's Creek.

As stated in the AEIS: *Cotton bush over exotic herbs and grasses now dominates overstorey species are absent, with understorey species consisting of Ruby Saltbush and a range of introduced species such as Coastal Galenia and Soursob.*

Contamination risks from primary production activities have been considered and found to be of a low risk, with any potentially contaminated fill to be considered under a CEMP and re-used and/or disposed of in accordance with EPA requirements.

Introduced species, declared weeds under the *Landscape South Australia Act 2019*, were also observed during a native vegetation survey, including African Boxthorn, Silver-leaf Nightshade, Salvation Jane and Artichoke Thistle. Weed control will be managed under a revised CEMP.

6. Agency advice

A number of state agencies were formally referred a copy of the AEIS.

6.1 Environment Protection Authority

No objection. The EPA considered stormwater and land use interface issues.

It was noted that the Stormwater Management Plan (prepared by WGA) addresses stormwater management for Precinct 1, 2, and 3A, before construction of the saltwater lakes and considers more long-term options, alongside water quality and flood risk issues.

The proponent's attention was drawn to future maintenance requirements for the WSUD features, such as the Atlan Flowater Cartridge system. It is noted that no specific advice was provided on site contamination matters, as this remains a matter of the independent site contamination consultant to advise on site suitability for residential development (refer Section 9.12).

6.2 Department for Environment and Water

No objection. A number of project-wide matters were identified in the response to both the AEIS and RD document, in relation to stormwater management, native vegetation and urban greening that will require further investigation for subsequent stages at Riverlea. However these matters do not preclude consideration of the current amendment and development of Precinct 3A.

Prior to any subsequent consideration of Precinct 3B, a review of current Assessment Requirements may be required to ensure that the required level of documentation – specifically relating to stormwater modelling and hydraulic conditions at Smith Creek as it pertains to both final detention storage in Precinct 4 and eventual discharge to the marine environment.

6.3 Department for Infrastructure and Transport

No objection. DIT reviewed the traffic assessment prepared by ETA for Walker's (and took into account related revisions to dwelling and apartment numbers in Precinct 2).

DIT noted the overall number of allotments created (or proposed) across Precincts 1-3A, including the likely trigger point for further investigations and/or intersection upgrades.

With respect to the second access to Riverlea, DIT noted that notwithstanding investigations into broader accessibility for the Riverlea/Buckland Park/Virginia growth area, this work is in its early stages, and it is unlikely that a solution will be developed in the short term.

Consequently, DIT has advised that it will be necessary to undertake further assessment to determine the nature and timing of the upgrading of the arterial road network, including the Port Wakefield Road/Angle Vale Road/Riverlea Boulevard intersection.

For the existing access, it is understood that the development to date (including Precinct 3A) should remain within the capacity of the Port Wakefield Highway/Angle Vale Road/Riverlea Boulevard intersection (but that a further upgrade will be required in the future).

A grade separated solution would then be required (with timing and funding to be determined).

With respect to public transport, DIT noted that Riverlea is currently serviced by Adelaide Metro buses and is located within a Mass Transit Investigation Area.

Whilst the Department's investigations into mass transit are ongoing, it will be necessary (over time) to ensure that the existing bus network is expanded into the new catchment to conform with current guidelines. A separate transit corridor is also being investigated.

Should approval be granted, four conditions and one advisory note were recommended, which have been further reviewed and updated in consultation with the proponent and DIT, to clarify the trigger points for further investigation and infrastructure upgrades relating to the Riverlea Boulevard-Port Wakefield Highway intersection.

6.4 Aboriginal Affairs and Reconciliation (AAR-AGD)

No objection. The agency endorsed the commitments made by the developer with respect to Aboriginal heritage and supports the inclusion of these commitments in project documents (and as part of the Assessment Report), specifically that the development will comply with any direction from the Minister for Aboriginal Affairs and comply with the endorsed Cultural Heritage Management Plan (CHMP) prepared for the Riverlea development.

AAR advised that the whole development site retains a high level of cultural sensitivity and this is not reduced by the Minister's authorisations under the Aboriginal Heritage Act. In response to this and other matters, a number of minor editorial and procedural matters were updated and/or reflected by the proponent in their final Response Document, reflective of AAR's advice. The conditions applied under the June 2025 Second AEIS decision notice remain in place.

6.5 Native Vegetation Council (NVC)

No objection. The current proposal seeks the clearance of 3.84ha of Cottonbush (*Maireana aphylla*) open shrubland and two scattered River Red Gums (*Eucalyptus camaldulensis* ssp. *camaldulensis*). The agency notes that the proponent has sought to address the regulatory

requirements sought by the mitigation hierarchy (avoid, minimise, rehabilitate/restore, offset) to limit impacts in the implementation of the development.

Whilst the advice noted that the proposed clearance was ‘seriously at variance’ with its principles of clearance (specifically in relation to habitat values, extent of regional clearing and associated wetland systems etc), a range of moderating factors were also taken into account (including condition of the existing understorey, presence of alternative habitats and overall value to threatened species at both the national and state level).

Specifically, the Council noted the following proponent commitments:

- Avoiding the clearance of vegetation with higher biodiversity value and developing previously cleared farmland,
- Minimising the clearance of established planted mature trees and the extent of clearance through site selection,
- Establishing several man-made waterways that may provide habitat for threatened and migratory shorebird species, incorporating planted native vegetation into open space design and stormwater management measures, weed control, encouraging subsequent natural regeneration of native flora species such as samphire and Austral Seablite (*Suaeda australis*),
- Offsetting the clearance of two scattered trees and 3.84 ha of native vegetation by paying \$57,233.76 (including GST) into the Native Vegetation Fund.

A final determination on the proposed SEB will be considered by the NVC in due course.

The agency continues to support the use of native vegetation when designing formal revegetation/landscaping works to enhance urban amenity. Native vegetation species maximise biodiversity outcomes and provide significant benefits for local wildlife and are more likely resistant to the effects of climate change. Any revegetation works should commence within 12 months.

The retention of any felled trees was also strongly encouraged, alongside the incorporation of current and future regional plans to optimise biodiversity outcomes for the Greater Adelaide region.

6.6 SA Housing Authority

No objection. A Land Management Agreement will require that a minimum 15% of the project is allocated for affordable housing, consistent with Precincts 1 and 2.

7. Playford Council

Conditional support. During the consultation period, Council provided comments in relation to engineering and stormwater management, landscape design and provision, traffic and parking, land division and planning.

The main issues of concern for Council was the width and function of Murdoch Street (an east-west road), the initial size of the neighbourhood reserve (~5000m²) and the incorporation of drainage reserve / Channel 8 (ostensibly as a source of fill to raise site levels). It is noted that these concerns were *generally* addressed with an amended proposal plan.

Council retained concerns in relation to the implementation of the agreed stormwater management solution, being the 'ultimate' or permanent channel to Thompson's Creek, but this could not be progressed until an Aboriginal Heritage clearance is obtained on the land.

Other concerns in relation to a requirement for an updated Traffic Impact Assessment (TIA), the future management and ownership of Riverlea Boulevard (beyond Precinct 3A) were not immediately resolvable and must be considered alongside the work being undertaken by DIT to investigate a second access point to Port Wakefield Highway (to the south of Riverlea).

Nevertheless, the Precinct 3B application will need to be accompanied by an updated TIA.

Should approval be granted, reserved matters and conditions were recommended in relation to stormwater management, infrastructure agreements and various planning conditions and land division requirements. Where required (so not to duplicate existing requirements contained in the current development authorisation), these have been incorporated into the draft recommendation.

8. Response document

In March 2026, Walker Corporation provided a draft Response Document (RD) to the Department which was then circulated to state agencies and the Council for final comments, including any recommendations for conditions or requirements that should be considered.

Following further negotiations with Council, an updated proposal plan was submitted on 3 July 2026, with a final version of the RD received by the Department on 23 July 2026. The affordable housing plan, allotment mix layout and concept masterplan were also updated by the proponent.

The revised plans addressed Council's concerns in the following ways –

- Murdoch Street road reserve was increased from 16m to 18.5m (Collector Road).
- New roundabout treatment at the Murdoch Drive intersection within Stage 35.
- Retention of the drainage reserve within Stage 44 (7729m²)
- Neighbourhood Reserve to be provided at 4957m².

In summary, the following additional points were also provided by Walker's:

- The revised proposal plan provides for 737 allotments (including 141 "affordable" types).
- Precinct 3A will provide for a minimum 15% affordable housing types as required under a Land Management Agreement between Walker Corporation and the Government.
- Maintenance requirements for the stormwater channels and related water sensitive urban design features (WSUD) will be updated (consistent with EPA advice).
- Subject to authorisations under the AHA, channel works are anticipated to commence in late 2026, consistent with the agreed WGA stormwater solution.
- Further investigations will be undertaken in the delivery of final detention requirements, with the extension of Channel 01 to its ultimate alignment and connection to the Thompson Creek outfall channel (with the detention basin in Precinct 4 to be delivered in the future stages).

- Interim water quality measures are being incorporated into each channel (post construction), being a combination of mulch buffer strips, sediment traps, sandbag check dams and hydro mulching of exposed channel faces (before replanting).
- The retention of Channel 8 remains an important and cost-effective solution to managing localised flood risk via raised site levels with site-won source materials (~77,800m³).
- A range of road, infrastructure and landscaping elements will be subject to further detailed design discussions with Council, both prior to and following, clearance of each stage, with Walkers provided a commitment to resolving these matters (refer pages 9-11 in the RD).
- The recommendations of the Native Vegetation Council are being actively considered and/or implemented across the wider Riverlea development.
- Walker is also exploring a 3ha off-set area in the lower reaches of Precinct 4 to be set aside for cotton bush conservation, with other nominated species (for channel works particularly) forming part of the project's vegetation species trial list (refer pages 23-28 in the RD).
- Further discussions with DIT were held in respect to the upgrade thresholds for the further enhancement of the Riverlea Boulevard/Port Wakefield Highway/Angle Vale Road intersection, prior to full grade separation.

Overall, the RD provides an overview of the engagement process undertaken and a summary of the submissions received by the Department, alongside a detailed response in respect to state agency and council responses. As noted, no public submissions were received.

9. Assessment of key issues

9.1 Need for the proposal

The extension of residential development to the west of Precinct 2 was fully anticipated by the existing masterplan and overall development authorisation for Riverlea. The addition of a further 737 allotments for residential purposes, with associated roads, drainage and civil infrastructure is also in accordance with a Master Planned Neighbourhood zoning (Planning and Design Code).

The economic advantages of the project – new homes and services (and the multiplier effects for the provision of associated goods and services) – remains manifest. In total, this represents an investment of \$3.2 billion over 25 years, with a range of economic multiplier effects through both the construction, home and living and consumer sectors.

The Riverlea project also supports the State Government's affordable housing objectives (as part of its Housing Road Map), and the large investment in water and sewer infrastructure across the northern suburbs to support economic growth and deliver more homes for South Australians.

9.2 Land Use Interface

The development of Riverlea comprises the use of largely vacant, rural land within the wider Buckland Park (now Riverlea Park) area. The land to the immediate east and north-east comprises the approved Precinct 2, whilst land to the north and west, comprises future Precinct 3B, with Precinct 4 further to the south-west. This land is under the control of the proponent, being within the declared area, where subdivision control is exercised through the major development declaration.

The nearest (external) land use that adjoins the project site is located to the immediate south, comprising an intensive horticulture/greenhouse facility within the Rural Zone. The EPA advised that this facility is licensed under the *Environment Protection Act 1993* for fuel burning (associated with the greenhouse use). The EPA further advised that this facility would not pose an unacceptable air quality risk to Precinct 3A, given the lower intensity of this use and separation distance.

9.3 Design, Layout and Allotment Mix

The development of Precinct 3A seeks to continue the mix of allotments typical of Precincts 1-2 and related stages, but also reflective of current market conditions and consumer sentiment.

A summary of the key features of Stage 3A are summarised as follows:

- North of Riverlea Boulevard - a series of north-south and east-west allotments contained within a modified grid layout,
- South of Riverlea Boulevard – allotments are generally oriented in a modified east-west and north-south orientation to align with stormwater drainage channels,
- The provision of one larger reserve (~5000m²) and three (3) smaller reserves.

Land division policies within the Planning and Design Code require that land division within the Master Planned Neighbourhood zone provides for a diverse range of housing choice and supports the complementary provision and access to recreation and community services.

Allotment sizes range from 'terrace allotments' of 150-250 square metres in area to 'medium estate' of 630 square metres in size. This diversity of allotments accords with code the policies. Shopping, recreational, educational and community services are provided within the development.

The Land Division - General Development Policy (GDP) module requires new allotments to maximise the amenity of public open space and that street patterns are appropriately designed.

The following comments are made in relation to how the design accords with the GDP:

- The amended land division maintains the planned road hierarchy with a main entry road (Riverlea Boulevard) which feeds into local streets. The pattern of streets and intersections enables the safe and efficient movement of pedestrian, cycle and vehicular traffic in accordance with PO 3.2.
- The amended land division maximises the number of allotments facing public open spaces and streets in accordance with PO 2.2. Open spaces are distributed throughout the land division to provide amenity and promote urban heat amelioration in accordance with PO 9.1.

9.4 Affordable Housing

Planning Policy calls for the provision of a minimum 15% affordable housing (either dwellings and/or allotments) within new residential areas to support 'affordable housing' in accordance with the assessment criteria described by Notice in the Government Gazette (under regulation 4 of the *South Australian Housing Trust Regulations 2010*).

The major development assessment and subsequent authorisations required a minimum provision of 15% affordable housing (either as land/house and land packages) to support wider community

needs and market opportunities for households with lower incomes. For example, Precinct 2 seeks to provide a total of 362 affordable allotments, delivered as either terrace, cottage or land sales, with additional apartment sites identified (that could expand the final offering).

The affordable housing criteria is broadly defined as land or dwellings that include:

1. Properties offered for sale to eligible home buyers at or below a nominated affordable sale price as updated periodically by the Department for Housing and Urban Development and published on the HomeSeeker SA website.

For Greater Adelaide, this sale price level currently stands at \$517,000 for dwellings including house and land, with the potential for an increase up to \$675,000 for apartments. For land packages only, the sale price is \$232,650

2. Properties that are leased or rented by an Eligible Rental Provider, defined as the South Australian Housing Trust, or community housing providers that are registered under the *Community Housing Providers (National Laws) (South Australia) Act 2013*, or a person approved under the 'National Rental Affordability Scheme', or a person subject to an affordable housing facilitation agreement with a Minister / instrumentality of the crown in right of the State, or any class of persons, declared by the Minister responsible for administering the *South Australian Housing Trust Act 1995*; or
3. Other properties determined as affordable housing by the Minister responsible for administering the *South Australian Housing Trust Act 1995*; and
4. Where the developer / owner of the land or dwelling has a legally enforceable obligation in place to ensure the above requirements are met.

Precinct 3A is covered by an existing Affordable Housing Land Management Agreement (LMA) negotiated between Walker Corporation and the SA Housing Authority, whereupon the proponent has included an affordable housing plan, meeting the minimum 15% provision and which includes two categories (a) allotments for affordable housing terraces ranging from 150-250 square metres in area, and (b) affordable housing cottages at 225 square metres in area (refer **Figure 9**).

The identified lots are located throughout Precinct 3A (including stages 34, 35, 45, 44, 43 and 42), being distributed across the project area, fully integrated with other housing.

The provision of a minimum 15% affordable housing within the Riverlea master-planned development, remains consistent with the original EIS and subsequent updates, and is supported by the state housing authority (with a condition reinforcing this agreement).

No objection has been raised in respect to these arrangements.

9.5 Stormwater Management

Stormwater is managed throughout the Riverlea development via a series of channels that collect and convey stormwater through the development and onto Thompsons Creek and outfall channel.

It is noted that whilst the stormwater channels have been extended westwards – adjacent to Legoe Road – the connecting infrastructure to the south remains to be completed, as an Aboriginal Heritage clearance/permit is still to be determined.



Figure 9: Affordable housing plan

Both interim and permanent stormwater solutions are outlined in a series of previous WGA reports: *WGA – Stormwater Management – Water, Wastewater and Recycled Water (December 2023) report and the WGA - Precinct 1 and 2 Interim and Ultimate Development - Stormwater Management Plan (October 2024)*.

The adequacy of these reports and the overall approach was considered in the Second AEIS Assessment Report and found to be acceptable by Council, although the delay in being able to extend the necessary infrastructure to Thompson's Creek is not ideal, and requires temporary management solutions via channel containment and pumping to be continued longer than expected.

For completeness, the amendment documentation included an updated Stormwater Management Plan prepared by WGA dated 3 October 2025 (refer: *WGA - Precinct 1, 2 and 3a Interim and Ultimate Development - Stormwater Management Plan (October 2025)*) to consider additional impacts.

The 2025 WGA report updates the previous stormwater management plan(s) with the inclusion of a 'developed' Precinct 3A as part of both the previous interim and ultimate development solutions.

The technical reviews considered the wider catchment plan, modelling and risk assessments, erosion and sediment deposition (that may affect water quality), and climate change scenarios.

The updated interim and ultimate solutions are contained in **Figures 10 and 11**.

The SWMP was reviewed by both the EPA, DEW and Council.

EPA noted that the updated plan was suitable, having been developed to cater for expected rain events, with both an interim and permanent solutions whilst connecting infrastructure is developed (and temporary storage provision provided within existing channels). Gross pollutant traps and other WSUD features will need to be maintained over the life of the development.

DEW raised the need for additional information in future assessments, specifically further clarity on the hydraulic modelling and performance of the Smith Creek catchment, and the inter-relationship between groundwater discharge and surface water management, particularly how higher flow / flood / storm events may impact on the discharge point of the catchment (i.e. Thompson's Creek).

These matters will need to be considered as part of the future assessment of Precincts 3B and 4, with the later accommodating a large detention basin to serve wider project needs.

During the assessment, Council also queried the function of Channel 8 (identified in the WGA report) within Precinct 3A, specifically whether or not the main purpose was for stormwater management or to provide material to raise local site levels.

Additional channels (when vested with Council) can result in higher maintenance costs.

Whilst this arrangement was ultimately accepted, with further detailed design work to follow (accessibility, gradients etc), the provision of additional drainage infrastructure (over and above a required functional capacity) to support local site level improvements to minimise flood risk, Council advised these may not be supported in future development areas.



Figure 10: Interim Stormwater Management arrangement with SWL1 constructed and drainage infrastructure extended to Thompson's Creek and outfall channel.



Figure 11: Ultimate Stormwater Management arrangement with all SWL's constructed, detention basin in Precinct 4 and drainage infrastructure extended to Thompson's Creek and outfall channel.

The proponent noted that the updated stormwater and flood strategy (in combination with the inclusion of the saltwater lakes) helped to reduce the overall volume of excavation required with a channelised only solution, and that where local fill can be secured, it reduces its cost by not having to source, purchase and transport additional fill from outside areas (thereby supporting the affordable delivery of developable allotments).

Overall, the updated SWMP prepared by WGA is fit for purpose, noting the works outstanding to implement the permanent solution need to be progressed at the earliest opportunity.

9.6 Native Vegetation

The amendment has been accompanied with a revised Native Vegetation Clearance Data Report prepared by WSP dated November 2025. Whilst the mitigation hierarchy seeks to avoid, minimize or restore/rehabilitate areas where native vegetation exists, for Precinct 3A this is not possible, as the land is specifically approved and re-zoned for urban development.

The report identified that Precinct 3A has been largely cleared due to the prior primary production (grazing) use, with only a few scattered trees and limited patches of remnant native vegetation.

A Level 4 clearance level was determined.

Specifically, the proponent's data report identifies the following clearance outcomes:

- 3.84 ha of A2: *Maireana aphylla* (Cotton-bush) open shrubland.
- Two scattered trees of species *Eucalyptus camaldulensis* spp.
- 46.32 ha of exotic vegetation not subject to the *Native Vegetation Act 1991*.

A total of 50.16 ha of vegetation is proposed to be cleared and 46.32 hectares of this is identified as exotic vegetation. The report identifies a payment of \$57,233.76 into the Native Vegetation Fund (to satisfy its Significant Environmental Benefit requirement to mitigate the loss).

Opportunities do exist to rehabilitate and replant within the development area.

Precinct 3A includes a ~5000m² formal recreational area, whereupon these spaces can also incorporate amenity plantings of *locally native vegetation species (where practical) to provide habitat for fauna and enhance local ecosystems that past agricultural land use has degraded*.

The areas devoted to drainage channels can also be replanted with similar species, whilst minimising sedimentation and turbidity prior to eventual re-use or discharge.

Both DEW and the Native Vegetation Council provided a referral response in relation to native vegetation matters. No objection was raised by either agency.

The NVC noted that the final SEB will be considered when the proponent's application under Regulation 13 of the *Native Vegetation Regulations 2017* is determined, whilst further work on climate change adaption and the creation of alternative habitats is recommended.

Whilst the clearance proposed is considered to be 'seriously at variance' with Schedule 1 of the Native Vegetation Act (which seeks to retain remnant native vegetation as suitable habitat), a number of mitigating factors were noted (such as its degraded nature, presence of alternative habitats and clearance areas unlikely to support critical habitat for threatened species).

The referral of the amendment to the NVC under the Native Vegetation Regulations (as an impact assessed development), and the incorporation of their advice into this Assessment Report, streamlines the approval step for the clearance sought, subject to a development authorisation being granted by the Minister for Planning, and the SEB being determined by the NVC.

9.7 Flora and Fauna

The WSP study also considered wider environmental issues in relation to flora and fauna, and any threatened species matters that may involve either state or Commonwealth regulators (EPBC).

A vegetation assessment was undertaken in July 2025 in accordance with the Bushland Assessment Method (BAM) and Scattered Tree Assessment Method (STAM). During this work, *“all opportunistic fauna encounters were recorded. These encounters include direct encounter, observed, tracks, scats, burrows, nests and other signs of presence.”*

A total of 31 flora species, including 18 introduced flora species, and 24 fauna species, comprising 23 birds and one mammal including, were recorded in the project area during the field assessment.

A typical area of Riparian Woodland is contained in **Figure 12** (from the WSP report).

None of the species recorded were listed as threatened under the EPBC or NP&W Acts (noting that survey results were subject to seasonal conditions).

The EPBC Protected Matters Search Tool (PMST) did identify that up to 1 threatened ecological community and 53 listed threatened species and 62 migratory (bird) species could inhabit/visit the project area, though when discounting unlikely species, based on location and available habitat, these numbers are significantly reduced (i.e. 14 threatened and 19 migratory species).

Individual species assessments ranged from highly likely to possible to unlikely, but even where some species were “highly likely” to be in the area, they were more likely to favour coastal, estuarine and mudflat areas, than further inland. It is also noted that the Buckland Park land is very close to the Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara, where many migratory species will be more routinely recorded.

No adverse findings or recommendations were made in respect to matters of critical habitat or species impact by the WSP report.

Whilst it is acknowledged that existing ground cover will be removed, the introduction of vegetated swales and drainage channels, and a system of saltwater lakes with wetland like edges/interfaces, can provide useful habitat areas for a range of native and migratory species.

Aside from Thompson Creek’s stormwater role, a larger detention basin will also be built in Precinct 4, whilst the Salt Water lakes system will also attract local bird and migratory species.

In addition, the adjacent open space areas to the Gawler River (within Precinct 2 and future 3B) are to be retained, alongside groups of remnant trees within the northern sections of Precinct 2.

The proponent is seeking to retain as many of these established trees as possible.

These trees will assist in providing windbreaks and shade, enhance the amenity and biodiversity of the area, and help to provide further habitat for fauna (WSP).



Figure 12: Riparian Woodlands (WSP) – looking north across eastern boundary of P3A

Four introduced flora species that are Declared Weeds under the *Landscape South Australia Act 2019* were recorded in the project area, of which two are also Weeds of National Significance (WoNS). These will need to be managed under the site-wide CEMP.

DEW was supportive of additional survey work for several bird species, and to further explore the retention of additional cotton bush areas within Precinct 4. The proponent is supportive of this.

Landscaping work (with appropriate species selections) to provide additional canopy cover was also supported, although some species were queried within a coastal plains location, where conditions are generally hotter and dryer.

Final selections can be informed at the time landscaping plans are determined, noting that a project-wide strategy is being developed and implemented to Council's satisfaction (for those areas to be retained as open space and/or vegetated swales and drainage channels).

9.8 Cultural Heritage

The Precinct 3A AEIS area has an existing authorisation under the *Aboriginal Heritage Act 1988*, such that works within the project area that may have the potential to impact on matters of cultural heritage have established management procedures and authorities in place.

Further authorisations have been sought to allow the construction of stormwater drainage works south of Legoe Road to connect to Thompson's Creek, to enable the staged implementation of the flooding and stormwater mitigation strategy for Riverlea (refer to Section 9.6).

At the time of writing, no decision had yet been reached on the most recent permit request.

AAR-AGD reviewed both the AEIS and Response Documents and advised that there were no threshold issues to resolve, with the only advice provided in relation to the description of various matters and editorial amendments in the document text (which the proponent supported).

9.9 Traffic and Parking

One of the key focus points of the assessment was the local road system impact of the development of an additional 737 residential allotments (and consequential changes within Precinct 2) for the future efficiency of the Riverlea Boulevard / Port Wakefield Highway intersection.

The management of traffic flows within and into/out of the Riverlea development remains of concern to Council, particularly medium to longer-term arrangements and upgrade thresholds that will be needed with the development of future precincts (3B and 4), and will require a second access to be developed to the south of the current Riverlea site entrance.

To consider these matters, the proponent commissioned a number of reports by ETA traffic consultants, being the *Riverlea – Precinct 3A – Land Division Masterplan – Traffic Impact Assessment* dated 28 November 2025 (73p) and the *Riverlea – Precinct 2 – Island Precinct – Supplement – Traffic Impact Assessment* dated 2 October 2025 (82p).

For completeness, the Response Document also included further advice from ETA dated 23 February 2026, in the form of a memorandum from Pentelic Advisory that considered the Riverlea Boulevard / Central Drive / Port Wakefield Highway intersections dated 15 July 2025.

The reports sought to consider existing and estimated traffic conditions surrounding the project site; traffic generation characteristics of the proposed development; access arrangements to and from the site; the integration of Precinct 3A with Precinct 2; and the transport impact of the development proposal on the surrounding township road network.

Each report was accompanied by various modelling and analysis to consider both interim and ultimate traffic volumes for both Precinct 3A and the overall development. It was concluded that anticipated traffic demands can be satisfactorily met by the existing and/or future road network.

Note: the Pentelic memorandum considers internal intersection upgrades and capacity constraints, specifically upgrade triggers, service levels and signalisation requirements at the Central Drive/Riverlea Boulevard intersection (and capacity constraints in the mid-2030s).

The work undertaken by ETA builds upon previous traffic assessments undertaken as part of the original EIS and subsequent amendments to Precinct 2.

For example, *'the traffic generation rate of 8 trips per dwelling per day, and 0.85 trips per dwelling per hour (peak hour) as an average across all low to medium dwellings provides a robust method of traffic demand estimation, and has been used in the previous Riverlea traffic assessments for Precinct 2'* (ETA report p 4).

Based on this prior advice, it was determined that approximately 30% of all trips generated will be internal and the remaining 70% external to Riverlea, with internal trips likely to increase as a proportion, as the range and number of service, retail and specialty shops open over time.

This work then informed the estimation of traffic volumes for daily and peak periods within Precinct 3A, and how the local road network would perform at both interim and final development stages.

The ETA report(s) also considered the impact of additional traffic volumes and the performance of intersections located within Precinct 2 (which would experience increased east-west movements).

Over time, Intersection 3 would require a further upgrade to accommodate increased volumes.

As a standalone development component, the layout and performance of a modified grid layout within Precinct 3A was found to be acceptable at both interim and ultimate stages, noting that the remainder of Precinct 3 remains to be developed to the west, which will modify traffic flows and volumes within and across the project as new areas are developed and roads built.

It is noted that Riverlea Boulevard will not be extended beyond intersection 6 (until such time as areas further to the west are developed to serve Precinct 3B), such that access to connecting precincts will be via the local road network (both existing and proposed). Precinct 3A comprises both local and connector level roads, dependent on their level of service and functionality.

ETA's separate consideration of changes to the 'island' stages (as part of a revamped neighbourhood centre area that now includes higher density development within Precinct 2) was to update the previous modelling from 2024. This work concluded that the initial intersection layouts on Riverlea Boulevard can cater for the revised Precinct 2 traffic demands, and ultimate intersection layouts can cater for future traffic demands to the west (ETA p 25).

Both reports were reviewed by the Council and DIT, and whilst the final proposal plan included various amendments to the layout (and one less allotment), these changes do not affect its conclusions or recommendations and were part of the response to Council's comments.

In summary, Council's main traffic and access concerns were in two parts.

First being the layout and configuration of the local road network, specifically the function of Murdoch Street as a connector road and not a local road (as maintained by the proponent).

Whilst ETA's advice supported the local road designation, agreement was reached to widen the road reserve from 16m to 18.5, to allow its configuration as a connector road and functionality (with its final cross section to be a matter of detailed design/further discussions).

As this change was made, there is no requirement to revisit the detailed traffic analysis put forward, either by the Council or ETA, as the proposal plan was subsequently amended.

Council's second concern related to the wider development of Riverlea, specifically the future capacity of Riverlea Boulevard – and ultimately the Port Wakefield Highway intersection - to perform to an acceptable and efficient standard as more precincts were developed, and as the development progresses, the need for a second access point south of Riverlea.

In terms of the Port Wakefield Highway/Angle Vale Road/Riverlea Boulevard intersection, DIT noted that – taking into account the dwelling numbers now delivered and/or envisaged within Precincts 1-2 and 3A - the traffic volumes yielded would remain within its service capacity.

However, in order to properly plan for and sequence future upgrade works, further investigations were required to determine the nature and timing of any upgrade to the Port Wakefield Highway/Angle Vale Road/Riverlea Boulevard intersection (with this work to be completed prior to the release of 2500 and 3000 allotments respectively).

A fully grade separated intersection would then be required sometime thereafter.

Whilst the timing of any additional arterial road intersection upgrades has not been determined, the need for a second access point, south of Riverlea, to service the remainder of Precinct 3B and Precinct 4 is accepted (noting that the planning for and delivery of this access point – and any interim intersection upgrades within Riverlea – remains to be confirmed).

The scope of this work will need to occur in parallel to the growth of the wider development, as future demand will always lag current decision-making processes, where homes are occupied and trips then made many years after individual lots are approved and services connected.

The trigger points for these upgrades will need to be further considered in the Precinct 3B application, and whether or not future stage clearances can be contemplated if the capacity and efficiency of the road network is insufficient (without a second access being constructed).

Should approval be granted, it is recommended that four traffic related conditions and one advisory note, which have been further reviewed and updated in consultation with the proponent, to clarify the trigger points for further investigation and infrastructure upgrades relating to the Riverlea Boulevard-Port Wakefield Highway intersection.

An additional condition has also been recommended that for every future stage variation and/or precinct amendment lodged with DHUD, the proponent provide an up-to-date data sheet, that shows the number of lots proposed, approved, cleared, created, sold, developed and/or occupied for the overall project.

9.10 Public Transport

Riverlea is currently serviced by two Adelaide Metro services connecting with the Salisbury and Elizabeth interchanges (Routes 402/450). Whilst limited to weekday services, these routes provide direct pickup/set down services within Precinct 1. As the ETA report restates, the future expansion of these bus routes will utilise the distributor and collector roads, so as to *provide a bus route that will be within approximately 400 metres of all residential allotments within the Riverlea township*, which is ultimately dependent on the completion of each stage and/or precinct.

9.11 Site Contamination

The identification and remediation of potential contaminating land uses (resulting in the contamination of soil and water sources) before the development of land for residential purposes is crucial to ensuring both the suitability of land for a more sensitive use, but also to safeguard environmental values, mitigate long-term health risks, and avoid costly construction delays.

The applicant previously prepared a preliminary site investigation (PSI) for Precinct 3 (Refer to *Preliminary Site Investigation Precinct 3, Riverlea Development, Riverlea Park, South Australia Report* for Walker Buckland Park Developments Pty Ltd by LBWCo dated 14 February 2023).

This follows other investigations, including a site history investigation for the entire development site, including Precinct 3, in 2008 by Connell Wagner; a PSI for Precinct 2 in 2022 by LBWCo, and a subsequent Preliminary Soil Assessment at the Precinct 2 site in 2023 by LBWCo.

The latest Precinct 3 specific report found no evidence of contamination or environmental impact but identified some historical indicators of potentially contaminating activities (PCAs) associated with its former farming land use.

As with much of the Buckland Park land, the LBWCo report notes that *“the majority of the subject site comprised open grassland, having been used for cropping and grazing”*.

There has been no previous incidence of industrial or commercial use that may give rise to potentially contaminating activities of concern. This does not exclude lower-level, potential sources related to a primary production use (such as minor fuel storage, chemical use, stockyards etc).

The LBWCo report noted that *PCAs with possible complete source pathway receptor linkage identified at the site, were limited to one Class 2 PCA associated with mixing of herbicides in the vicinity of the former shearing shed in the central area of the site.*

The location of the Class 2 PCA corresponds to the location of a proposed stormwater channel and does not constitute a change in land use. A diesel storage area was also noted.

Identified areas are contained in **Figure 13**.

An update to the 2023 LBWCo report was appended to the AEIS documentation (Refer Correspondence to Walker Corporation from LBWCO dated 21 July 2025).

This addendum sought to summarise existing reports and documentation and provide advice on whether additional assessments were required – including providing a statement of site suitability.

Further intrusive (targeted) investigations were then undertaken.

These results concluded that *“no exceedances of human health or ecological guidelines for residential or recreational/open space land use were reported for samples across the Precinct 2 and Precinct 3 areas, including the four soil bores within the Precinct 3A boundary.”*

An overview of the findings in the report is as follows:

- *Class 1: Activities involving listed substances – unlikely complete source pathway receptor linkage*
- *Class 2: Wetlands or detention basins – unlikely complete source pathway receptor linkage*
- *Fill or soil importation (not a PCA for PD14) – unlikely complete source pathway receptor linkage*

No groundwater contamination was detected, though the report noted that elevated concentrations of molybdenum, fluoride, nitrate and selenium identified in groundwater beneath the Precinct 1 development area, but these were considered to be related to regional groundwater quality.

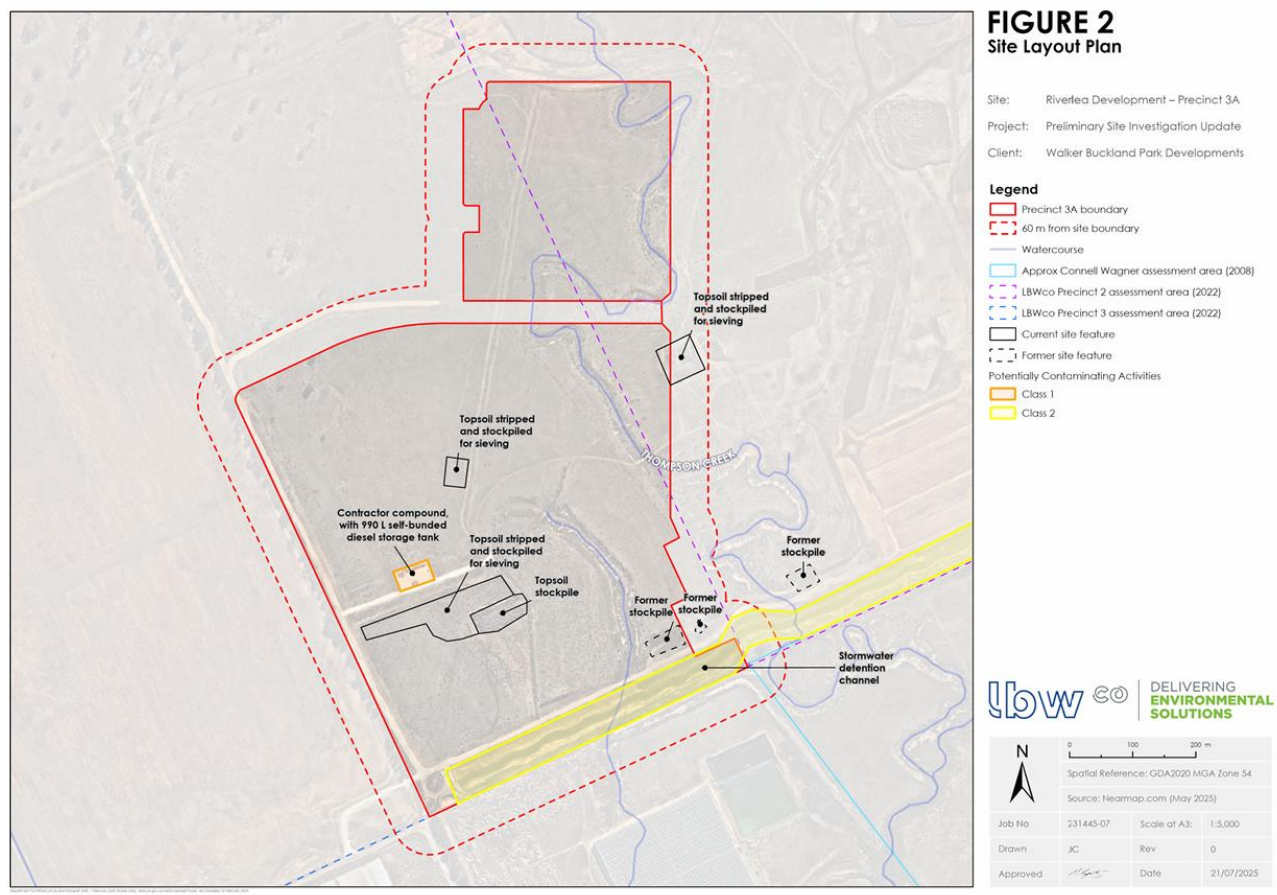


Figure 13: Site layout plan from Preliminary Site Investigation (LBWCo 2025).

No groundwater extraction has been proposed or implemented in association with the Riverlea development, whilst any dewatering activities are subject to separate licensing requirements by both the EPA and DEW (for which the construction of saltwater lakes system will need to be carefully managed).

In conclusion, the independent site contamination consultant - based on the desktop research, field observations and analytical results – reported that there was *no evidence to indicate that concentrations of the chemicals assessed in soils at the site would pose an unacceptable risk to future human or ecological receptors in the context of the proposed residential and open space / recreational land uses.*

LBWCo subsequently completed a site Contamination Declaration Form (PD14, Schedule 2). No issues with the process undertaken or conclusions reached were raised by the EPA.

9.12 Noise and Air Quality

The development does not seek to introduce new activities or operations that should give rise to deleterious noise or air quality impacts, but the use of machinery during construction may give rise to localised noise and dust impacts, that may temporarily diminish air quality and raise intermittent background noise levels during work hours.

This is no different to the current situation for Precinct 2 (and before that Precinct 1), with separation distances generally increasing due to the sparsely populated area, the project area being under the control of the proponent, and the neighbouring land uses being low-intensity grazing to more intensive horticulture operations. A Construction Environmental Management Plan (CEMP) has been developed for the overall development and will remain in place.

9.13 Economic Effects

Precinct 3A is part of the \$3.6bn Buckland Park Township (now Riverlea Park) development which when completed is estimated to create a township consisting of 12,000 allotments, with an estimated 33,000 residents at completion.

The nearby retail complex within Precinct 1 has been officially opened, whilst an additional part Precinct will support both existing and future non-residential growth, alongside the future neighbourhood centre proposed on the “the island” within Precinct 2.

The economic multiplier effect from the additional stage of development supports new housing, infrastructure provision, and the on-going patronage of both existing and future facilities, retail and hospitality offerings, service rollouts consistent with the current masterplan.

9.14 Social Effects

The original development authorisation for Riverlea sought to address early deficiencies in service coordination and delivery, through a developer funded community bus service and community worker (with the latter appointed). A regular (subsidised) bus service was also developed.

As noted in the most recent Second Amendment to the EIS, a public bus service is operating between Riverlea and the Salisbury and Elizabeth interchanges, whilst a new shopping centre has opened (alongside specialty retail), with a new Catholic Education R-12 school under construction, and to progressively open from the 2027 school year (with R-6 levels).

The recent approval of the revised layout of neighbourhood centre (on “the island”) comprising Stage 17 within Precinct 2 will provide for the future development of this important centre, providing a range of future services and facilities (including apartment buildings) for the wider community.

Whilst predominately a residential stage, Precinct 3A will be developed to provide safe and efficient access for various modes of travel to and from nearby recreational areas, commercial precincts and educational facilities, consistent with the overall master plan and public realm design.

9.15 Climate change mitigation and adaptation

The updated stormwater management plan prepared by WGA dated 3 October 2025 includes updated considerations for climate risk within the risk assessment. It considers the potential nature, scale and likelihood of any impacts of future climate risk to the project and assists in identifying appropriate treatment measure to manage the potential impacts of climate change of the project. Site levels have also been adjusted to account for future flood and inundation risk.

9.16 Infrastructure Requirements

The extension of the residential development footprint will require the provision of common service infrastructure, such as roads, water, sewer, telecommunications (NBN) and power. No objection has been raised by SA Water or SA Power Networks. For water and sewer services, the existing augmentation, easement and financial requirements remain in place (and require each final plan/stage to be cleared by SAW, Council and DHUD).

9.17 Construction and operational effects

The development of a greenfields site may give rise to local environmental effects from the movement of material during bulk earthworks activities and the use of heavy machinery (i.e. noise, raised dust, erosion etc). The project will be subject to existing and on-going conditions of approval which require the preparation and implementation of a comprehensive Construction Environmental Management Plan (CEMP). This will be updated for the revised layout as a “live” document.

9.18 Management, mitigation and modelling

No specific mitigation or modelling requirements are anticipated for Precinct 3A, beyond those already in place for the wider development. However, the progression of this part-precinct, alongside the on-going development of Precinct 2 (which are likely to occur at the same time), will require a more careful consideration of allotment release numbers (and eventual dwellings constructed and occupied), such that any upgrade requirements to the Port Wakefield Highway / Riverlea Boulevard / Angle Vale Road intersection (and eventual requirement for a second access) are appropriately planned for and scheduled to meet the commencement and delivery timeframes.

10. Consistency with Current Planning Policies

The assessment of an ‘Impact Assessed’ proposal must have regard to currency planning policies, including State Planning Policies, Regional Plans and the Planning and Design Code. These are considered in Appendix C, noting that from an SPP, GARP, and P&D perspective, the current and future development of Riverlea for a township development is envisaged at the wider strategic, policy and assessment level, underpinned by the Master Planned Neighbourhood Zoning.

11. Conclusion

This Amendment to the Assessment Report (AAR) has assessed the development of Precinct 3A.

In broad terms, the addition of Precinct 3A is a logical extension to the south-western corner of Precinct 2, allowing for the efficient and economic extension of services and infrastructure.

Precinct 3A has already been afforded authorisations under the Aboriginal Heritage Act to disturb, manage and/or relocate items of Aboriginal cultural heritage, whilst separate consideration is being given to a native vegetation clearance request by the Native Vegetation Council.

The provision of 737 allotments for residential purposes – located close to shops, services, recreational areas and a new school – is consistent with both the Master Planned Neighbourhood zoning of the land and new housing sought under the SA Government's Housing Road map. At least 15% of the allotments are designated for "affordable" housing.

Precinct 3A does not involve the construction or operation of any saltwater lakes, with the initial lake design, construction and operation being subject to reserved matters (still requiring satisfaction) under the existing development authorisation.

The main focus of this assessment has been the proposed layout of Precinct 3A, and how the development will be accessed and serviced, with specific reference to the internal road network and functionality and the management of stormwater (consistent with previously approved interim and ultimate design solutions developed by WGA).

Whilst immediate design matters were resolved in the assessment process, specifically the width and function of Murdoch Street, the Council retains concerns about the longer-term serviceability of the local road network to accommodate the balance of Precinct 3 and Precinct 4 development if a second access point is not developed at Riverlea (and new growth areas to the south).

Further investigations have commenced (led by DIT), but no decision has been made on the location, timing and/or cost of delivering a second access point, whilst a public transport corridor and mass transit service is also proposed but remains in the initial planning stages.

In addition, the delay in establishing a permanent stormwater channel to the Thompson's Creek outfall (and the reliance on an interim channelised stormwater network) is not ideal, but this cannot be commenced without relevant Aboriginal heritage authorisations being secured. This process is understood to be advanced, and subject to an affirmative decision, works can commence.

In conclusion, the varied proposal merits approval, subject to appropriate conditions, noting a range of interim arrangements in place, the importance of the Riverlea development to meeting residential land supply targets and the significant resource commitment and delivery of augmented water and sewer services in the northern growth areas.

Future applications for the balance of Precinct 3 ("3B") and Precinct 4 will need to consider a range of deferred matters, from the introduction of saltwater lakes 2-3, the management of increasing traffic volumes (and the timing of both internal upgrades and a second access) the implementation of the final stormwater management and detention infrastructure to manage both locally generated flows (as a result of new development) and precinct wide flood risks from the Gawler River.

12. Recommendation

Having undertaken an assessment of the proposal, the following reserved matters, conditions and advisory notes are recommended for the implementation of Precinct 3A (in particular) and Riverlea (in general). To ensure consistency with the most recent development authorisation granted for the Buckland Park Township development, these conditions have been re-produced to ensure continuity in the recommendation between the previously made and any new decision.

RESERVED MATTERS:

The following detailed information shall be submitted for further assessment and approval by the Minister for Planning as reserved matters pursuant to 115(6) of the *Planning, Development and Infrastructure Act 2016*:

1 Reserved Matter – Salt Water Lake Liner and Salt Water Lake Edge Designs

- (a) Prior to the commencement of construction of Salt Water Lake 1, detailed reports and plans shall be prepared and submitted for approval comprising the final lake liner and lake edge designs. The reports and plans must outline the design, operation, testing, leakage monitoring locations and maintenance of the lake liner along with the associated integrated lake edges (if more than one design), and including but not limited to, the design, management and constructability of the lake edges and interface treatments with the adjacent open space curtilage and designs. The lake edges and interface treatments must demonstrate an appropriate and consistent interface with finished and fluctuating lake water levels and ensure that a high-quality lake edge amenity is maintained at all times.

2. Reserved Matter - Dewatering Management, Mitigation and Monitoring Plan

- (a) Prior to the commencement of construction of Salt Water Lake 1, a Dewatering Management and Monitoring Plan (the plan) shall be prepared in consultation with the Department of Environment and Water and the Environment Protection Authority and submitted for approval.
- (b) A mitigation plan shall also be prepared in consultation with the Department for Environment and Water (DEW) and submitted for approval. This plan must outline how groundwater drawdown (within bore locations required under the DMMP), will be mitigated should monitoring bores show a decrease of 1.0m.

3. Reserved Matter - Saltwater Lake Water Quality Modelling

- (a) Prior to commencement of construction of Salt Water Lake 1, a water quality modelling plan must be prepared and undertaken to the reasonable satisfaction of the Environment Protection Authority. The water quality modelling must consider the range of pumping rates and times over an entire tidal cycle and for the proposed hours of pumping each day, and include winter and summer months. Modelled scenarios must include extended dry periods and significant rainfall-runoff events, and consideration of the impacts of failure of the gross pollutant traps.

4. Reserved Matter – Salt Water Lake Maintenance and Management Plan

- (a) Prior to the commencement of construction of Salt Water Lake 1, a Salt Water Lake Maintenance & Management Plan shall be prepared and submitted for approval. The plan must outline and finalise the detailed design and construction of the lake, including, but not limited to, the surrounding open space areas and related infrastructure provisions and connections, public access controls and protocols, lake and lake edge management / maintenance programs including for the salt water lake waterbody, edges and water surface. This plan shall further outline the proposed mitigation strategy in the event of the trial period not being successful.

- (b) This Plan will confirm that the lakes and associated stormwater system shall be designed and constructed to comply with the National Health and Medical Research Council '*Guidelines for Managing Risks in Recreational Water*' (2008) and the *Environment Protection (Water Quality) Policy 2015* adopted under the *Environment Protection Act 1993* (SA) and shall achieve a Secondary Contact Standard of water quality in accordance with, and as determined by those guidelines and policies. [Note: Secondary Standard Water Quality means a water quality standard suitable for indirect human contact including recreational activities such as boating, paddling, canoeing and the like].
- (c) The Secondary Contact Standard of water quality as defined above must be demonstrated to be achievable for a minimum of 350 days in a calendar year to ensure that the owner/operator of the lake is required to limit potential non-access periods for the public and recreation users of the lake following adverse weather or lake events.
- (d) The Salt Water Lake Maintenance and Management Plan shall include, but not be limited to, the following considerations:
- (1) Lake Owners Responsibilities
 - Lake Ownership Summary
 - Permitted Lake Uses consistent with Secondary Contact standards
 - Prohibited Lake Uses
 - Land Adjacent to Lake
 - (2) Infrastructure Operational Requirements
 - Saltwater Exchange Pump Station
 - Revetment Walls
 - Sandstone Block Edge
 - Lake Safety Bench
 - Inlet Weir Structures
 - Outlet Weir and Culvert Crossing Structures
 - Lake Outflow Channels
 - Lake Access Ramps
 - Lake flushing parameters following a major storm or flooding inclusive of impact on downstream infrastructure
 - (3) Operational Requirements
 - Water Quality Monitoring & performance parameters consistent with Secondary Contact standards
 - Lake Water Quality consistent with Secondary Contact standards
 - Discharge Water Quality
 - Lake Edge Design and Substrate
 - Aquatic ecology of the proposed lake
 - Impacts to Matters of State Environment Significance
 - Saltwater Exchange Operational Requirements
 - (4) Monitoring and Maintenance
 - Maintenance of Lake structures including clay liner
 - Management of Poor Lake Water Quality
 - Management of Phytoplankton and Cyanobacteria Blooms
 - Management of Aquatic Weed Growth
 - Management of Shoreline Vegetation
 - Management of Exotic Fish
 - Maintenance Following an Extreme Stormwater Event/Flood Inundation Event (5 year Allowance)
 - Long-term Sediment Buildup (20 Year Allowance)

- Mosquito Management
- Public Safety
- Litter Management
- Wild Birds

The Salt Water Lake Maintenance and Management Plan shall provide details relating to public access requirements and controls in terms of the prescribed and limited public use consistent with Secondary Contact Water Quality standards as referred above; General public safety provisions; and performance elements of the lake and its functionality including maintaining water quality objectives.

5. Reserved Matter – Salt Water Lake Operational Environmental Management Plan

- (a) Prior to the operation of Salt Water Lake 1, a Salt Water Lake Operational Environmental Management Plan shall be prepared and submitted for approval. The plan must outline and finalise the detailed monitoring (including liner leakage monitoring), water quality, secondary human contact quality parameters and reporting. The plans must also consider the long-term management of the lake (including future maintenance and replacement works of critical elements, such as the lake liner and pipework), and including, but not limited to, the surrounding open space areas and related infrastructure provisions, and stormwater discharge points and infrastructure.
- (b) The Plan will confirm that the lakes and associated stormwater system shall be designed and constructed to comply with the National Health and Medical Research Council *'Guidelines for Managing Risks in Recreational Water'* (2008) and the *Environment Protection (Water Quality) Policy 2015* adopted under the *Environment Protection Act 1993* (SA) and shall achieve a Secondary Contact Standard of water quality in accordance with, and as determined by those guidelines and policies. [Secondary Standard Water Quality means a water quality standard suitable for indirect human contact including recreational activities such as boating, paddling, canoeing and the like]. The Secondary Contact Standard of water quality must be demonstrated to be achievable a minimum of 350 days in a calendar year.
- (c) The Salt Water Lake Operational Environmental Management Plan should include the following considerations:
 - Lake Water Quality Monitoring and Pump Station Control Systems Monitoring and infrastructure consistent with Secondary Contact standards
 - Pump Station Monitoring Provisions and Infrastructure
 - Salt Water Lake Quality, Salinity, Nutrient & Pollutant Loads Monitoring Provisions prescribed as "Performance Indicators" inclusive of minimum / maximum measures / parameters consistent with Secondary Contact standards and will include;
 - i. Dissolved Oxygen
 - ii. Temperature
 - iii. Salinity
 - iv. pH
 - v. Turbidity
 - vi. Total nitrogen
 - vii. Total phosphorus
 - viii. Suspended solids
 - ix. Chlorophyll_A
 - Upstream Catchment Management
 - Lake Water Quality Performance - Operating Range Criteria
 - Lake Maintenance - Desilting and Dredging
 - Public Relationship Management
 - Public Safety - Lake Safety Signage & Lighting
 - Maintenance Period Provisions - Lake, Pump Station and Ancillary Equipment
 - Applicants Continued Monitoring of the Lakes Performance

- Containment bund removal processes and clay liner overlap to prevent leak
- (d) The Salt Water Lake Operational Environmental Management Plan shall be implemented for an initial minimum trial period of **36 months** to demonstrate compliance with the requirements of the Operational Environmental Management Plan or as directed by the Minister pursuant to the provisions of s.117 of the PDI Act. At least 6 months prior to the end of the trial period, the Proponent shall make a written request to the Minister to continue the operation of Salt Water Lake 1 subject to the operation of Salt Water Lake 1 meeting the Operational Environmental Management Plan.

6. Reserved Matter – Water Treatment Plant

Prior to commencement of Salt Water Lake 1 construction, an implementation and staging plan for the establishment of the Water Treatment Plant (WTP) under the Progressive Adaptive Water Quality Management Strategy (Hybrid Strategy) must be developed and approved to ensure the timely construction and operational commencement of the WTP. The approved documentation must identify the specific location of the WTP, easement details, integration with later precincts, including infrastructure and operational functions to ensure appropriate operation of Salt Water Lake 1 (and provide sufficient capacity for future lakes).

7. Reserved Matters – Delineation and tenure of Salt Water Lake 1

- a) The Plans of Division shall be amended and resubmitted detailing that the proposed salt water lake to be a “super lot” (being the water body itself and lake edge) for separate ownership and not a “reserve”. The previously identified area beyond the lake edge can remain as “reserve”.

Pursuant to Section 115(6) of the *Planning, Development and Infrastructure Act 2016*, the delegate of the Minister for Planning reserves a decision on the form and substance of any further conditions that are considered appropriate to impose in respect of the reserved matters set out at 1 to 8 above. Upon receipt of the information relating to a reserved matter, it will be assessed and if satisfactory, approved by the Minister for Planning or delegate.

PLANNING CONDITIONS:

1. Except where minor amendments may be required by other legislation or by conditions imposed herein, the approved development shall be undertaken in strict accordance with the following documents, except to the extent that they are varied by a subsequent document listed below:

a) Second Amendment to the EIS – approved 2 June 2025

- Riverlea Major Development Application - Amendment to the Environmental Impact Statement - dated April 2023 (including Appendices)
- Response Document to the Riverlea Major Development Application amendment to the Environmental Impact Statement – Final v4 – dated December 2024 (including Appendices A to W).
- Supplemental responses provided to Council and state agencies:
 - o Walker Corporation to Playford Council dated 11 November 2024
 - o Walker Corporation to EPA dated 11 December 2024
 - o LBW Co Pty Ltd to Walker Corporation (in response to DEW feedback) dated 13 December 2024 (25 pages)

b) Variation to Development Authorisation – Catholic Education site - approved 12 June 2025

- Proposal Plan: Drawing Number 21A3182PROP-S(J) prepared by Alexander Symonds dated 14.5.2025

c) Variation to Development Authorisation – Stages 14-15,17-18 - approved 16 June 2025

- Proposal Plan: Drawing Number 21A3182PROP(S) Revision S prepared by Alexander Symonds dated 5.3.2025

d) Variation to Development Authorisation – Stages 18 and 36 - approved 10 April 2026

- o Proposal Plan: Drawing Number 21A3182PROP(V) Revision V prepared by Alexander Symonds dated 27.1.2026
- o Email from Walker Corporation to Playford Council dated 21.1.2026, including *Construction Details – Sheet 1 - Riverlea Stage 4 Built Form – Plan PHAIUS-PC1-S04-DRW-03-230_A*
- o Precinct 2 – Affordable Housing Modification – 362 allotments - 21A3182AH-OVERALL Rev A dated 28.1.26 prepared by Walker Corporation and Alexander Symonds

e) Variation to Development Authorisation – Stages 19-21 and 26 – approved 11 June 2026

- o Letter from Walker Corporation dated 15 April 2026
- o Proposal Plan: Drawing Number 21A3182PROP(W) Revision W prepared by Alexander Symonds dated 22.5.2026

f) Variation to Development Authorisation – Stages 17, 22-25 – approved 17 June 2026

- o Email from Walker Corporation dated 14 April 2026.
- o Proposal Plan: Drawing Number 21A3182PROP(W) Revision W prepared by Alexander Symonds dated 22.5.2026 (with additional conceptual images provided for reference purposes – 5 sheets).

g) Third Amendment to the EIS – Precinct 3A

- Riverlea Major Development – Application Amendment to the EIS – Precinct 3A Subdivision – Riverlea, Riverlea Park – November 2025 (55 pages) and Appendices A to L
- Riverlea Major Development – Response Document - Precinct 3A Subdivision - Application Amendment to the EIS – Precinct 3A Subdivision – Riverlea, Riverlea Park – July 2026 and Appendices A to L with reference to the updated plans below forming:
 - o Appendix E - Precinct 3A – Proposal Plan – Drawing 23A1275PROP(E) Revision E dated 3 July 2026 prepared by Alexander Symonds.
 - o Appendix F - Precinct 3A – Residential Allotment Mix Modification - Drawing 23A1275LM Revision D dated 27 July 2026 prepared by Alexander Symonds.
 - o Appendix G - Precinct 3A - Affordable Housing Modification – Drawing 21A3182AH Revision B dated 25 November 2025 prepared by Alexander Symonds.
 - o Appendix H - Riverlea – Overall Concept Plan – Drawing 21A3182CONCEPT(V) – Revision V dated 27 July 2026 prepared by Alexander Symonds.

2. Previous conditions of approval contained in the Decision Notice dated 6 November 2024 approved by the delegate of the Minister for Planning, unless previously satisfied or superseded by the aforementioned plans or specifications, or requirements listed below, remain in effect.
3. Construction activities must be undertaken in accordance with the endorsed Dewatering Management and Monitoring Plan (the plan). Monitoring, in accordance with the plan, shall be undertake for a minimum of 2 years post completion of the groundwater dewatering activities.
4. All groundwater dewatering activities shall cease immediately should monitoring bores show a decrease of 1.5m (or greater) and the Department for Environment and Water shall be notified immediately.
5. All the data derived from these groundwater monitoring bores, any other groundwater monitoring bores owned and/or operated by the proponent shall be provided to the Department of Environment and Water no more than a week after acquisition. These data as well as the Department for Environment and Water monitoring bores shall be used to re-calibrate and redevelop the groundwater model for the site.

6. The development of additional Salt Water Lakes (being Salt Water Lake 2 and Salt Water Lake 3) shall not commence dewatering or construction, until the performance and operation of Salt Water 1 has been demonstrated to operate in accordance with the approved Salt Water Lake Operational Environmental Management Plan and to the reasonable satisfaction of the Minister for Planning.
7. Prior to s.138 clearance under the *Planning, Development and Infrastructure Act 2016*, the laneway-to-laneway road layout for stages 23 and 24 (as identified in the plan of division prepared by Alexander Symonds Surveying Consultants, Dwg No. 21A3182PROP(R), revision R dated 24 September 2024) shall be revised to take into consideration the traffic impact of the proposed road design, such that any rear-loaded laneways must only access the general road network via a full width residential or collector through road (i.e. 16 metres or 22 metres in width). The laneway-to-laneway road layout identified in Stage 23 shall be serviced by an additional mid-block residential or collector road cross street. Any revised plan must also demonstrate how the development of these stages, including the final road network and any reserve areas, integrates with the future development of adjacent superlots 2626, 2611, 2531 and 2727.
8. The Precinct 2 land division shall be undertaken, completed and maintained in accordance with the approved plans of division Sheets 1 to 14 of 14 prepared by Alexander Symonds Surveying Consultants, Dwg No. 21A3182PROP(R), revision R, dated 24 September 2024 except where varied by any condition(s), or where superseded by a further approved plan.
9. The Developer is to provide an updated Social Infrastructure Statement and associated Social Infrastructure Strategy to the reasonable satisfaction of Council within six months of this provisional development authorization being issued.
10. The applicant must provide a minimum of 15% as 'affordable housing' of all dwellings in accordance with the criteria determined by the Government Gazette 8 September 2022 under regulation 4 of the *South Australian Housing Trust Regulations 2010* (or any updates) as per a land management agreement between Walker Corporation and South Australian Housing Authority, to be registered on the Certificates of Titles.
11. The development of Precinct 2 shall be undertaken in accordance with the approved Riverlea Landscape Master Plan (RLAMP) dated 10.12.2024, Revision S, referenced 1519038 and prepared by Place Design Group, and including any subsequent amendments. The subject Riverlea Landscape Master Plan is to form a part of this AEIS DA consent.
12. Prior to the planting and vesting of open space swales that have been utilised on an interim basis for the conveyance of Salt Water Lake discharges, those swales must undergo soil testing and undergo appropriate salt decontamination and remediation BEFORE any final landscaping and planting occurs. Details of the results of any testing shall be provided to Council prior to any final planting commencing.
13. Soil testing shall be undertaken in areas identified with potential for Acid Sulphate Soils, prior to any construction occurring in these areas. The resultant reports and recommendations shall be complied within the civil design at these locations, to the reasonable satisfaction of DEW and Council. In the event that Acid Sulphate Soils are encountered, appropriate management strategies including, but not limited to, may be required: (a) lime neutralisation treatment and verification of excavated materials at various formulated rates; (b) remediation of previously disturbed ASS; (c) monitoring of groundwater drawdown and quality through a network of groundwater monitoring wells during excavations.
14. The management of stormwater for Precincts 1 and 2 shall be in accordance with the *WGA - Walker Buckland Park Developments Pty Ltd - Precinct 1 and 2 Interim and Ultimate Development - Stormwater Management Plan 2024 – Reference - WGA080163, WGA080163-RP-CV-0034 Rev C, October 2024*, unless otherwise agreed with the with the City of Playford, the Environment Protection Authority (EPA), and the Minister for Planning.
15. The management of stormwater for Precinct 3A shall be in general accordance with the *Stormwater Management Plan – Precinct 1, 2 and 3a Interim and Ultimate Development* prepared by WGA, Ref.

WGA080163-RP-CV-004, Revision E dated 3 October 2025, and including any subsequent amendments, unless otherwise agreed with the City of Playford, the Environment Protection Authority (EPA) and the Minister for Planning. *Note: It is acknowledged that stormwater management plans shall evolve and be updated from time to time, reflective of updated information and performance solutions.*

16. Water-sensitive urban design measures and practices shall be adopted for the management of run-off, including stormwater capture and reuse.
17. Prior to stormwater discharging to Salt Water Lake 1 from any associated land division stage, the stormwater is to be treated, and water quality is sufficient to meet environmental health standards removing any gross pollutants. The quality of stormwater inflows to Salt Water Lake 1 shall be monitored and appropriate pre-treatment strategies and infrastructure provided to ensure that water quality meets relevant EPA standards and does not have an adverse impact on overall Salt Water Lake water quality and which has been demonstrated to adequately accommodate all stormwater inflow volumes and at all inflow locations adjacent to and in the upstream vicinity of Salt Water Lake 1.
18. Mechanisms shall be included in the overall lake and stormwater design to minimise the potential for gross pollutants to enter the lake from the surrounding development and upstream catchments. The capture mechanism shall be non-return, to ensure gross pollutants captured by the trap cannot re-mobilise into the lake during higher tidal events. A trash rack at the lake discharge is not sufficient capture mechanism.
19. Easements for the proposed outfall drains for the discharge of stormwater and the discharge of Salt Water Lake piped and open swale discharges into Thompson's Creek must be finalised and executed by the Proponent with SA Water and Playford Council to the satisfaction of the benefitting parties, prior to the completion of the filling of Salt Water Lake 1.
20. Other easements for the conveyance of stormwater through Precinct 2, and via the SWL water body, SWL discharge swales and pipes, must be finalised and executed by the Proponent with Playford Council to the satisfaction of the benefitting parties, prior to the collection and discharge of stormwater from each land division stage.
21. Prior to approval of a master plan for the development of the balance of Precinct 3, an amended Traffic Impact Assessment (TIA) shall be prepared and submitted to provide the following information and achieve identified outcomes as follows:
 - a. Analysis of secondary access to the development and associated traffic volumes supported by updated AIMSUN network and SIDRA modelling.
 - b. Capacity of Riverlea Boulevard and the traffic volumes servicing future Precincts 3B and 4.
 - c. Works associated with intersection upgrades required to accommodate Precincts 3B and 4 (in addition to the previous precincts).
 - d. Analysis of ultimate intersection scenario supported by SIDRA re-modelling to understand final intersection footprints and consequential impacts on intersection land curtilage and acquisition requirements.
22. Prior to the clearance of 2500 allotments for the overall development (under section 138 of the Planning, Development and Infrastructure Act 2016), an updated traffic impact assessment shall be undertaken to the satisfaction of the Department for Infrastructure and Transport, which includes a summary of all previous traffic assessments for Precincts 1 and 2 and 3A, including:
 - a. Total lots released for sale (all precincts).
 - b. Total lots sold and developed (all precincts).
 - c. Total allotments not yet released (all precincts).
 - d. Total volumes and distributions to/from the DIT road network.
 - e. Traffic counts for the Port Wakefield Road/Angle Vale Road/Riverlea Boulevard intersection.
 - f. Details regarding the completed or staged development of the various internal services (i.e. neighbourhood centres, services, school and sports facilities, etc) and likely traffic

- generation/distribution (AM/PM peaks). This will assist DIT in understanding how the development site has reached the projected level of self-sufficiency in each precinct.
- g. Full SIDRA review of the Port Wakefield Highway/Angle Vale Road/Riverlea Boulevard intersection (both current operation and future operation as a result of Precincts 1 and 2 and 3A) to DIT SIDRA Guidelines.
 - h. Details of the upgrades to the arterial road network required to support the development.
23. Prior to the clearance of 3000 allotments for the overall development (under section 138 of the Planning, Development and Infrastructure Act 2016), unless otherwise agreed to by the Department for Infrastructure and Transport, the Port Wakefield Road/Angle Vale Road/Riverlea Boulevard intersection shall be upgraded to an ultimate at grade intersection solution that is required before the implementation of a grade separated solution. All works shall be to the satisfaction of the Department for Infrastructure and Transport, with all costs met by the proponent.
 24. All upgrades to the arterial road network required to support the development shall be designed and constructed to the satisfaction of the Department for Infrastructure and Transport. All associated costs (including but not limited to project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant. Any land required to facilitate the above road works shall be dedicated to road at no cost to the Department or Council.
 25. The development shall be designed to cater for the existing and future public transport network shown in Figure 5.10 of the ETA Traffic Impact Assessment (TIA). The Department for Infrastructure and Transport and Public Transport South Australia is to be consulted regarding the preferred bus route and internal connectivity ensuring the 400 metre catchment target is achieved as per the Precinct 3A TIA.
 26. An updated Parking Plan shall be provided to the reasonable satisfaction of Council to address matters raised as a result of the AEIS review and provided to the Proponent. This report shall be provided and endorsed by Council prior to the submission of construction documentation for any stage which forms a frontage to and/or abuts the lakes or lake curtilage open space.
 27. The layout of parking areas within the development shall conform to AS2890.6:2022 (off-street parking for people with disabilities), AS 2890.5:2020 Parking facilities: Part 5: On-Street Parking, AS2890.2:2018 Parking facilities, Part 2: Off-street commercial vehicle facilities and AS 2890.3:2015, Parking facilities, Part 3: Bicycle parking.
 28. Prior to s.138 clearance under the *Planning, Development and Infrastructure Act 2016*, for any stage which has the benefit of a frontage to the Gawler River and/or the Gawler River riparian zone, a Gawler River Restoration Management Plan shall be provided in the most recently specified SA Government format for the consideration and approval of Council.
 29. All works and activities associated with the development undertaken in the authorised areas depicted on the map at Figure 22 within the Second Amendment to the Assessment Report must comply at all times with the conditions of the authorisations granted by the Minister for Aboriginal Affairs on 9 October 2024 under sections 21, 23 and 29(1)(b) of the *Aboriginal Heritage Act 1988* (SA). Further authorisations must be obtained from the Minister for Aboriginal Affairs before Aboriginal heritage is impacted outside of these areas.
 30. Prior to the issuing of a land division certificate for each stage under s.138 of the *Planning, Development and Infrastructure Act 2016*, the conditions of the Minister for Aboriginal Affairs' 9 October 2024 authorisation, and any other requirements of the Act, shall be complied with in respect to the Aboriginal Cultural Heritage.
 31. Prior to construction commencing for any stage or Saltwater Lake 1, a Soil Erosion and Drainage Management Plan (SEDMP) must be prepared in accordance with the 'Best Practice Erosion and Sediment Control, International Erosion Control Association (Australasia) 2008' and submitted to the reasonable satisfaction of the Council. The SEDMP must be implemented during construction to prevent

soil sediment and pollutants leaving the site or entering waters (including the stormwater system) during development of the site. The SEDMP must include elements such as:

- The installation of a shaker pad at the entrance/exit to the development site
 - Avoiding unnecessary cut and fill and unnecessary clearing of vegetation
 - Protecting exposed soil through temporary vegetation or jute matting, hay bales or silt fences, and fencing and containing of stockpiles
32. The temporary erosion and sediment control measures shall be maintained and be functional until the end of the Maintenance Period for the works or earlier if Council's delegated officer considers they are no longer required. *Note: Council's delegated officer may order additional measures to control silt on site at no cost to Council.*
 33. After the commencement of interim stormwater management for Precinct 2, groundwater salinity and level monitoring works shall be undertaken by the developer in accordance with the Dewatering Investigation and Risk Assessment Report prepared by LBWco, revision 0, dated 15 October 2024 and the Saltwater Seepage Risk Assessment Report prepared by LBWco, revision 0 dated 23 October 2024. The results and accompanying report of these works shall be provided to Council together with any recommendations on the finding, to determine any potential impacts to road pavement and stormwater infrastructure due to groundwater levels.
 34. A Construction Environment Monitoring and Management Plan (CEMMP) shall be prepared to the satisfaction of the Environment Protection Authority, submitted for approval to the Minister for Planning, and then implemented by the proponent. The CEMMP must be operative from each stage approval.
 35. All works shall be undertaken in accordance with the approved Salt-Water Lakes 1 management plans.
 36. Normal operating hours for construction activities and construction truck movements to and from the site shall be from 7am to 7pm. Monday to Saturday inclusive.
 37. Stockpiled soils shall be suitably managed to control dust emissions, erosion and weed infestation.
 38. Undeveloped allotments shall be maintained in a neat and tidy condition, with soil surfaces stabilized to minimise erosion.
 39. Landscaping and streetscaping of the common areas shall commence prior to the issuing of the Certificates of Title for each stage, and when established shall be maintained in good health and condition at all times. A plant shall be replaced if and when it dies or becomes seriously diseased. A weed control plan shall also be implemented.
 40. The proponent shall provide accurate projections of resident populations to allow Department of Health to plan for local and regional health services prior to the registration of each stage of residential development, and thereafter at 12-month intervals.
 41. Residential Guidelines and an Encumbrance document incorporating all details as determined by the developer (and modified from time to time) shall be provided for any Community Titled and Torrens Titled allotments.
 42. Proponent to provide and implement an agreed Recreation Facilities Strategy in agreement with the Council as required.
 43. The development is to comply at all times with the recommendations and conditions of the EBS Ecology – Flora and Fauna Management Plan: Precinct 2 Revision 2.1 dated 5 October 2023 prepared in support of the development.
 44. To ensure that the internal intersections operate in conjunction with the Port Wakefield Highway / Riverlea Boulevard / Angle Vale Road intersection, the applicant shall consult with DIT to ensure that all internal signalised intersections are linked to and coordinated with nearby DIT managed signalised intersections.
 45. The design, construction, operation and management of the Saltwater Lakes system (including all costs) shall remain the sole responsibility of Walker Corporation. Sole responsibility will remain with Walker Corporation unless a written agreement with another entity or authority is executed to the satisfaction of both parties and subject to the agreement of the Minister for Planning.

46. Any Council, utility or state agency-maintained infrastructure that is demolished, altered, removed or damaged in the implementation of the development, must be reinstated to council, utility or state agency specifications as applicable. All costs associated with these works must be met by the proponent.
47. All costs associated with the implementation of the development must be met solely by the proponent.
48. Prior to section 138 clearance under the *Planning, Development and Infrastructure Act 2016*, the final plan for Stage 18 shall be updated to incorporate the amendments outlined in emailed correspondence from the Playford Council to the Department for Housing and Urban Development dated 24.3.2026.
49. Prior to section 138 clearance under the *Planning, Development and Infrastructure Act 2016*, the final plan for Stages 21 and 26 shall be accompanied by the provision of civil infrastructure details required at the residential-open space interface, including change in levels (via cross-sections) and typical detail as to how civil and land development works adjacent the open space area and tree protection zones will be managed.
50. Prior to section 138 clearance under the *Planning, Development and Infrastructure Act 2016*, the proposed lots 35001 & 35002 detailed in the Precinct 3A Land Division Plan - 23A1275PROP (Rev E) - 3.07.2026 shall be rotated to front the north/south local residential street rather than Murdoch Street. An amended plan shall be provided with the detailed engineering design for Stage 35 of Precinct 3A.
51. Final traffic and design plans shall be provided to Council as part of the detailed design phase to minimise changes to lot layouts, road geometry and reserve widths (i.e. road concept plans, sight distance assessments, supporting infrastructure and swept path analysis for larger service and passenger vehicles).
52. A permanent sedimentation basin shall be created to service Precincts 1, 2 and 3A to facilitate appropriate levels of maintenance of the drainage channels. The basin shall be located upstream of Carmelo Road culvert (or an appropriate location in consultation with Council).

Land Division Requirements

53. All roads and drainage infrastructure associated with the approved development shall be constructed in accordance with the Council's Land Division Requirements, the approved documentation, to the satisfaction of Council (CS-DS_1810_LandDivisionGuidelines-FactSheet.pdf).
54. Detailed design of local roads and all other thoroughfares (including shared use paths, level crossings etc) to be constructed and commissioned in accordance with Playford Council specifications and to the Council's approval.
55. Road Typologies for Precinct 2 and 3A shall be reviewed and collated within a separate road typology document for the approval of the City of Playford.
56. Engineering construction plans for roads, drainage and footpaths and intersections (including bulk earthworks plans) to the satisfaction of the Playford Council.
57. Any Traffic control devices for the residential, commercial and industrial areas shall be designed and constructed in accordance with the main standard of the Manual of Uniform Traffic Control Devices—AS 1742.
58. Cut and fill batters required for road works shall be in accordance with the requirements of the Engineering Design Guidelines of the City of Playford.
59. Proponent shall enter into an agreement with an electricity provider for the provision of required upgrades.
60. All public roads within the development will be local roads under the care and control of the Council.
61. Engineering construction plans for roads, drainage and footpaths and intersections to the satisfaction of the Council.
62. Proponent to enter into an agreement with a licensed water entity for all water and wastewater requirements for Precinct 2 and 3A.
63. Detailed design for the open space areas is subject to agreement by the Council.

64. The financial and augmentation requirements of SA Water shall be met for the provision of water supply and sewerage services.
65. The necessary easements shall be vested to SA Water.
66. Before commencing any landscaping/open space works, detailed landscaping plans shall be submitted and approved by Council.
67. In respect to Precinct 3A and future flow paths, gross pollutants shall be captured at or near discharge locations to the saltwater lake system. The capture mechanism shall be non-return, to ensure gross pollutants captured by the trap cannot remobilise into the lake during higher tidal events. A trash rack at the lake discharge is not sufficient to satisfy this condition. Stormwater runoff from stages that interface with the saltwater lakes will flow to gross pollutants and cartridge systems before discharge to the lakes.
68. The Proponent shall make adequate provision for the creation of appropriate easements and reserves for the purposes of drainage, electricity supply, water supply and sewerage services. Any drain which is located within balance land is to be granted a drainage easement in favour of Council prior to any discharge to or use.
69. Any drain which is necessary for the safe and efficient drainage of the land and the disposal of stormwater and effluent from the land shall be provided and constructed on the land in accordance with recognised engineering practice and shall be to the satisfaction of the Council.
70. All necessary electrical services shall be installed on the land in accordance with recognised engineering practice and shall be to the satisfaction of the Council.
71. Upon Practical Completion of drainage works, the developer must engage a suitably qualified consulting engineer to provide Council with a full set of "As Constructed" documentation, consisting of a stormwater CCTV report and all QA reports, including but not limited to compaction tests report, asphalt report and pavement thickness report (collectively, the "As Constructed" Plans).

Advisory Notes

- The proponent must obtain a Building Rules certification for any building work to be undertaken from either the Accredited Professional (at the proponent's option) or the local Council as required by the *Planning, Development and Infrastructure Act 2016*.
- The proponent is advised of the General Environmental Duty under Section 25 of the *Environment Protection Act 1993*, which provides that a person must not undertake any activity, which pollutes, or may pollute, without taking all reasonable and practical measures to prevent or minimise harm to the environment.
- The proponent is advised of the requirement to comply with the 'Best Practice Erosion and Sediment Control, International Erosion Control Association (Australasia) 2008' during demolition and construction of the development.
- In addition to the Building Code of Australia, the proponent must comply with the *Commonwealth Disability Discrimination Act 1992*, in planning access for the disabled.
- The main standard for traffic control devices is the Manual of Uniform Traffic Control Devices—AS 1742. There are many standards under AS 1742 covering the various traffic control devices that may need to be referred to.
- The proponent should note that they and their contractors must comply with the requirements of the *Aboriginal Heritage Act 1988*.
- The Minister has a specific power to require testing, monitoring and auditing under s.117 of the *Planning, Development and Infrastructure Act 2016*.
- In relation to Condition 22, the Gawler River Restoration Management Plan shall demonstrate an appropriate conservation, revegetation, and restoration design strategy of the conservation zones to allow for future use of the land. This Masterplan shall be provided and endorsed by Council. The Proponent

shall undertake works in general accordance with the endorsed Masterplan, except where varied through the agreement with Council as other elements of land development detailed design progress.

- In relation to Condition 39, the *Saltwater Lakes System* includes the lakes system and all associated works (such as the intake infrastructure, outfall infrastructure, saltwater lake curtilage, including containment structures and edge treatments, water treatment facilities, and all related pipework, pumping, cleaning and maintenance infrastructure). To avoid any doubt, this also includes all works and infrastructure that is installed and/or constructed to enable the continued operation of the Saltwater Lakes system within Riverlea Park, between Riverlea Park and the coast, and Thompson's Creek.
- In relation to Reserved Matter 2, the Dewatering Management, Mitigation and Monitoring Plan shall address (but not be limited to) the following:
 - o A process for how the level of interaction between surface and groundwater in the Gawler River and Thompson's Creek shall be qualified.
 - o Purpose designed groundwater monitoring system that may include the installation of additional bores at agreed locations to enable comprehensive water levels and quality monitoring to occur.
 - o All bores to be fitted with approved data loggers to measure groundwater level and salinity and telemetry capable of transmitting groundwater levels at fifteen (15) minute intervals.
 - o Data loggers shall be checked on a monthly basis by undertaking manual reading to confirm calibration and comparison purposes.
 - o A minimum of two (2) years of data is required from all monitoring bores prior to any groundwater extraction for dewatering operations. All monitoring bores must be drilled, completed and fitted with appropriate equipment to ensure appropriate and consistent data collection.
 - o At least six months prior to the commencement of groundwater dewatering the data from the monitoring bores network shall be made available to the public via a live dashboard.
 - o The results of these studies shall be reported to and be produced to the satisfaction of Department for Environment and Water prior to the start of any construction activities.
 - o The Dewatering Management, Mitigation and Monitoring plan must comply with the EPA's Environmental management of dewatering during construction activities guideline (2021).
- The Department for Environment and Water strongly recommends that the proponent construct a new groundwater model, utilising the additional data and information prescribed in the approval conditions to assess the potential impacts from this development.
- In relation to SA Water services, the Corporation has advised that a network flow test assessment could be necessary for any site within this development to determine fire servicing needs.
- In relation to "the Island" variation decision (precinct 2, stages 17, 22-25) determined on 17 June 2026, the proponent advised that final design and engineering matters (as identified in correspondence from Playford Council to DHUD dated 14 May 2026) can be satisfactorily addressed with the provision of additional information and/or minor plan revisions to the satisfaction of Council prior to the submission of a final plan and clearance determination under s.138 of the *Planning, Development and Infrastructure Act 2016*.
- In relation to Condition 24, the applicant shall contact DIT's Network Management Services, Senior Network Integrity Engineer, Mr Narendra Patel on telephone 08 7133 3208, mobile 0400 436 745, or via email at Narendra.Patel@sa.gov.au, to discuss the proposed road works prior to undertaking any detailed design. The developer shall enter into a Developer Agreement to undertake the above works.
- Exact stormwater management devices must be confirmed as part of detailed design stages to the reasonable satisfaction of the Council and the Environment Protection Authority (EPA).
- In respect to Condition 69, Council has advised they may not issue a Certificate of Practical Completion for the Works, or otherwise accept the vesting of the Works, until the "As Constructed" Plans are supplied.
- All roads and infrastructure used during construction activities must be remediated to ensure that deterioration of infrastructure is avoided. Levels of maintenance to be undertaken by the proponent to roads used for construction to ensure that the roads are returned to Council in their previous condition.

The proponent must maintain the unsealed sections of Legoe Road, Carmelo/ Park Road and Tippets Bridge Road up to the Precinct 3A entry.

- Detailed design plans to demonstrate adequate clearance distance at roundabouts adjoining lots 34015/ 34213 (stage 34) and lots 43002/ 43017 (stage 43) for final alignment/ location of footpath and refuge crossings must be provided with any future engineering designs seeking engineering approval.
- For Precinct 3A, an updated Parking Plan identifying all proposed driveway and crossover locations shall be provided to the reasonable satisfaction of Council to address matters raised as a result of the AEIS review and provided to the Proponent. The parking plan shall assess impacts on on-street parking availability and demonstrate compliance with required clearances. The plan shall also identify all usable kerbside parking spaces, accounting for intersections, driveway exclusions, and no-stopping areas. This report shall be provided and endorsed by Council with any future engineering designs seeking engineering approval.
- In relation to Condition 52, consultation with Council will be required as to the final location of the sedimentation basin, as there may be an option of including the basin into the design upstream of the point where the channel's low flows would discharge into the wetland.
- Council has advised that future acceptance of channelised stormwater drainage reserves (over and above stormwater capacity requirements) may not be accepted without further justification. In respect to Channel 08 within Precinct 3A, the Council will work with the proponent to finalise a detailed civil & landscape design which limits the grade and overall depth to invert of Channel 08 to the maximum extent possible to ensure the land is usable and not unduly populated with dense or large, mature plantings. Any stormwater discharge into and through Channel 08 is to achieve a free-flowing outfall and must not feature any areas of stormwater detention, retention or wetlands.

Appendix A: Definitions and acronyms

Acronym	Definition
AAR	Amendment to the Assessment Report
AEIS	Amendment to the Environmental Impact Statement
AHD	Australian Height Datum
AAR-AGD	Aboriginal Affairs and Reconciliation – Attorney Generals Department
BAM	Bushland Assessment Method
CEMP	Construction Environmental Management Plan
CHMP	Cultural Heritage Management Plan
DHUD	Department for Housing and Urban Development
DIT	Department for Infrastructure and Transport
EIS	Environmental Impact Statement
EP Act	<i>Environment Protection Act 1993</i>
EPA	SA Environment Protection Authority
EPBC	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
GARP	Greater Adelaide Regional Plan
GDP	General Development Policy
LMA	Land Management Agreement
MPN	Master Planned Neighbourhood zone under the P&D Code
NBN	National Broadband Network
NP&W	<i>National Parks and Wildlife Act 1972</i>
NVC	Native Vegetation Council
P&D Code	Planning and Design Code
PCA	Potentially Contaminating Activity
PDI Act	<i>Planning, Development and Infrastructure Act 2016</i>

Acronym	Definition
PMST	Protected Matters Search Tool
PSA	Preliminary Site Investigation
RD	Response Document
SPP	State Planning Policy
STAM	Scattered Tree Assessment Method
TIA	Traffic Impact Assessment

Appendix B: Assessment Requirements

A copy of the Assessment Requirements is available on the Plan SA project page:
https://plan.sa.gov.au/development_applications/state_development/impact-assessed-development/majors/major_projects/majors/buckland_park_township

Appendix C: Consistency with Planning Policies

State Planning Policies

State Planning Policies represent the highest level of policy in our new planning system, and address the economic, environmental and social planning priorities for South Australia.

The following SPPs are relevant to the assessment of the proposal:

SPP1: Integrated Planning
 SPP2: Design Quality
 SPP5: Climate Change
 SPP6: Housing Supply and Diversity
 SPP7: Cultural Heritage
 SPP14: Water Security and Quality
 SPP15: Natural Hazards

Whilst the Buckland Park Township major development was approved before the introduction of the above SPPs under the PDI Act, they are required to be considered in the preparation of Environmental Impact Statements, with the current process being an amendment to an EIS.

The 'Riverlea' project seeks to develop a master planned community development that combines a long-term vision with coordinated delivery of social, community and economic infrastructure to support a population of 33,000 persons. New housing and other built development is assessed under the Planning and Design Code, where issues of design quality and sustainability remain foundational principles of the planning system, including building efficiency standards.

A mix of housing types (single storey detached, townhouse etc.) and tenure mix is proposed, with not less than 15% of new homes designated as "affordable" and required under a Land Management Agreement (LMA) for both Precinct 1 and 2.

Note: None of the Special Legislative Scheme SPPs apply to this assessment.

Summary: The proposal remains consistent with relevant SPP's for the development of Riverlea.

Greater Adelaide Regional Plan

The PDI Act provides for South Australia to be divided into Planning Regions. Each region in South Australia has a plan to both guide development and reflect the vision of the State Planning Policies. The plan was operational on the 17 March 2025.

The GARP sets out a long-term vision for Greater Adelaide, detailing where people will live and work, how they will move around and where they will access services. The plan makes recommendations for managing growth and adapting to changes in our community and urban environment.

The policy recommendations of most relevance:

- Facilitate the delivery of sufficient, well timed land supply aligned with needed infrastructure and flexibility in zoning and policies to allow for housing diversity.

- Support housing affordability by ensuring necessary land supply across Greater Adelaide and timely delivery of infrastructure.
- Deliver a greater choice of housing diversity.
- Greenfield and township development:
 - o *Priorities the release of zoned land based on orderly growth and transparency of costs the community.*
 - o *Performance outcomes established for greenfield communities to promote connected, convenient, cohesive, and climate-smart communities.*
 - o *New growth areas incorporate employment land and activity centers to ensure new communities have locally accessible employment opportunities.*
 - o *Build on existing infrastructure capacity in townships where growth opportunities exist that does not detrimentally impact the Character Preservation Areas or areas of high environmental or agricultural value.*

Riverlea has already been zoned for urban development, such that the GARP does not specifically consider its future growth (as already forms part of the 15-year land supply).

The GARP does envisage the further provision of residential development areas to the south of Riverlea, and the development of a new regional entre to support the growth of key areas such as Riverlea Park, Roseworthy and Two Wells.

There remains a significant opportunity to leverage existing greenfield growth fronts within the region, including Riverlea Park, Angle Vale, Gawler East, Roseworthy, Two Wells, Munno Para and Blakeview, to support future growth in the region.

The key growth issues relate to infrastructure and service provision to support these opportunities (and provide for orderly and economic development).

Summary: The proposal remains consistent with GARP's long-term growth objectives in the north. Consideration of a second access to Riverlea and potential infill areas to the south, will be a matter for future consideration as these medium-term planning requirements are developed.

Planning and Design Code

Buckland Park (Riverlea Township) comprises land within a Master Planned Neighbourhood Zone identified by the Planning and Design Code (Version 2026.13, 29 July 2026) under the *Planning, Development and Infrastructure Act 2016*. A copy of the P&D code can be found [here](#).

Master Planned Neighbourhood Zone policies can broadly be summarised as:

- Development that supports a new or expanding community with a diverse range of housing located within easy reach of a diversity of services, facilities and open space to support a growing community and create a pleasant place to live.
- Land division results in a low-to-medium density neighbourhood that contains a diverse range of housing types and allotment sizes, staged and provided in a manner that supports the orderly expansion of urban areas and the economic provision of infrastructure and services.

- Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.
- Community facilities such as schools, community centres, recreation centres and public open space are co-located within activity centres or co-located with complementary uses to reinforce their role as a focal point for community.
- The size and distribution of open space encourages recreation and healthy lifestyles, by including a variety of attractive features such as walking and cycling trails, play spaces, water features, irrigated recreation spaces, sporting infrastructure or public art.
- Development is compatible with the outcomes sought by *Concept Plan 14 – Buckland Park* of the Planning and Design Code to support the orderly development of land through staging of development, provision of infrastructure and the location of new activity centres.



Figure 14: Planning and Design Code Zoning for 'Riverlea'.

General Development modules of relevance would include design in urban areas, infrastructure and renewable energy facilities, interface between land uses, land division, open space and recreation, site contamination, transport-access and parking and waste management.

Summary: the proposal remains consistent with the Masterplanned Neighbourhood zoning of the land and the use of the land for a residential township purpose.