

DECISION NOTICE

Section 126(1) of the *Planning, Development and Infrastructure Act 2016*

TO THE APPLICANT:

Name:	Walker Corporation
Postal address:	9 Bonnin Crescent, Riverlea Park SA 5120
Email:	patrick.mitchell@walkercorp.com.au

IN REGARD TO:

Development application no.: N/A	Lodged on: 14 October 2025
Nature of proposed development: Establishment and development of Precinct 3A	

LOCATION OF PROPOSED DEVELOPMENT:

Street address: Riverlea Boulevard, Legoe Road, Tippets Bridge Road, Beagle Hole Road, Carmelo Road, and several unnamed road reserves: Riverlea Park
Project Area: As identified in the declaration notices contained in the <i>Government Gazette</i> dated 4 January 2007 and the amended declaration by further notice on 12 June 2008. The subject land in relation to the current variation relates to those parcels forming Precinct 2, and associated land for various infrastructure (i.e. stormwater management, flood mitigation, drainage channels etc) that extend across the project area. This also includes the following land parcels which comprise the undeveloped land within the overall declared area (noting other land has already been divided for allotments within Precincts 1 and 2, including parcels created from previous roads opening and closing processes): A9302, DP138539 (CT6317/912); A9200, DP138539 (CT6317/910); Q9400, DP138911 (CT 6324/410); A9072, D133460 (CT 6301/812); A102, D129442 (CT 6301/811); A92, F174426 (CT 6286/793); A93, FP174427 (CT 5868/771); A94, F174428 (CT 6286/794); A91, F174402 (CT6286/792); A91, F174403 (CT 5868/773); BL66, DP1671 (CT5888/778); A66, D1671 (CT 5868/778); BL65, DP1671 (CT 5888/772); S179, H105800 (CT5399/95); S174, H105800 (CT5399/96); Q1/2/3/4, F40207 (CT 6286/790); A62, D1671 (CT 6286/787); A9013, D132334 (CT 6288/351); A95, F174429 (CT 5868/775); A61, D1671 (CT 6286/786); A60, D1671 (CT5868/782); A9011, D132334 (CT 6288/349); A63, D1671 (CT 5868/784); A65, D1671 (CT 5868/772); A66, D1671 (CT 5868/778); A9301, DP138539 (CT 6317/911), Q9300, DP137808 (CT6137/873), BL61, DP1671 (CT6286/786); BL60,DP1671 (CT5868/782); A6, FP16853 (CT5447/585); BL62, DP1671 (CT6288/787); BL63,DP1671 (CT5868/784). .

DECISION:

Decision type	Decision	Decision date	No. of conditions	Entity responsible for decision
Provisional Development authorisation	GRANTED	3 September 2026	71	Minister for Planning
Building Certification	N/A	N/A	N/A	N/A

FROM THE RELEVANT AUTHORITY: Delegate of the Minister for Planning



ANDY HUMPHRIES
DIRECTOR DEVELOPMENT
as delegate of the
MINISTER FOR PLANNING

PREAMBLE:

1. The decision notice of 6 November 2024 provides the full background to previous decision-making in relation to the Buckland Park (now Riverlea) Township development.
2. On 4 May 2022, Walker Corporation Pty Ltd wrote to the Minister for Planning seeking to vary the existing development authorisation and to undertake an Amendment to the Environmental Impact Statement (AEIS) to undertake changes to the previously approved layout of Precinct 2 and the introduction of a saltwater lakes system and associated project infrastructure (i.e. pipework, stormwater drainage etc).
3. On 17 April 2023, the final Amendment to the EIS document was lodged by Walker Corporation. Public notification and state agency and council referral of the AEIS was undertaken for a six-week period from 14 June 2023 to 26 July 2023. Four public submissions were received.
4. On 13 December 2024, the final Response Document was submitted by Walker Corporation.
5. On 20 March 2025, the State Planning Commission endorsed the Assessment Report for the Second AEIS, subject to final review and minor editorial corrections by the SPC Chair.
6. On 2 June 2025, the delegate of the Minister for Planning granted a varied development authorisation to the proposed amendments pursuant to s.115(8) of the *Planning, Development and Infrastructure Act 2016*, subject to eight (8) reserved matters and fifty-three (53) conditions.
7. On 8 April 2025, Walker Corporation Pty Ltd requested a further variation to the development authorisation to undertake a division of land (2 into 3 allotments) to support the development of a new school (9200) and sporting and recreational precinct (9201) within Precinct 2.
8. On 12 June 2025, the delegate of the Minister for Planning granted a varied development authorisation to the proposed variation pursuant to s.115(8) of the *Planning, Development and Infrastructure Act 2016*. SA Water requirements (refer conditions 54-56) were included for completeness.
9. On 8 April 2025, Walker Corporation Pty Ltd requested a further variation to the development authorisation to amend the layout of Stages 14-15 (previously approved), with minor changes to Stages 17-18, within Precinct 2.
10. On 19 June 2025, the delegate of the Minister for Planning granted a varied development authorisation to the proposed variation pursuant to s.115(8) of the *Planning, Development and Infrastructure Act 2016*.
11. On 5 December 2025, Walker Corporation Pty Ltd requested a further variation to the development authorisation to amend the layout of Stages 18 and 36 within Precinct 2 (as previously approved). Note - consequential changes to related stages will be dealt with in follow-up variation applications.
12. On 10 April 2026, the delegate of the Minister for Planning granted a varied development authorisation to the proposed variation pursuant to s.115(8) of the *Planning, Development and Infrastructure Act 2016*.
13. On 15 April 2026, Walker Corporation Pty Ltd requested a further variation to the development authorisation to amend the layout of Stages 19-21 and 26 within Precinct 2 (as previously approved). Note - consequential changes to related stages will be dealt with in follow-up variation applications.
14. On 11 June 2026, the delegate of the Minister for Planning granted a varied development authorisation to the proposed variation pursuant to s.115(8) of the *Planning, Development and Infrastructure Act 2016*.
15. On 14 April 2026, Walker Corporation Pty Ltd requested a further variation to the development authorisation to amend the layout of Stages 22-25 and the Neighbourhood Centre (now designated as Stage 17) within Precinct 2 (as previously approved).
16. On 17 June 2026, the delegate of the Minister for Planning granted a varied development authorisation to the proposed variation pursuant to s.115(8) of the *Planning, Development and Infrastructure Act 2016*. Note – the submission and approval of these plans also satisfied Reserved Matter 8 from the previous 2 June 2025 decision.
17. On 14 October 2025, Walker Corporation Pty Ltd requested a further variation to the development authorisation to establish and develop Precinct 3A (with 737 allotments), with an amendment process then completed pursuant to section 114 of the PDI Act.
18. As the delegate of the Minister for Planning, I have decided to grant a varied development authorisation to the proposed amendment pursuant to s.115(8) of the *Planning, Development and Infrastructure Act 2016*. Additional conditions and requirements, specific to Precinct 3A or more generally, were also attached to the decision.
19. For ease of reference I have reproduced the varied development authorisation in its entirety herein.

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

- a) 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 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 Tippetts 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

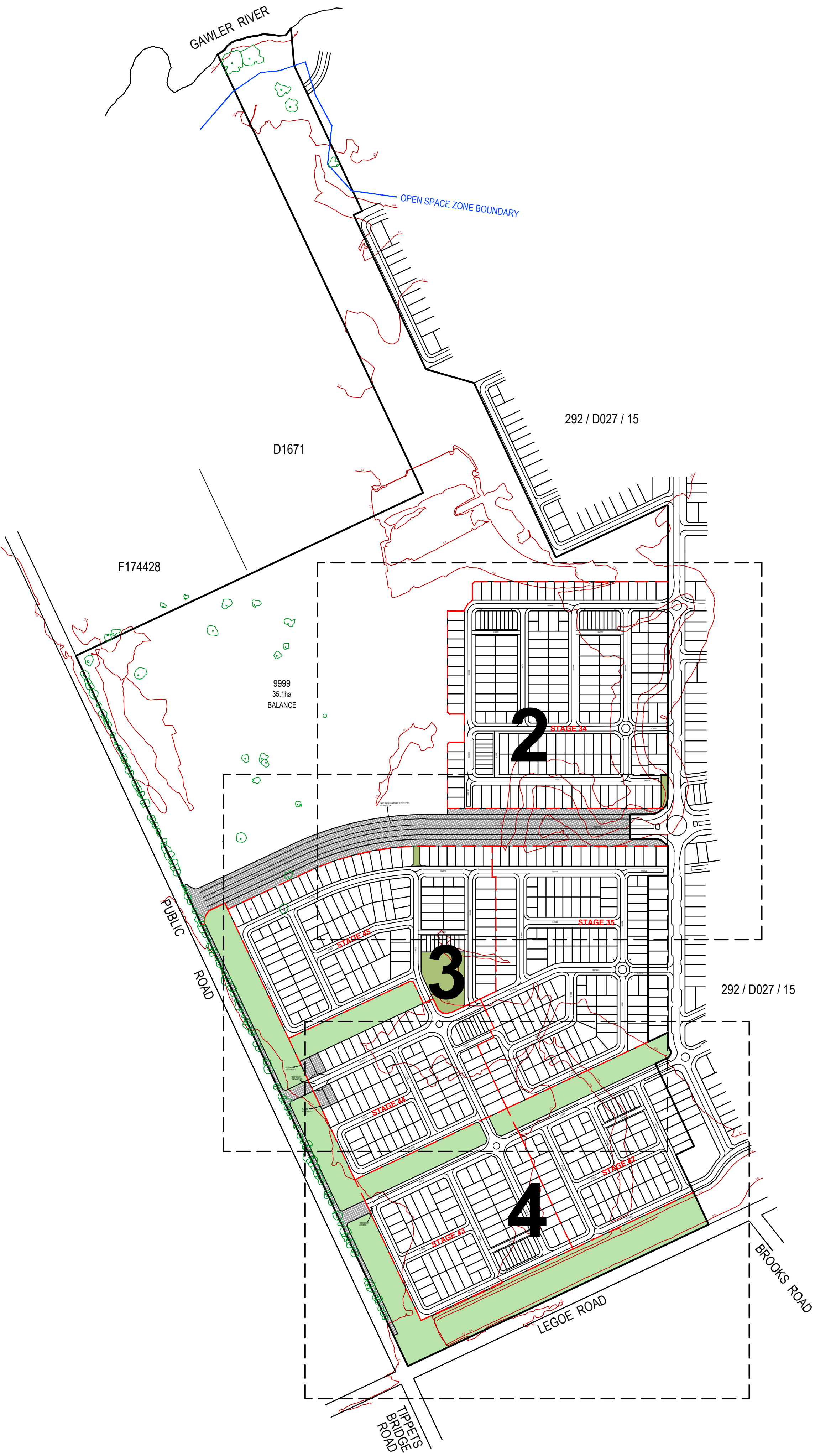
provided to the Proponent. The parking plan shall assess impacts on on-street parking availability and demonstrate compliance with required clearances. The plan shall also identify all usable kerbside parking spaces, accounting for intersections, driveway exclusions, and no-stopping areas. This report 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.

CONTACT DETAILS OF CONSENT AUTHORITIES:

Name: Minister for Planning	Type of consent: Provisional Development authorisation
Postal Address: c/- DHUD, GPO 1815, ADELAIDE SA 5001	
Telephone: 1800 752 664	Email: spcapplications@sa.gov.au

SHEET INDEX

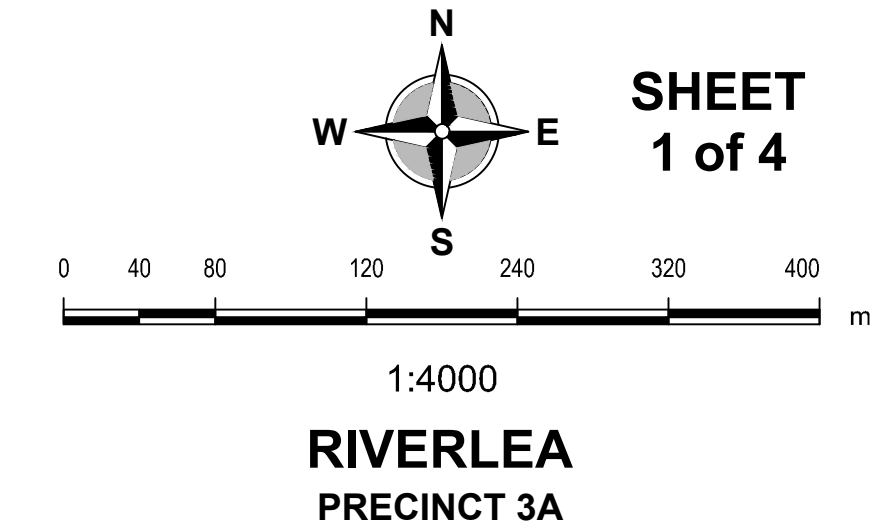


SECTION 115(8) - PDI Act 2016
DEVELOPMENT APPROVAL
MINISTER FOR PLANNING

Plan SA
Development No. / /
City of Playford

Proposed Plan of Division
Allotment 8888 in Dev. No. 292 / D027 / 15
Hundred of Port Adelaide
in the area named
RIVERLEA PARK

PT CT's 5868/771, 5868/775, 6288/349, 6288/351,
6317/911, 6317/912
REGISTERED OWNER(S) :
WALKER PASTORAL PTY LTD



Client

Walker Corporation Pty Ltd
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E	MURDOCH STREET WIDENED TO 18.5	DEL	GIH	03.07.2026
D	WALKWAYS IN STAGES 35 & 45 REMOVED	DEL	GIH	28.05.2026
C	MURDOCH STREETS 45058-45076			
B	MURDOCH STREET ROUNDABOUT ADDED	DEL	GIH	4.03.2026
A	COUNCIL COMMENTS	RHF	GIH	25.11.2025
	1ST ISSUE	RHF	GIH	23.09.2025

Issue	Description	Drwn	Ckd.	Appd.	Date
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No. of proposed allotments 737

Total area 84.47ha
Developable area (less 9999) 49.37ha

Reserves) 5721m²
Drainage Reserves 7.544ha
Total Reserve area 8.116ha
Contributed Reserve (8.8%) 4.344ha
(total reserve less 50% of Drainage Reserves)

Length of new roads 8325m

 Tree to be removed

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

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Glenn Ian Hordacre
LICENSED SURVEYOR

REF: 23A1275	
DWG NO.: 23A1275PROP(E)	
REVISION: E	
DEL 03.07.2026	

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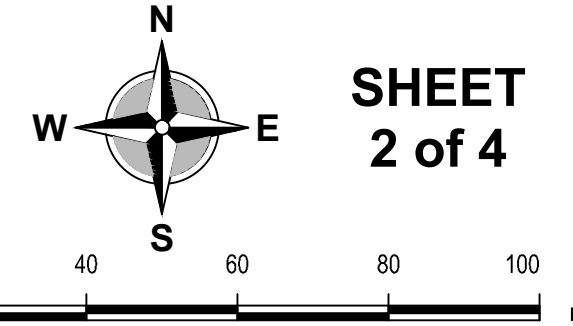


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1:1000
**RIVERLEA
PRECINCT 3A**

Client



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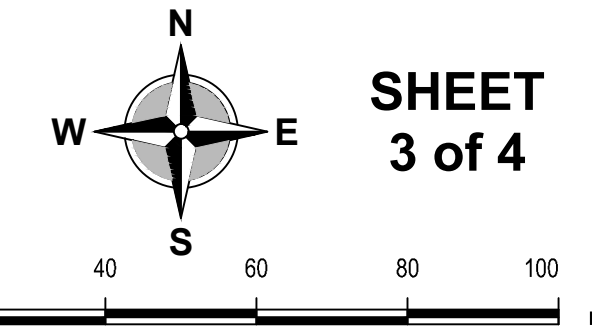


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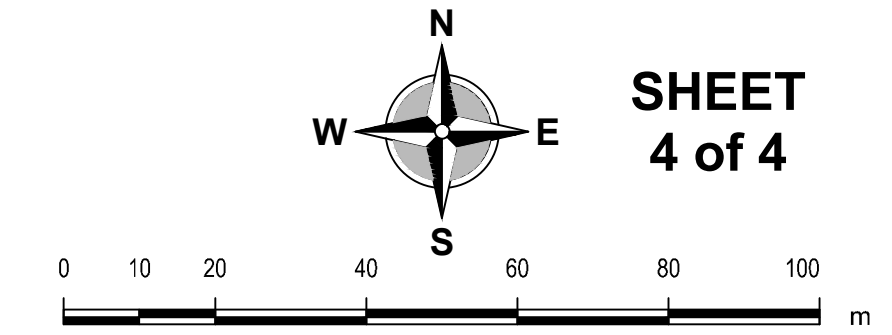
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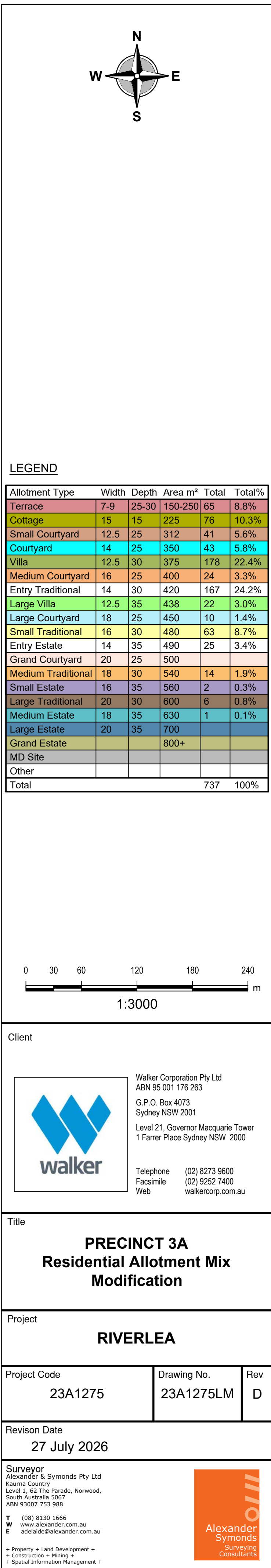
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SECTION 115(8) - PDI Act 2016
DEVELOPMENT APPROVAL
MINISTER FOR PLANNING



Title

**PRECINCT 3A
Residential Allotment Mix
Modification**

Project Code 23A1275	Drawing No. 23A1275LM	Rev D
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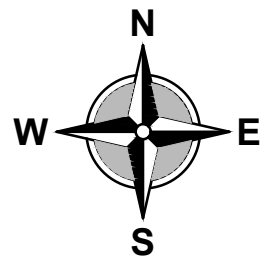
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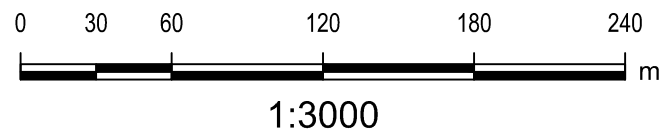




LEGEND

Allotment Type	Width	Depth	Area m ²
Affordable Housing Terrace	7.9	25-30	150-250
Affordable Housing Cottage	15	15	225
Affordable Housing Land Sales	12.5	25	312
Affordable Housing Apartment / Development Site*			

Apartment / Development Sites to deliver a component of affordable housing as part of the built form.



Client



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Title

PRECINCT 3A
Affordable Housing
Modification
(143 Allotments)
Sheet 1 of 1

Project

RIVERLEA

Project Code

23A1275

Drawing No.

21A3182AH

Rev

D

Revision Date

27 July 2027

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