

BUCKLAND PARK PROPOSAL

SOCIAL ANALYSIS

**Prepared for
WALKER CORPORATION
& DAYCORP**

March 2009

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1. INTRODUCTION

All new and growing suburbs experience issues associated with supporting their communities before the provision of services becomes viable. Many new suburbs are small and disjointed, resulting in poor design and inefficient staging, hampering effective provision of social and physical connections to centres and services, parks and neighbours. The incremental arrival of new residents makes the provision of services, such as buses, unviable. Local and State Government services are inefficiently stretched to reach new residents in new areas, disconnected from each other and more established areas.

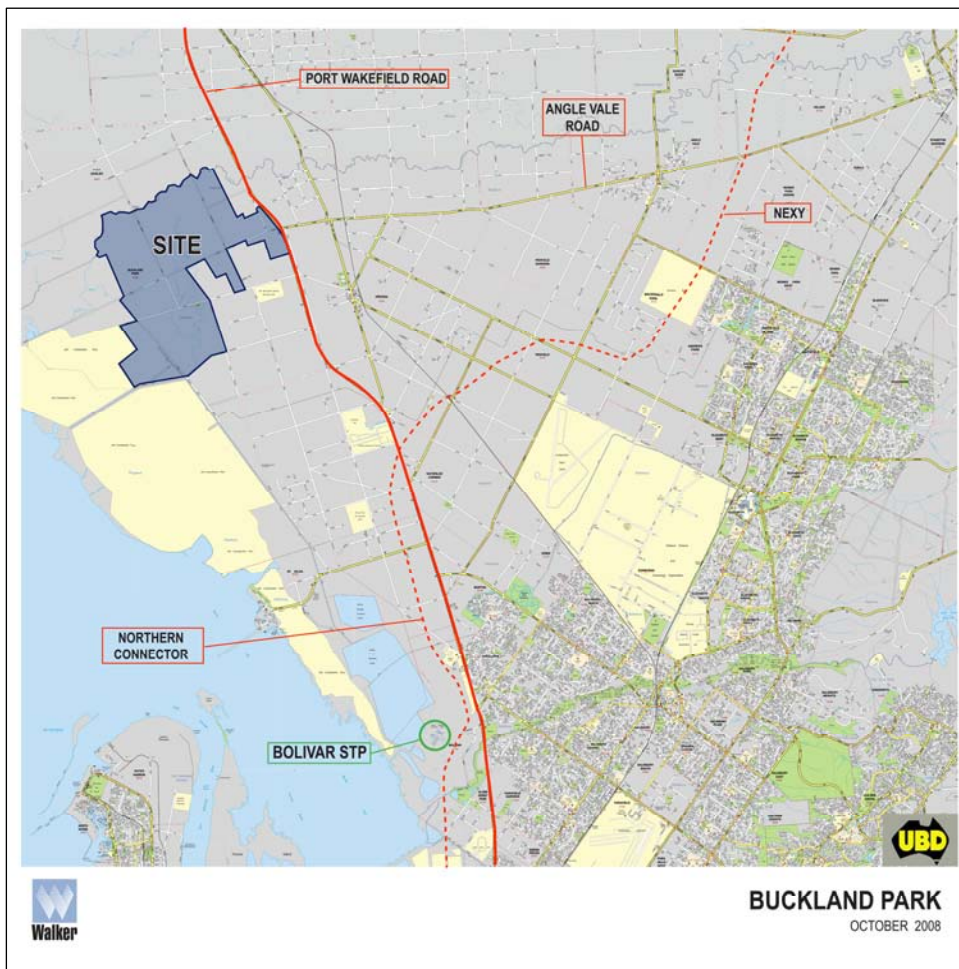
Buckland Park's strategic location, scale and single entity control facilitates an approach which can mitigate these usual experiences.

This report considers these potential social impacts associated with the Buckland Park proposal, and outlines the measures to mitigate these impacts and build a viable community.

The proposal is a joint venture of Walker Corporation and Daycorp.

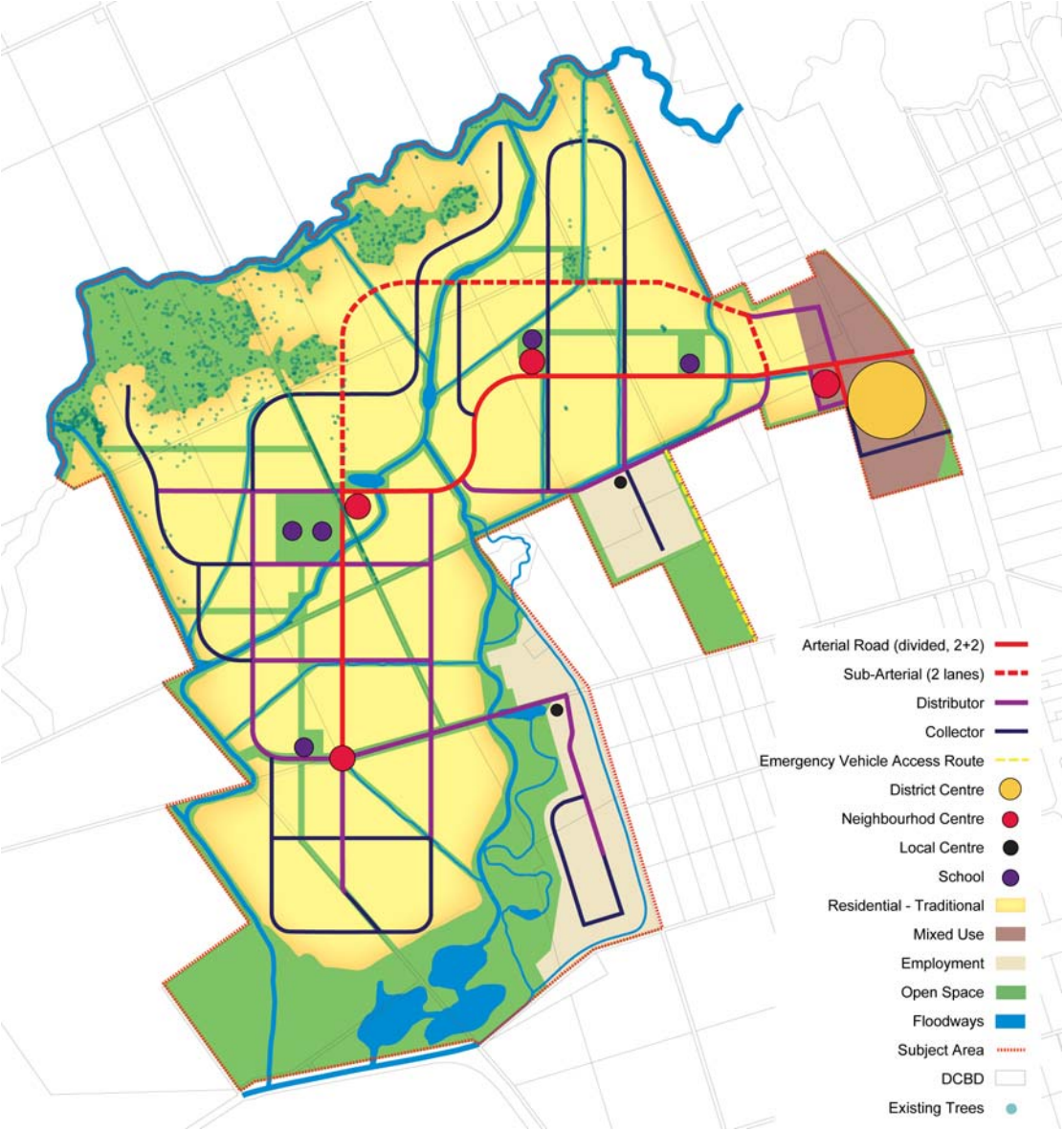
Buckland Park is located in Metropolitan Adelaide's north western region, on Port Wakefield Road within the City of Playford, west of Virginia. It is around 32 kilometres north of the Adelaide CBD and 14 kilometres west of Elizabeth, see Figure 1.1.

Figure 1.1: Buckland Park Locality Map



Buckland Park is expected to accommodate residential areas, supported by open space, recreation and biodiversity areas, employment precincts and centres.

Figure 1.2: Buckland Park Master plan

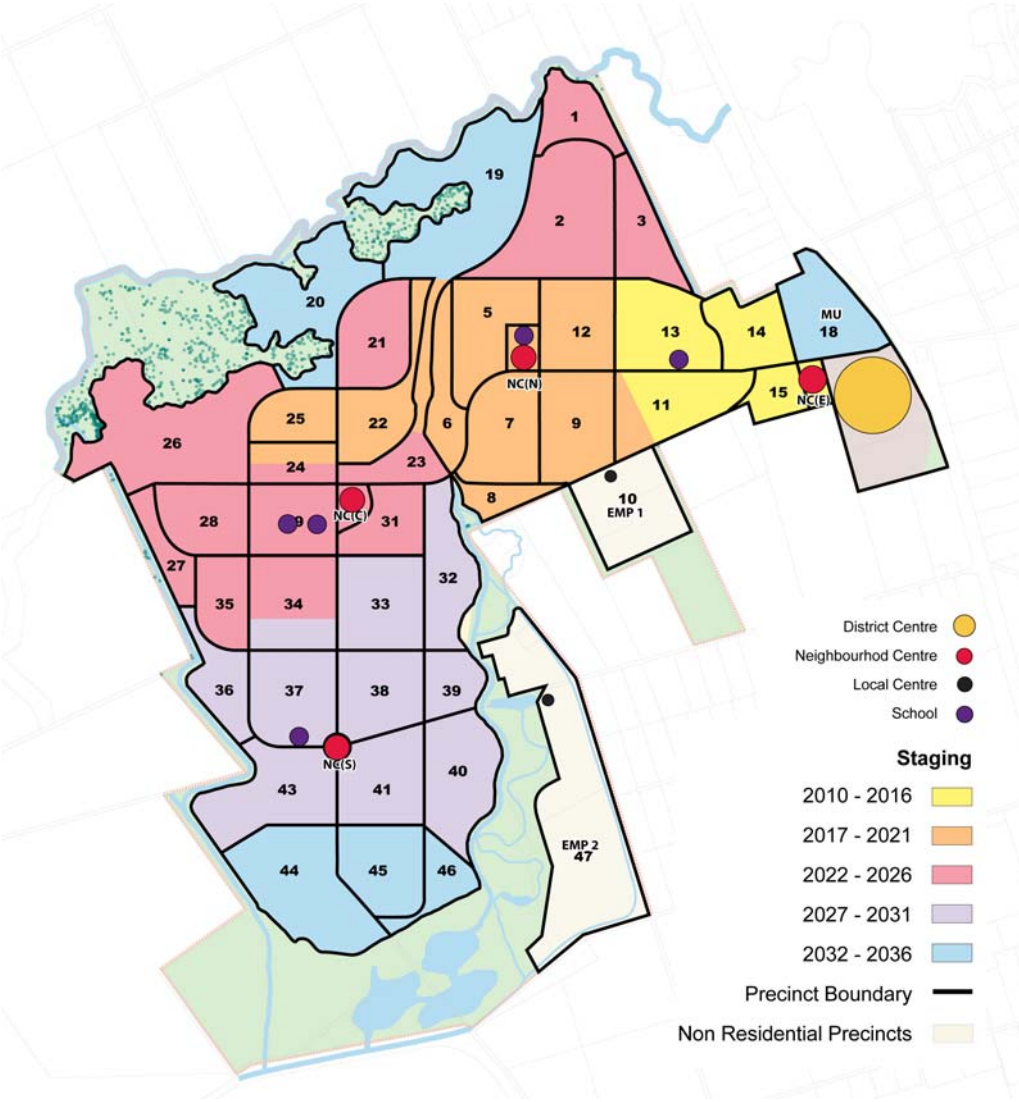


The proposal will be implemented in stages over a period of 25 years, Stage 1 is planned for 2010 to 2016, as illustrated in the staging plan below in Figure 1.3. The first residents are expected in 2013.

It is anticipated Buckland Park will be fully constructed and occupied by 2036, when it will accommodate 12,000 residential allotments, with an average size of 500m², supported with multiple purpose open space, and commercial, retail, community and employment uses.

By 2036, a total population of 33,000 is anticipated, with a workforce of 10,687 people. (Connor Holmes, 2008).

Figure 1.3: Proposal Staging



This report addresses EIS preparation guidelines issued by the Development Assessment Commission in August 2008. In particular, the guidelines relating to overcoming social isolation and the provision of community facilities and services are addressed.

Strategies to promote social and physical connectivity within Buckland Park are explored in this report. The following are considered key elements to build a strong community at Buckland Park:

- Good urban design;
- Housing diversity;
- Accessible and appropriate human service provision;
- Effective physical connections between houses, parks, centres and employment;
- A sense of community identity.

This report provides an assessment of each of these elements.

2. URBAN DESIGN

Buckland Park's Masterplan is founded on New Urbanism principles. The design seeks to maximise pedestrian and bicycle access by locating centres and schools on open space links, and by the design of the street network.

Provision for employment activities and centres within the Masterplan is expected to result in a high level of employment self-sufficiency. It is anticipated 45% of Buckland Park's workers will hold jobs within Buckland Park (Connor Holmes, 2008).

People will be living and working the same area, potentially strengthening social networks. Less time will be spent commuting to work, making more time for family, social and community activities.

The relationship between residential precincts, centres, schools and parks and pedestrian, public transport and bicycles links will maximise opportunities for those spontaneous encounters which build social interaction.

Provision of schools which are accessible on foot, by bike or bus encourages children to walk or cycle to school.

2.1 The Master Plan

The Master plan incorporates the following elements.

- A balanced mix of uses needed to provide a complete community, including residential, retail, commercial, community, industry, education and recreation facilities;
- 3 Neighbourhood Centres, on proposed bus routes which will contain a range of facilities and services. These will be community focus points, accessible without a car;
- Location of schools proximate to centres to minimise number of trips needed to undertake multiple tasks, and maximise the efficiency of public transport network;
- A District Centre located to maximise public transport access, by allowing co-location of the Centre with a bus interchange, at the main entry for regional bus services, and the termination point for local bus services;
- Interconnected street networks designed to encourage walking and bicycling reducing the number and length of car trips;
- A broad range of housing types and price levels to attract a diversity of residents, including a component of Affordable Housing, which will contribute to Buckland Park's diversity, and will be located to ensure access to all facilities and seamless integration with Buckland Park's communities;
- Higher density residential areas located proximate to centres and public transport routes; and
- An open space network which will provide passive and active recreation opportunities, and include links to encourage walking and cycling.

2.2 CPTED

The creation of a safe urban environment is crucial to building a strong community at Buckland Park. Detailed design will incorporate Crime Prevention through Environmental Design (CPTED) principles. CPTED is premised on the idea that it is possible to prevent or reduce crime through the design of urban environments.

Crime Prevention Through Environmental Design (CPTED) principles seek to reduce the opportunities for crime in urban environments by increasing the efforts and risks for offenders. Put simply, CPTED is about designing and building safer places.

CPTED principles can be summarised as:

- surveillance – providing opportunities for “eyes on the street” (or public place) so that activity in public places is naturally noticed by users of adjacent buildings and places;
- legibility – designing environments, which allow people to know where they are and how to get where they are going, avoiding the risk of confusion or entrapment;
- territoriality – being clear about the line between public places and private places, avoiding the risk of people trespassing by accident or inadvertently finding themselves in somebody else’s private space;
- ownership – active urban places which are used by, and significant to, their community will be safer than those which are not “owned” by the public;
- management – well-maintained places are more likely to encourage legitimate use and community “ownership” than those which are broken-down, dirty or vandalised; and
- vulnerability – urban spaces which are open, accessible, visible, active and (after dark) well-lit will be safer than those which create hidden spaces from which there is only one route of escape.

CPTED principles have been applied during preparation of the Master plan and will be used to inform and guide the detailed design of each stage.

In particular, the Master plan reflects CPTED principles by:

- featuring a regular and orthogonal street layout, promoting legibility and permeability through direct lines of sight and movement for pedestrians and by providing choices for movement between destinations;
- incorporating open spaces capable of hosting a range of activities (for example, walking, cycling, passive recreation, water features), promoting opportunities for passive surveillance and maximising potential activity levels;
- embracing a landscaping concept that will minimise the risk of vulnerability by avoiding unnecessary blocking of sight lines or lighting footprints; and
- incorporating neighbourhood and local centres which will promote activity and interest in each precinct.

2.3 Stage 1

Stage 1, to be constructed and occupied 2010 and 2016, will comprise the following:

- 616 residential lots;
- Neighbourhood Centre, which will be commissioned in two phases. The first phase will be commissioned with occupation of first houses, the second phase as demand grows;
- B7 School site. At this time it is anticipated this school will be private, but it will be available as a public school;
- Sports oval, which is proposed to be a shared facility between school and community;
- Landscape including various elements designed to:
 - Create a unique character;

- provide visual amenity;
 - manage stormwater;
 - provide recreation opportunities; and
 - provide pedestrian and bike links.
- Community space and a community worker, within the neighbourhood centre;
 - Community bus service;
 - Bicycle and pedestrian links between houses, bus stops, the Neighbourhood Centre and School, along roads and linear parks.

Figure 2.3: Stage 1 layout



The Stage 1 Indicative Allotment Layout Plan reflects CPTED principles as it:

- encourages passive surveillance of public spaces and pedestrian routes. The two internal reserves, the school and the neighbourhood centre face public roads, rather than being bounded by back fences, and the linear open space corridor is open to public roads on both sides, or at least one side for more than 75% of its length;
- features orthogonal road alignments, allowing good lines of sight into and out of individual streets;
- provides good permeability and choice of access for pedestrians, in particular by avoiding dead-end culs-de-sac or narrow pedestrian-only walkways, and ensuring connectivity of pedestrian routes; and
- promotes clarity between public and private spaces by minimising the number of allotments which abut a road and a reserve on opposing boundaries.

The detailed design of the neighbourhood centre will embody CPTED principles including in the disposition and orientation of activities and public spaces and pedestrian circulation routes, the nature and design of lighting, provision of effective directional signage, location and orientation of building entrances, provision of a “heart” for the local community, and by ensuring landscaping does not obscure sightlines or lighting footprints.

3. HOUSING DIVERSITY

3.1 Densities

A community comprising a range of household types and incomes, families at different life cycles and people of different ages is balanced and interesting, and people are able to support each other. For example, grandparents who live nearby can support their children with young families.

This type of community is difficult to achieve in a new and growing suburb, where residents all arrive in a short period of time, are at similar family stages and have similar incomes. However, this also has its advantages. For example, a community dominated by young families who have a lot in common, will create a social life made up of shared activities and interests. This type of community can grow together.

At Buckland Park it is anticipated there will be a large number of young families in the initial days of each stage, but this will change as each community ages. (Connor Holmes, 2008)

Diversity will be achieved over time as new stages are constructed and occupied by young families, complementing the older families in previous stages.

To facilitate diversity within the Master plan, and over time, a mix of allotment and dwelling types to cater for a range of life stages and household incomes is proposed. This is reflected in the mix of residential densities provided in table 3.1.

Table 3.1: Buckland Park Residential Densities

Location	Net Residential Area	Net Residential Density	Total Dwellings
Low Density Residential	77ha	10	700
Traditional Density Residential	449ha	20	8,580
Medium Density	61ha	40	2,320
Mixed Use Precinct	13ha	40	400
Total Dwelling Yield	600ha	22	12,000

Detailed planning will be undertaken prior to each stage's land division plan being approved.

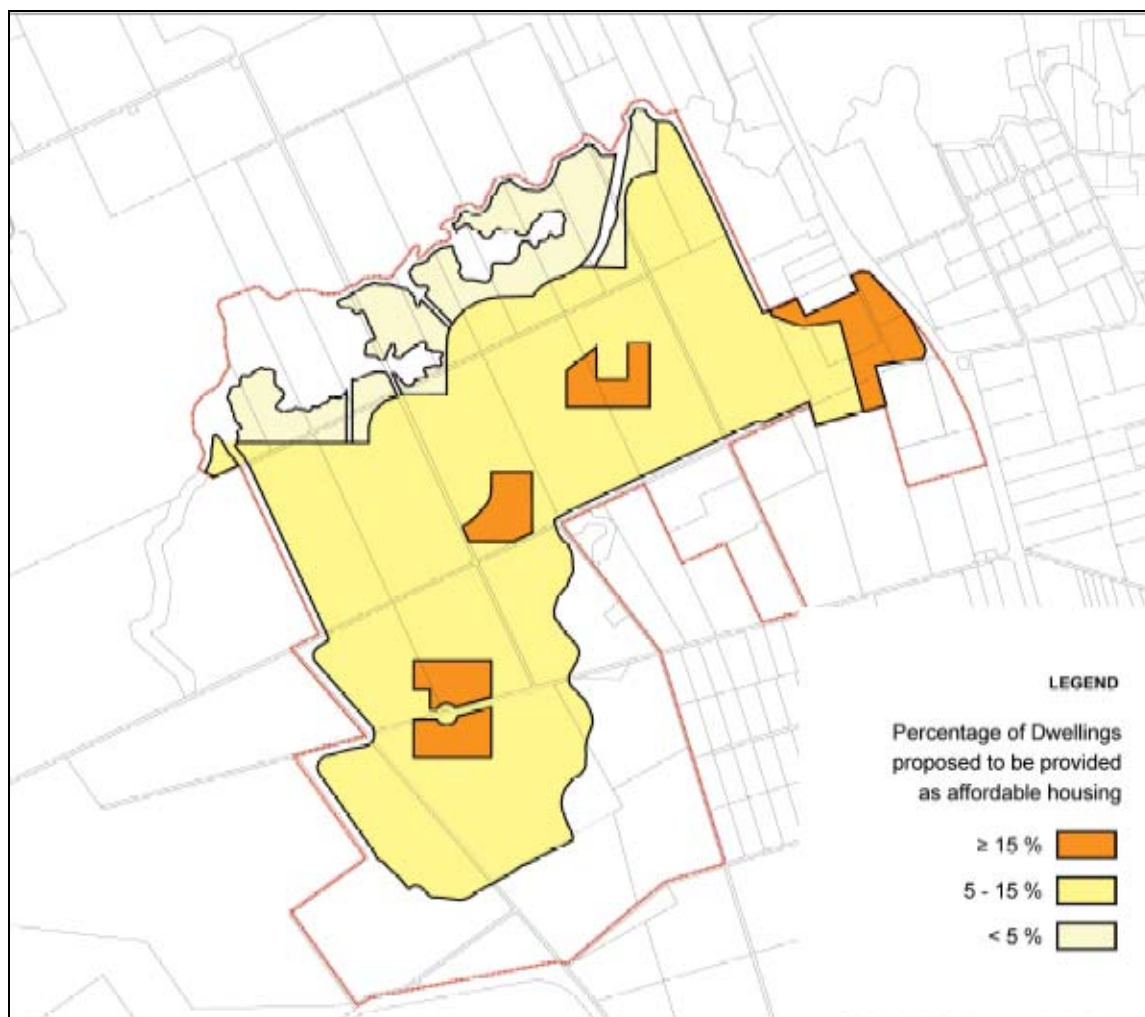
It is therefore essential any future planning controls applying to Buckland Park allow a flexible approach to the densities within future stages.

3.2 Affordable Housing

It is intended Buckland Park will deliver 15% affordable housing, spread over the Masterplan, and provided over the 25 year construction and occupation period. With an expected yield of 12,000 dwellings, there will be 1,800 affordable dwellings (Connor Holmes, 2008c).

Figure 3.1 below shows the distribution of affordable housing throughout the Master plan.

Figure 3.1: Affordable Housing Distribution

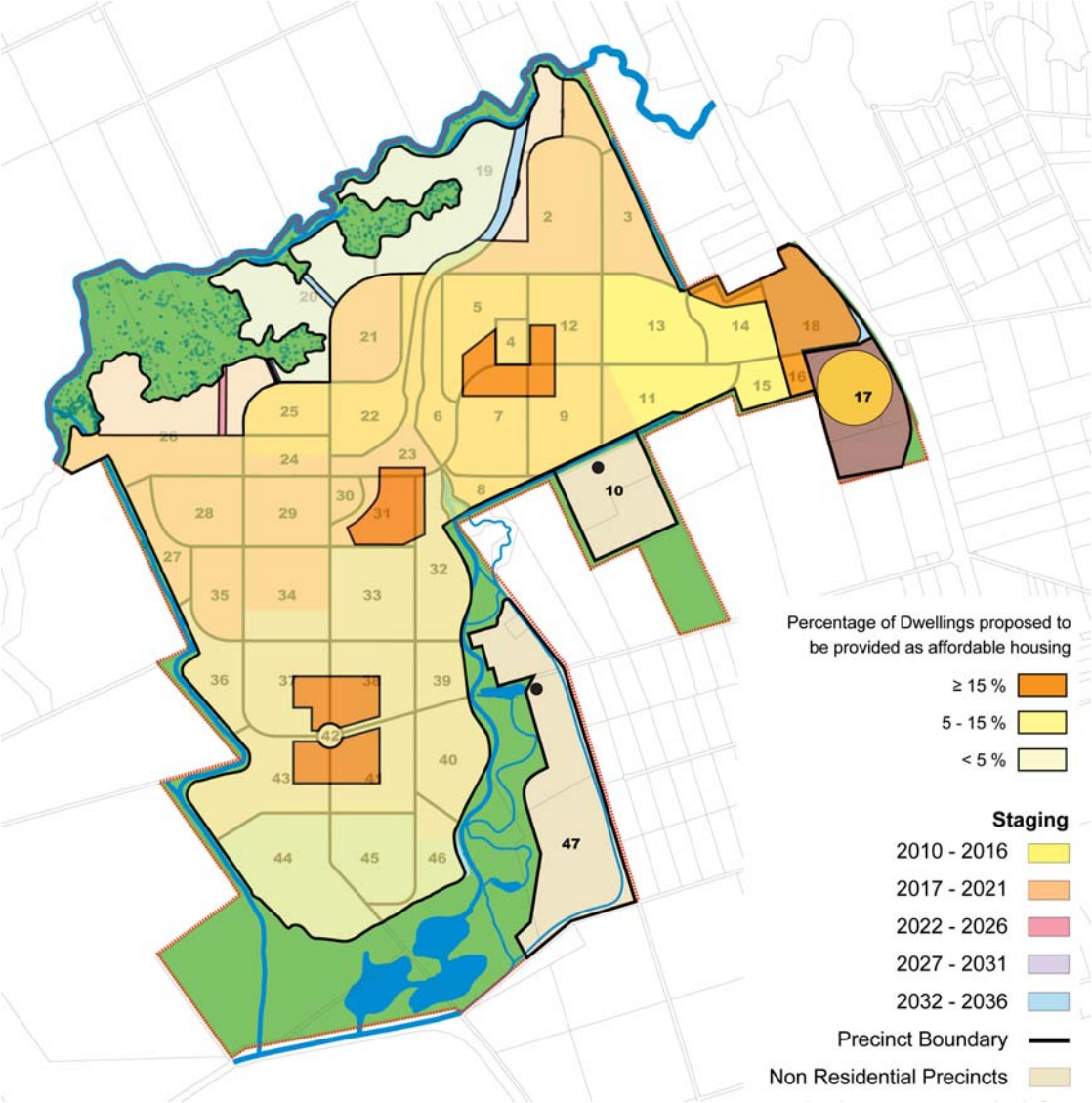


There are three concentrations of affordable housing throughout Buckland Park:

- > 15%: areas where a wide range of housing types, including medium density housing and apartments could be supported when Buckland Park becomes more established, particularly around centres and close to public transport routes;
- 5% - 15%: areas comprising predominately lower density, detached housing, which will be progressively created across the Masterplan, and over time to 2036;
- < 5%: areas adjacent to the woodlands where allotments will be larger, to take advantage of landscape amenity and to accommodate requirements for tree retention. As these larger allotments will be necessarily more expensive it will be difficult to provide affordable homes. These areas are within Buckland Park's later stages.

Figure 3.2 shows the distribution of affordable housing over Buckland Park's stages.

Figure 3.2: Distribution of affordable housing over time



As a deliberate consequence of this approach, it is expected the delivery of affordable housing will be below 15% in the earlier stages, and will gradually increase as Neighbourhood Centres, the District Centre and in the Mixed Use precinct become established.

Affordable Housing provision will be greater in the middle years, when Buckland Park's community support services and facilities are more established.

Up to 5% of the Affordable Housing allotments could be purchased by the Affordable Housing Trust for public housing supply at any stage, although it is likely this would not be an option until the community is more established, including community services. These sites would be available at current market value.

3.3 Stage 1

Stage 1's residential mix is described in Table 3.1

Table 3.2: Stage 1 Residential Yield

Allotment Type	Allotment Size	Number
Premium	500m ² +	288
Courtyard	450m ² -500m ²	175
Large Villa	375m ² -450m ²	91
Small Villa	300m ² -375m ²	32
Gatehouse	150m ² -175m ²	30
TOTAL		616

Stage 1's Affordable Housing component is 10%. It is considered at such an early point in the construction and occupation programme, families with financial resources to support larger mortgages or private rental are less likely to require the community support services that will be difficult to provide. Families requiring an affordable home may require more of these services. Therefore only 10% affordable housing is proposed, rather than the 15% required (Connor Holmes, 2008c).

As described above, later stages will incorporate more than 15% affordable housing to ensure Buckland Park's compliance with requirements.

4. HUMAN SERVICES

Significant urban expansion is occurring or planned within metropolitan Adelaide's north and north west region. Current major proposals being planned and constructed include Blakeview and Playford Alive. Playford Alive is a joint initiative between the Land Management Corporation (LMC) and City of Playford, which will deliver around 9,000 dwellings, potentially accommodating an additional 24,000 residents.

Playford Alive includes regeneration within the Peachey Belt (Davoren Park, Smithfield and Smithfield Plains) and greenfield residential areas at Andrews Farm, Penfield and Munno Para West.

A new residential area is being constructed at Blakeview on LMC land, which is expected to deliver around 4,700 dwellings and accommodate an additional 12,700 residents.

The Department of Planning and Local Government (DPALG) is currently preparing a 30 Year Plan for Greater Adelaide, which replace its Planning Strategy for Metropolitan Adelaide 2007 and Planning Strategy for the Outer Metropolitan Adelaide Region 2007. (Minister for Planning, 2008)

The 30 Year Plan is expected to be released in 2009, and will guide Adelaide's growth and consolidation.

The Metropolitan Adelaide's northern region has experienced significant growth in recent years and it is expected it will remain a focus for metropolitan growth in the new 30 Year Plan.

Importantly, many social services are provided by the state government. An increased demand for these services is a function of Adelaide's general population growth, and is not a direct consequence of the Buckland Park proposal. In other words, these services would be required, no matter where in Metropolitan Adelaide the new houses are built. The South Australian government is projecting a demand for 258,000 new houses to accommodate 560,000 more people in Greater Adelaide Region over the next 30 years (Department of Planning and Local Government 2008)

Buckland Park's ultimate population of 33,000 people can support a range of health, education, recreation and community services.

However, service planning must be placed in the context of planning for the entire region to avoid duplication and ensure efficient use and maintenance. To assist government in this task, this report provides information on the requirements for human services generated by Buckland Park, and estimates the timing for the provision of those services.

Over the 25 year construction and occupation period, government agencies will be able to periodically review human service requirements at Buckland Park and the region, taking into account changes to stages, the rate of progress and demographic changes.

4.1 Education and Children's Services

This section estimates the demand for education services within Buckland Park, and methods for providing those services. The Department of Education and Children's Services (DECS) has advised the approach taken to Government education provision within Buckland Park described below is appropriate based on the demographic projections, but will be reviewed by DECS during the 25 year construction and occupation period (meeting with DECS, September 16 2008).

It has been assumed the majority of Buckland Park’s students will attend education facilities within Buckland Park. This has positive implications in terms of reducing the need for car travel, and increasing opportunities for local children and parents to build community relationships.

4.1.1 School Education

The following key assumptions were applied by Connor Holmes (2008), when determining the number and type of schools required at Buckland Park:

- 100% school education self sufficiency;
- 67% primary school students attending government schools; and
- 60% of secondary school students attending government schools.

100% self sufficiency means there will be capacity within schools to cater for all of the projected school age resident children. This does not, however, necessarily translate to 100% self containment. Indeed, it is likely some students living at Buckland Park will attend schools elsewhere and, equally, it is likely Buckland Park’s new education facilities will attract students living elsewhere. The attendance rate of government schools (65% overall) has been advised by DECS and is based on the State average.

Connor Holmes (2008) concluded Buckland Park will support the provision of:

- Four to five primary schools, two to three government and two non-government;
- Two secondary schools, one government and one non-government.

In line with the DECS Education Works Program, it may be expected that one government primary school, and the government secondary school will be combined to create a B-12 super school. The configuration of the government schools will, however, be determined by DECS.

Tables 4.1 and 4.2 provide the number of Buckland Park primary and secondary school enrolments at various stages of occupation, and the number and type of schools needed to accommodate those enrolments.

Table 4.1: Primary School Enrolments and Schools

Year	All Schools		Government		Non Government	
	Students	Schools	Students	Schools	Students	Schools
2016	320	-	214	-	106	-
2021	1,336	2	895	1	441	1
2026	2,449	3	1,641	2	808	1
2031	3,395	4/5	2,275	2	1,120	2
2036	3,762	4/5	2,521	2	1,241	2

Source: Connor Holmes 2008

Table 4.2: Secondary School Enrolments and Schools

School Type	All Schools		Government		Non Government	
	Students	Schools	Students	Schools	Students	Schools
2016	167	-	100	-	67	-
2021	720	-	432	-	288	-
2026	1,418	2	851	1	567	1
2031	1,874	2	1,124	1	750	1
2036	2,046	2	1,228	1	818	1

Source: Connor Holmes 2008

The location of these schools is shown on the Buckland Park Master plan (Figure 1.2). The proposed distribution of schools will provide the following benefits:

- Provision for a Primary School within Stage 1, it is anticipated core facilities will be provided initially, with the school growing as the number of school age residents grows;
- Location of schools near Neighbourhood Centres to reduce the number of trips and provide opportunities for shared facilities, such as ovals and halls;
- Location of schools on public transport routes; and
- Co-location of non government secondary school and government B-12 school adjacent to Neighbourhood Centre (Central) to maximise accessibility throughout Buckland Park and opportunities for shared facilities, such as an indoor recreation centre of library facilities.

4.1.2 Pre-school Education

The projected demand for pre-school education places has been determined using Australian Bureau of Statistics (ABS) data relating to pre-school enrolment rates for 3-5 year olds, average hours of attendance and the projected age profile for Buckland Park. (Connor Holmes 2008)

These figures have been applied to Buckland Park population projections to establish requirements for pre-school places.

24% of 3 year olds, 56% of 4 year olds and 34% of 5 year olds will attend pre-school 2.5 days per week. It is expected most children will attend pre-school close to home and, therefore, 100% of pre-school places should be provided within Buckland Park.

Connor Holmes (2008), expects four pre-schools will be required and will be co-located with primary schools.

It is reasonable to expect two pre-schools will be privately operated, and two government operated as they will co-located with two private and two government primary schools.

As shown in Table 4.3, it is expected Buckland Park's first pre-school will open at the same time as the first primary school, around 2017/2018. It will be located within Stage 1.

By 2036, total pre-school enrolments are expected to be approximately 538 children, equivalent to 269 full-time pre-school places.

Table 4.3: Pre School Placements

Year	Estimated Number in Pre-School	FTE Number of Places	Places within Buckland Park
2016	48	24	-
2021	202	101	101
2026	372	186	186
2031	495	248	248
2036	538	269	269

Source: Connor Holmes 2008

4.1.3 Childcare

The projected demand for child care places within Buckland Park has been determined using ABS data relating to child care types and attendance rates for 0-5 year olds, and the projected age profile for Buckland Park (Connor Holmes 2008).

Beyond five years of age, the principal formal child care used is before and after school care which has not been considered in these estimates, as it is assumed these places will be provided by primary schools.

The following child care type and usage rates underpin childcare projections (ABS Catalogue No. 4402.0).

Occasional Child Care	10%	1 day per week
Long Day Care	70%	2.5 days per week
Family Day Care	20%	2 days per week

As for pre-schools, it is expected child care facilities will be located within or proximate to primary schools within Buckland Park but are likely to be privately operated. A lower self-sufficiency rate is projected for child care places compared with other education services as it is recognised a substantial number of Buckland Park residents will work or attend tertiary education outside of Buckland Park and may prefer a childcare establishment closer to their place of work or education. Accordingly, it has been assumed only 75% of the required child care places will be provided within Buckland Park.

Table 4.4 below provides total and full time equivalent child care projections as well as the number of places projected to be provided within Buckland Park. The opening of the first child care centre within Buckland Park is expected to occur around 2017/2018, coinciding with the opening of the first primary school and pre-school.

Table 4.4: Child Care and Pre School Placements

Facility	Estimated Number in Child Care	FTE Number of Places	Places within Buckland Park
2016	78	35	-
2021	328	148	111
2026	604	272	204
2031	794	357	268
2036	847	381	286

Source: Connor Holmes

4.1.4 Stage 1

Land has been set aside for a B7 school within Stage 1. It is anticipated this school will be private, however, it could be a public school. It is expected a pre-school will be associated with the school, and before and after school care provided.

This school is not expected until late in Stage 1's construction and occupation time frame.

Education and child care facilities will be needed for the first residents, which it is anticipated will begin arriving in 2013 (Connor Holmes 2008).

Virginia Primary School is 5 kilometres from Stage 1 by road. It has an area of approximately 5 hectares, and buildings with a capacity for 300 students, 270 students were enrolled in 2007 (Personal Communication with DECS, 2008).

Primary schools require a minimum area of 4 hectares (meeting with DECS, 20 November 2007).

There is room at Virginia Primary School for demountable buildings to accommodate Buckland Park's first primary school aged residents. DECS requires 6 months to procure a demountable building (meeting with DECS, 20 November 2007).

There are several private and public high schools in the region.

- Trinity College campuses at Angle Vale, and Evanston South;
- St Brigid's School at Evanston;
- St Columbia College at Andrews Farm;
- Xavier College at Gawler Belt;
- Gawler High school at Evanston.

Students from Virginia currently attend Gawler High school. Its buildings have capacity for 1,000 students, and in 2007, 800 students were enrolled (Personal Communication with DECS, 2008).

Only 100 public high school students are expected in Stage 1 by 2016.

While it is unknown what places will be available when high school children begin to live at Buckland Park, there will not be significant numbers until 2026, providing DECS with the time to plan for facilities. Also, it is expected a large number of high school students will attend private schools (Connor Holmes 2008).

Stage 1 includes land which could be used for a childcare centre adjacent to the neighbourhood centre. Many new child care centres are provided by the private sector, this land would be an appropriate location for a private centre.

Stepping Stone(SA) Childcare and Early Development Centres Pty Ltd Childcare opened a new centre for children 6 weeks to 5 years at Two Wells in October 2007. Two Wells is 6.7 kilometres north of Buckland Park.

In mid 2008, this centre had capacity for an additional 60 children (Personal Communication with DECS, 2008).

Other child care centres in the region have experienced rapid growth in enrolments, suggesting a latent demand.

It cannot be predicted how many childcare places will be available in 2013, however, with new residents and potentially latent demand already existing in the area the provision of a new centre in the first or second year may be viable.

It is also anticipated new residents will, in the interim be able to continue with child care arrangements in place prior to moving to Buckland Park, particularly if their centres are close to their workplaces.

4.2 Health Services

4.2.1 Hospital/Emergency Health Services

A population of 33,000 does not of itself support the construction of a public hospital at Buckland Park. It is anticipated Buckland Park residents will access the following hospital services:

- Lyell McEwen Hospital, Elizabeth (22km);
- Gawler Hospital, Gawler (24km);
- Queen Elizabeth Hospital, Woodville (30km);
- Royal Adelaide Hospital, Adelaide (30km).

The provision of additional, or extended, major public hospital facilities is a matter government will consider in the context of growth in Metropolitan Adelaide's north and north west region.

A GP Plus Health Care Centre will be established at Elizabeth. In addition to a general practice service, this centre will provide the following:

- Chronic disease self management programs;
- After hours GP services;
- Physiotherapy;
- Nursing and Midwifery services;
- Health education;
- Specialist Clinics;
- Minor medical procedures;
- Allied health – podiatry, dental, physiotherapy, occupational therapy;
- Children and Youth health;
- Drug and alcohol services;
- Community mental health;
- Counselling;
- Aboriginal health.

The centre will offer an extended hour service as an alternative to visiting a hospital, providing Buckland Park residents with acceptable access to medical hospital services.

4.2.2 General Practice

The provision of public general practice services at Buckland Park is considered unlikely given DH's Health Care Plan promotes the consolidation of existing services and establishment of ten GP Plus Health Care Centres across the metropolitan area.

The Elizabeth GP Plus Health Care centre described above will be a larger centre and DH advise another smaller GP Plus Centre is likely to be established within the City of Playford. These centres will serve the population of Buckland Park but will not be located within the site. The availability of public transport will, therefore, be crucial in ensuring these services are accessible to the Buckland Park population.

Provision has been made within the Buckland Park Master Plan for private medical services in the Neighbourhood and District Centres. If required, the District Centre can accommodate a GP Plus Health Care Centre.

4.2.3 Specialist Medical Services

As discussed above, the provision of public specialist medical services within Buckland Park is unlikely but a range of specialist services will be provided in the GP Plus Centres and hospitals.

Provision will be made for private specialist services, as for general practice services, to locate within the Buckland Park Neighbourhood and District Centres according to market demand. These services may include:

- Chiropractic
- Physiotherapy
- Podiatry
- Psychology
- Dental/Orthodontics
- Gynaecology/Obstetrics
- Paediatrics
- Cardiology
- Acupuncture
- Naturopathy

4.2.4 Aged Care

Buckland Park can accommodate both a retirement village and residential aged care facility at a location and time determined by demographic growth, availability of services and market demand. The location of these facilities is yet to be determined. Based on the projected age profile at 2036, demand for aged care beds is expected to be in the order of 150-200 beds. (Connor Holmes 2008)

4.2.5 Local Services

Playford City Council currently provides health services to its community, including baby immunisation clinics, youth services and services for people with disabilities.

The demand for these services will progressively grow with Buckland Park.

4.2.6 Stage 1

There will be 6 specialty shop spaces within the first phase of Stage 1's neighbourhood centre. It is anticipated a doctor's and/or dentist's surgery will be accommodated in one or two of these spaces, early in Stage 1's occupation phase.

4.3 Emergency Services

Buckland Park is located within South Australia Police's (SAPOL) Elizabeth Local Service Area (LSA). The Elizabeth LSA covers approximately 1,767 square kilometres and serves a population of around 223,606.

Police LSA boundaries will be adjusted in June 2009 as part of an initiative to introduce uniform boundaries across Government agencies (Planning SA, 2008).

Under these changes, Buckland Park will remain within the Elizabeth LSA.

SAPOL have advised the provision of a Police Station within Buckland Park will be dependant on population growth, both on the site and within the region.

Buckland Park may be considered a suitable location to serve the surrounding community, although another location may be found (Personal Communication with SAPOL, 2008).

The Police Station at Two Wells requires upgrading and Buckland Park may be a suitable alternative location for this Station. It will ultimately have a population of 33,000 people, which will support a new Station, and will have potential Station sites in the District Centre which will be more accessible to the region than Two Wells (Personal Communication with SAPOL, 2008).

If SAPOL decides to provide a Police Station at Buckland Park, there are a number of location requirements. Accessibility and visibility are key considerations.

The District Centre will be located on Port Wakefield Road and incorporate district level traffic, shopping, commercial and community facilities.

The District Centre will also be the focus of regional bus services which will link the Centre with the Elizabeth, Smithfield and Munno Para Transport Interchanges.

The District Centre's high visibility and good accessibility make it a suitable location for a future Buckland Park Police Station if required (Personal Communication with SAPOL, 2008).

It would be a shop-front Station operating 9am-5pm Monday to Friday, similar to one recently established at Blakeview.

Floor space requirements for this type of Station are approximately 100 square metres and would have to meet specific Police security requirements including construction materials, front and rear access and video surveillance (Personal Communication with SAPOL, 2008).

This type of facility could be accommodated in the District Centre.

The closest Ambulance Station and Fire Station to Buckland Park are at Elizabeth.

Whether additional stations are required within Buckland Park will require further investigation and consideration in the context of regional growth.

There is, however, room for these services within the District Centre, in locations with suitable road access.

4.4 Judicial Services

It is unlikely a community corrections centre will be required at Buckland Park. There are six community corrections centres across the metropolitan area. The Holden Hill Community Corrections Centre is the Northern Metropolitan Adelaide Regional Office and an additional Centre is located at Elizabeth.

Magistrates Courts are located proximate to the Holden Hill and Elizabeth Community Corrections Centres and major Police Stations.

It is therefore considered unlikely a Court House will be located at Buckland Park. However, there will be land to accommodate judicial facilities, should the South Australian government see the need to do so in the coming decades.

4.5 Recreation

The Master plan provides for a range of active and passive recreation facilities.

Table 4.5 contains national participation rates for various sporting activities. This information has informed the proposed provision of recreation areas/open space within Buckland Park.

Table 4.5: Sports Participation Rates

Activity	5-14 Years		15 Years and Over	
	Rate	Participants	Rate	Participants
Athletics / track and field	2.9	201	0.3	74
Australian rules football	7.5	520	1.7	438
Baseball	0.7	49	0.2	52
Cricket (outdoor)	5.4	374	2.1	546
Golf	0.9	62	5.5	1,426
Hockey (outdoor)	1.9	132	0.5	131
Horse riding / equestrian activities	1.5	104	0.8	207
Lawn bowls	n/a	n/a	1.6	417
Netball	8.5	589	2.7	702
Rugby league	4.2	291	0.6	149
Rugby union	2.1	146	0.5	128
Shooting sports	n/a	n/a	0.4	95
Soccer (outdoor)	13.2	915	2.6	683
Softball	1.0	69	0.2	55
Tennis	7.3	506	4.8	1,252
Touch football	1.7	118	1.6	415

Source: ABS Catalogue No. 4901.0; 4177.0

From Table 4.5 it is evident there will be a strong demand for open space which can accommodate facilities related to football, cricket, netball, soccer and tennis. Of these sports, football and cricket and potentially netball and tennis can utilise the same venue, although the later may be difficult considering the high participation rates in both age cohorts. In addition, the participation rates for tennis courts are high due to the length of the game and potential use on weekdays.

The participation rates given in Table 4.5 are national averages and some variations are expected within Buckland Park. Specifically, participation in rugby is expected to be lower and participation in Australian Rules football correspondingly higher.

The total number of sporting facilities required by Buckland Park’s residents has been estimated based on the potential number of participants for the main sporting codes established above.

The potential number of required playing areas is based on current estimates of the total number of games played (both juniors - morning and seniors - afternoon) at any given venue during a Saturday or Sunday.

Table 4.6: Ratios of Participants to Sporting Facilities

Sport	Ratio of Participants to Sporting Facilities
Australian Rules Football	160 players per 1 oval per day
Cricket	44 players per 1 oval per day
Netball	84 players per 1 netball court per day
Soccer	150 per 1 soccer pitch per day
Tennis	1 court per 1000 people

In addition, a home and away rotation of games played at each venue has been included in calculations, as this allows a greater number of teams/divisions to be based at each facility.

There are many sporting clubs and facilities already established in the Playford LGA, which are underutilised. Buckland Park’s residents are likely to join existing clubs and use facilities outside of the site, and some Playford residents will use Buckland Park’s facilities.

Projected need for key sporting infrastructure within Buckland Park is as follows:

- Australian Rules Football/Cricket– 8 ovals;
- Netball – 15 courts;
- Soccer – 8 pitches;
- Tennis- 33 courts.

In addition to outdoor sporting and recreation facilities, the provision of an indoor recreation centre can be supported at Buckland Park. An appropriate location for this facility is within or adjacent to the central Neighbourhood Centre and its adjoining schools.

The recreation centre should be available for use by schools as well as the general public. Most school use can be expected to take place during school hours, whereas public use of this facility is more likely to be out of working hours. It is projected approximately 3,500 students will attend the two schools adjacent to the central Neighbourhood Centre, suggesting the facility would be well used during school hours (Connor Holmes 2008).

This location is central to all Buckland Park’s residents, and is on a proposed bus route. The Master plan provides area for an indoor recreation centre. However, the design, format and scale of this recreation facility will be considered in during the design of this stage, which is estimated for construction and operation in 2022 to 2026.

All outdoor sporting and recreation infrastructure should be considered for shared use by schools and the general public, delivering benefits such as:

- Enhancing safety – avoiding underutilised recreation areas which can attract vandalism and other criminal activity;
- Enhancing cost-efficiency – the ongoing maintenance of recreation areas and sporting facilities between the City of Playford and schools; and

- Promoting an active community.

Collaboration between the proponent, the City of Playford, DECS and private school and recreation facility providers will be required to realise these opportunities.

Playford Council has recognised the need for passive and informal recreation facilities within the LGA (Playford Council). These include playgrounds, bushland walking trails, picnic areas, and in particular, informal facilities for teenagers, like skate parks and BMX tracks.

A Council maintenance depot may be required within the site. This can be accommodated within the Master Plan's open space areas.

The Buckland Park Master Plan provides adequate opportunity for these types of activities. There will be biodiversity areas, albeit restricted to a certain extent for protection of their values, the Gawler River corridor, and areas in the southern part of the site.

Detailed landscape and land division design of future stages will incorporate these facilities.

4.6 Community Facilities

4.6.1 Libraries

There are currently two libraries serving Playford City's population of 78,000 people (Personal Communication with Playford City Council 2009). Applying this rate of provision to the proposal's projected population of 33,000 people, one library will be warranted to serve residents when it is fully constructed and occupied in 2036.

It is conceivable library formats may change during the proposal's 25-year construction and implementation time frame. For example, the use of electronic information systems may grow, reducing requirements for physical space to house books. Or, community library facilities may be shared with school library facilities.

Nominating a library location and configuration at this time would restrict the Council's ability to consider alternate methods for providing library facilities in the future.

There is adequate land within the Masterplan's centres to accommodate a library if and when it is required.

4.6.2 Community Centres

Two community centres may be required to serve Buckland Park's residents when it is fully constructed and occupied in 2036 (Personal Communication with Playford City Council 2009).

These centres are likely to comprise a community hall, meeting rooms, crèche, kitchen facilities and other local community service facilities, for example, rooms that can be used by community nurses, and would provide operating bases for any relevant community development programs that Council may from time to time run.

5. CONNECTIVITY

Effective systems for pedestrian, bicycle, public transport and motor vehicle movement are critical to build a strong community. While private motor vehicles remain the most frequently used transport mode, there are high social, economic and environmental benefits associated with reducing car dependency. These include:

- Reducing greenhouse gas emissions;
- Reducing car operating costs, improving household budgets;
- Increasing health benefits from physical activity, such as walking to destination or public transport, and cycling;
- Providing equitable access to transport for those unable or unwilling to drive for example, the elderly, the young, people with medical conditions, or stay at home parents in households with only one car which is needed for the partner's commute to work.

Buckland Park's Master plan aims to reduce levels of dependency on car ownership, particularly the necessity for households to purchase a second car. This will be achieved through a combination of:

- A network of on-street and off-street pedestrian and cycle paths to link residential precincts as directly as possible with centres and employment precincts;
- Provision of a community bus service from the beginning of residential occupation. The service will link residential precincts with centres within Buckland Park, and with larger centres in Virginia, Angle Vale and Elizabeth, Salisbury and Munno Para. The bus service will link Buckland Park to the metropolitan rail network.

Effective and inviting pedestrian and cycling environments are a function of urban design, specifically the relationship of a legible and permeable street network to destinations such as parks, centres, schools and public transport stops.

These factors have been considered in Buckland Park's Master plan, which identifies key centres, schools and the major roads and linear parks needed to connect them.

Self containment, which will reduce the need for work commuting, has been addressed in the Master plan by including land for employment opportunities, services and social infrastructure.

5.1 Transport Planning

The approach to Buckland Park's transport planning differs from the historical approach taken in Adelaide. (Parsons Brinckerhoff 2008)

Buckland Park's Master plan aims to achieve a high level of self containment for day to day trips, in terms of services (schools, retail, social services, commercial etc), and higher levels of other employment than is typical in other new and growing suburbs in Adelaide. This is facilitated by the site and proposal's scale, which is unusual in the Adelaide context.

By comparison, most other new or growing residential suburbs offer low levels of trip containment, relying instead on existing services in other adjoining areas.

Buckland Park's scale and control by a single entity has facilitated the preparation of a Master plan. It will guide the proposal's creation over a 25 year period, ensuring workable pedestrian, bicycle and bus routes are implemented to connect all of the main land uses.

Transport planning on this scale will provide benefits to the new community and bus service providers.

However, the creation of effective pedestrian and cycling movement systems will largely be delivered through detailed urban design, which will take place prior to approval of the land division of each stage.

The Master plan will guide detailed design, ensuring bike, pedestrian and bus routes are efficiently connected between stages.

5.2 Public Transport Services

In other new and growing suburbs in Adelaide, bus services are typically provided as incremental extensions of existing service arrangements. Each increment follows well after residents have occupied the new area, meaning there is a lag in public transport provision. By the time public transport is provided, residents have established car reliant travel patterns, and may have made expensive commitments to second cars. This can be seen in Golden Grove and Munno Para (Parsons Brinkerhoff 2008).

As described above, Buckland Park's Master plan will guide the progressive implementation of bus routes between stages, maintaining their efficiency.

In addition, the proponents will provide a community bus service to residents at the beginning of occupation. This service will comprise a small bus providing regular services to Virginia, Munno Parra and to connect with the Route 900 service to Salisbury and Elizabeth and suburban rail interchanges.

It is understood that such services have not been provided in other new suburbs.

Buckland Park can be compared to Gawler, located 38 kilometres from the Adelaide CBD.

Unlike Buckland Park, Gawler has no internal regular public transport service aside from a small community bus. Thus while there is a reasonably high level of trip containment, there is a higher dependency on the use of cars for day to day activities, such as trips to school, shops and other personal business.

Unlike Buckland Park, Gawler has no dedicated pedestrian and cycle infrastructure and routes, making walking and cycling inconvenient and encouraging car dependency.

Buckland Park will have a convenient and well planned internal bus system, integrated with its centres and cycle and pedestrian network.

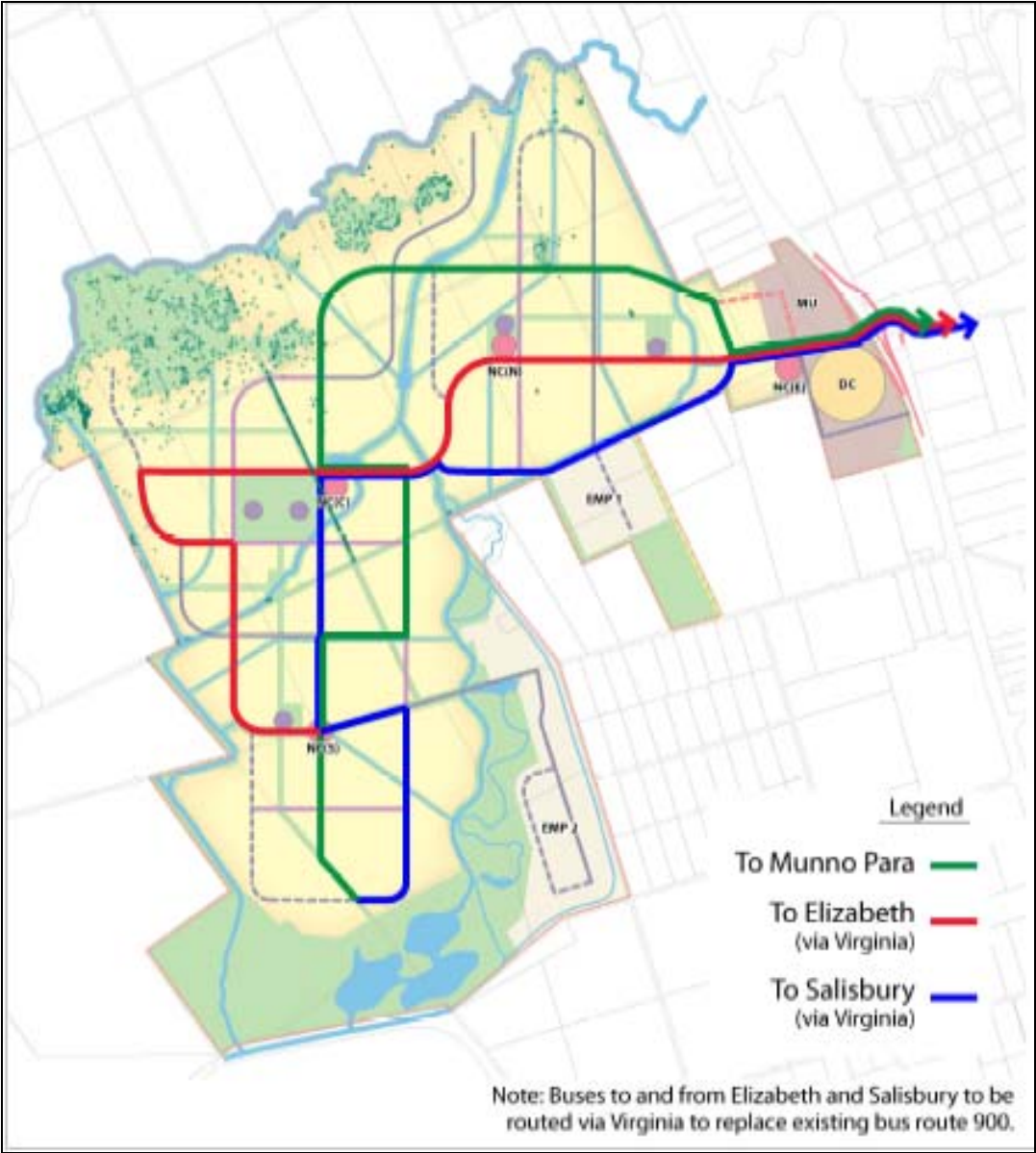
Parsons Brinckerhoff (2008), in consultation with the Department for Transport Energy and Infrastructure (DTEI) have prepared a public transport strategy for Buckland Park.

Figure 5.1 shows the bus routes. These routes facilitate access to Buckland Park's centres, schools and employment precincts. An interchange including a 'Park and Ride' facility can be with the District Centre, where local services will terminate and regional services will enter the site.

Regional bus routes will serve Munno Para, Elizabeth and Salisbury rail interchanges and centres.

A standard, Metroticket bus service will be progressively implemented between 2021-2031.

Figure 5.1: Proposed Bus Network Buckland Park



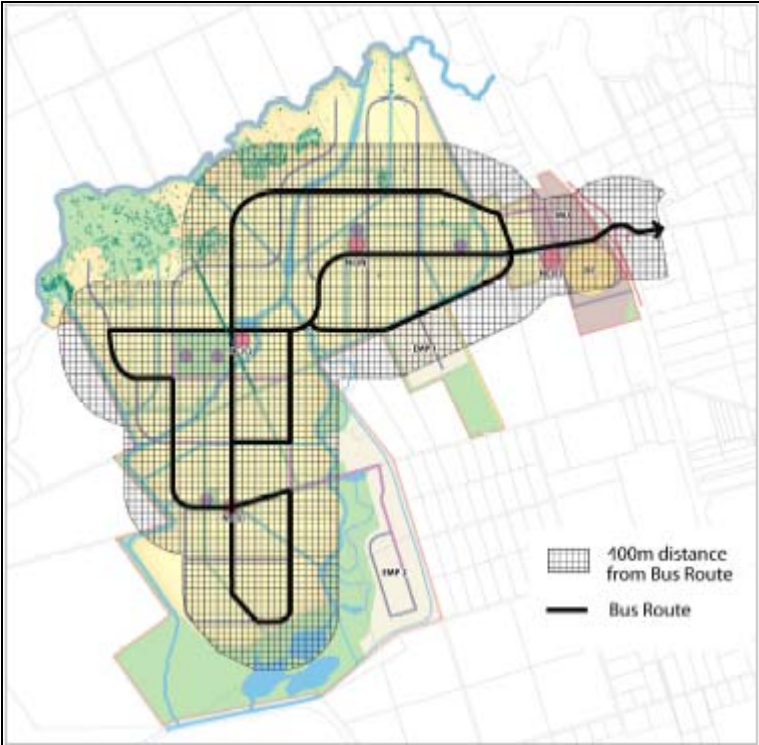
Accessibility to public transport is a combination of these factors:

- The distance between origins/destinations and the bus stop;
- The frequency, speed and reliability of services.

400 metres is the maximum comfortable distance people will to walk to reach a bus stop.

This threshold has been overlaid across the Master plan as shown in Figure 5.2. It can be seen most future residential areas are within 400 metres of a bus transport stop.

Figure 5.2: Bus Network Accessibility



Ensuring the frequency, speed and reliability of public transport services are sufficient to make public transport an attractive option for Buckland Park residents will require cooperation between the proponents, Playford Council and DTEI to ensure each stage contains the bus routes and facilities it needs to support an effective bus service.

As described above, the Master plan will guide the progressive implementation of the bus routes through future stages.

The proposed public transport network provides links to key destinations within and beyond Buckland Park.

5.3 Stage 1

Route 900 currently provides a weekday service between Virginia, and Elizabeth and Salisbury Rail Interchanges.

A Buckland Park community bus service will be operated by the proponents to provide public transport for Buckland Park’s first residents. (Parsons Brinkerhoff 2008)

It will provide commuter services to connect residents with the 900 bus.

It will take children to school in Virginia and Gawler.

Outside of commuter and school travel hours it will be available for other community activities. These will include services to Elizabeth to enable residents to access shopping and other services.

Stage 1 includes bike routes through the street network and linear parks to connect houses with the Neighbourhood Centre and school site.

6. COMMUNITY IDENTITY

Urban design and a community building programs contribute to a strong of community identity.

Urban design is a passive, but potentially powerful tool to create an identifiable character.

A community building program is an active technique, which must be commenced from the occupation of the first house. The proponents are committed to this process. Community building is also essential for effective marketing.

6.1 Design Themes

Given Buckland Park's scale, the whole proposal, and each stage, and precinct within those stages, will require its own character and identity.

Techniques to be employed within Buckland Park include:

- Themed precinct and street naming, which will be used in street signs and landscape entry statements. Buckland Park's natural, Indigenous and European heritage will be used as sources for these names ;
- Creation of meeting places such as parks, community facilities, shops and cafes.
- Themed street furniture and paving within precincts and centres;
- Themed landscaping within precincts and centres;
- Creation of landscape features and enhancement of existing natural features, for example river red gum woodlands, the Gawler River and creeklines, and the site's agricultural hinterland;

The urban design principles applied in the public domain will be followed through into the Design Guidelines applied to the designs of homes and public buildings.

Residents will feel confident their neighbours will build homes to the same standard as they are.

6.2 Community Building

The proponents are committed to facilitating an inclusive, active and sociable community at Buckland Park. This is fundamental to attracting future residents, and therefore fundamental to the proposal's success.

The first component of the community building programme is the provision of a community space which will provide a venue for community based activities.

The second component is the provision of community worker to facilitate those activities.

The third is funding for those activities.

Together, these three components provide the opportunities for residents to meet and form the social connections which build communities.

As the community matures, it is envisaged many community building activities will be initiated by the residents themselves, for example, forming sports teams, informal groups and clubs, and of course, there will be private social interaction.

The proponent will continue to have a role in some of these activities, for example, sponsoring cultural, sporting and school events.

It is not possible to timetable and list these events, this will evolve with the community.

The proponents facilitate community building in all their new residential projects. Two recent examples are Rhodes Peninsula in Sydney, and Mt Barker in Adelaide. The photos below illustrate the types of activities facilitated and funded by the proponents



Mt Barker - - Get to know your neighbours



Rhodes Peninsula – Christmas Carols



Rhodes Peninsula – Playground Opening



Mt Barker– Get to know your neighbours



Rhodes Peninsula – Easter Hunt



Mt Barker – Get to know your neighbours

6.2.1 Stage 1

A position for a dedicated community officer will be funded. The officer will commence work at the beginning of Stage 1's occupation, commencing in 2013. A community space with the necessary office equipment will be provided in Stage 1's Neighbourhood Centre.

The Community Officer will undertake the following activities:

- Get to know new residents, which will assist them with their other responsibilities;
- Organise targeted community activities, such as children's excursions, and the events described below;
- Facilitate the creation of community groups such as a business owner groups, Neighbourhood Watch, Playgroup, Mother's groups or other special interest groups;
- Liaise with Council and the State government agencies regarding activities or programmes of interest to the community, and provide information to those agencies on issues within the growing community;
- Coordinate the use of the community bus outside of its commuter and school bus services, so that it provides an asset to other parts of the community;
- Provide residents with information on the programmes and activities offered by Council and State government agencies;
- Provide residents with information on planning and construction activities within Buckland Park, and conversely provide the proponents with information on how these activities may affect residents. A Buckland Park Construction Management Group will be established with representatives from the proponent, builders, Council, Police and residents to ensure construction occurs in a timely and safe manner, minimising impact on existing residents;
- Liaise with Playford's sporting and cultural organisations and providing information to them, and the Buckland Park community, on groups and activities which may be of interest to both;
- Prepare a community newsletter and managing the community website;
- Provide a point of contact for Virginia's existing community.

6.3 Welcome package

A welcome package will be provided to all new residents at Buckland Park. This pack will include the following:

- Welcome letter describing the community and planning and construction activities;
- Council, relevant government agencies, emergency and other useful contacts;
- Local business details;
- Community facilities;
- Upcoming events;
- Transport information, including bus timetables and routes;
- Community website information and password;
- Information on sustainability initiatives in place;
- Information on the site's biodiversity attributes and their responsibilities.

6.4 Community Events

A range of community events will be arranged by the Community Officer. The nature and scale of these events will vary as the community becomes progressively occupied. Some events will be organised for all residents, and there will be smaller events for precincts or streets. Potential events include:

- Meet the street;
- Community barbeques and picnics;
- Seasonal events, such as Christmas Carols or Easter parades;
- Community planting days, to engender a sense of responsibility and ownership of the site's biodiversity assets;
- Sporting and cultural activities;
- Community planning days, to engender interest in the design of public parks and spaces, buildings and urban design;
- Cultural events, potentially involving the Kurna people, religious and ethnic group activities.

6.5 Community Facilities

In the early phase of Stage 1's occupation, the Community Officer will have an office and space for community activities within the Neighbourhood Centre of approximately 200m². This will be expanded to 400m² as Stage 1 progresses. This community centre will remain until the Neighbourhood Centre is decommissioned (Connor Holmes 2008a)

It is likely the community centre will be combined with the sales office and display centre.

It is recommended a community centre be located in or adjacent to each of the Neighbourhood Centres.

The form and location of future community facilities should be determined through a community engagement process and survey of community needs, closer to the time of provision.

6.6 Information for Residents

A community website and newsletter will provide residents with information on upcoming events, planning and construction progress and other relevant information.

6.7 The Virginia Community

A consultation programme will be commenced upon lodgement of the Buckland Park EIS, facilitated by the Virginia Horticultural Centre. Existing residents will have an opportunity to comment through the formal EIS exhibition process.

Subject to the proposal being approved by the Governor, the Community Liaison Officer will be available to provide ongoing information to the community as Buckland Park's construction and occupation progresses.

7. SUMMARY

At Buckland Park, as with any new or growing suburb, providing community facilities and services, and engendering a sense of community will contribute to the community's sustainability and attractiveness.

The following are considered key elements to achieve the Buckland Park vision and building a strong community at Buckland Park:

- Good urban design;
- Housing diversity;
- Accessible and appropriate human service provision;
- Effective physical connections between houses, parks, centres and employment;
- A sense of community identity.

Unlike other new and growing suburbs, Buckland Park's scale will support the establishment of efficient and master planned:

- Retail and commercial services;
- Employment close to home;
- Recreation and sporting facilities;
- Community services and facilities;
- School, pre-school and child care facilities;
- Public transport, pedestrian paths and bikeways.

The Master plan will guide the progressive and coordinated implementation of these elements between 2010, when construction commences, and 2036 when the last house is occupied. It will inform and guide the detailed design of each stage.

Residents' access to these services and facilities will be enhanced by good urban design, community engagement in planning and the potential shared use of facilities.

Urban design has a strong role to play in strengthening the identity of Buckland Park and creating unique physical characters in each precinct. Residents will feel a sense of pride and belonging within their unique neighbourhood.

A Community Building Program will be implemented by the proponent, including:

- A dedicated Community Officer;
- A range of community facilities;
- Community event organisation;
- Resident welcome pack;
- Buckland Park Community Website and Newsletter.

8. REFERENCES

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9. GLOSSARY

ABS: Australian Bureau of Statistics

DECS: Department of Education and Children's Services

FTE: Full Time Equivalent

LGA: Local Government Area

Net Residential Area: Area (hectares) available for residential development excluding non-residential uses such as open space, schools, centres and roads.

Net Residential Density: Number of dwellings per hectare net residential area.

SAPOL: South Australian Police Service

BUCKLAND PARK PROPOSAL

AFFORDABLE HOUSING

Prepared for
**WALKER CORPORATION
& DAYCORP**

March 2009

Disclaimer

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1. INTRODUCTION

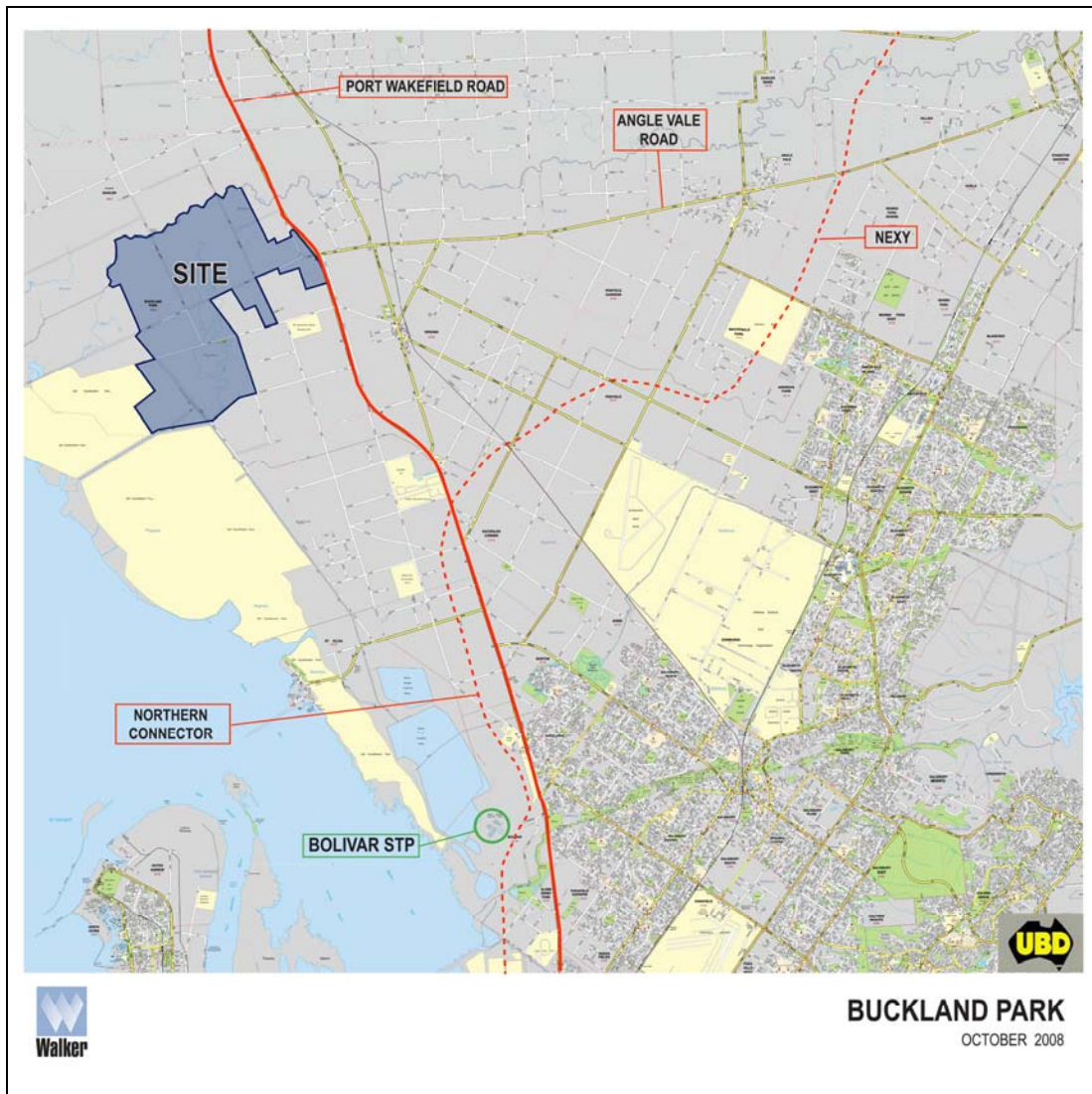
1.1 The Site and Proposal

This report considers the requirements for providing Affordable Housing within the Buckland Park proposal.

The proposal is a joint venture of Walker Corporation and Daycorp.

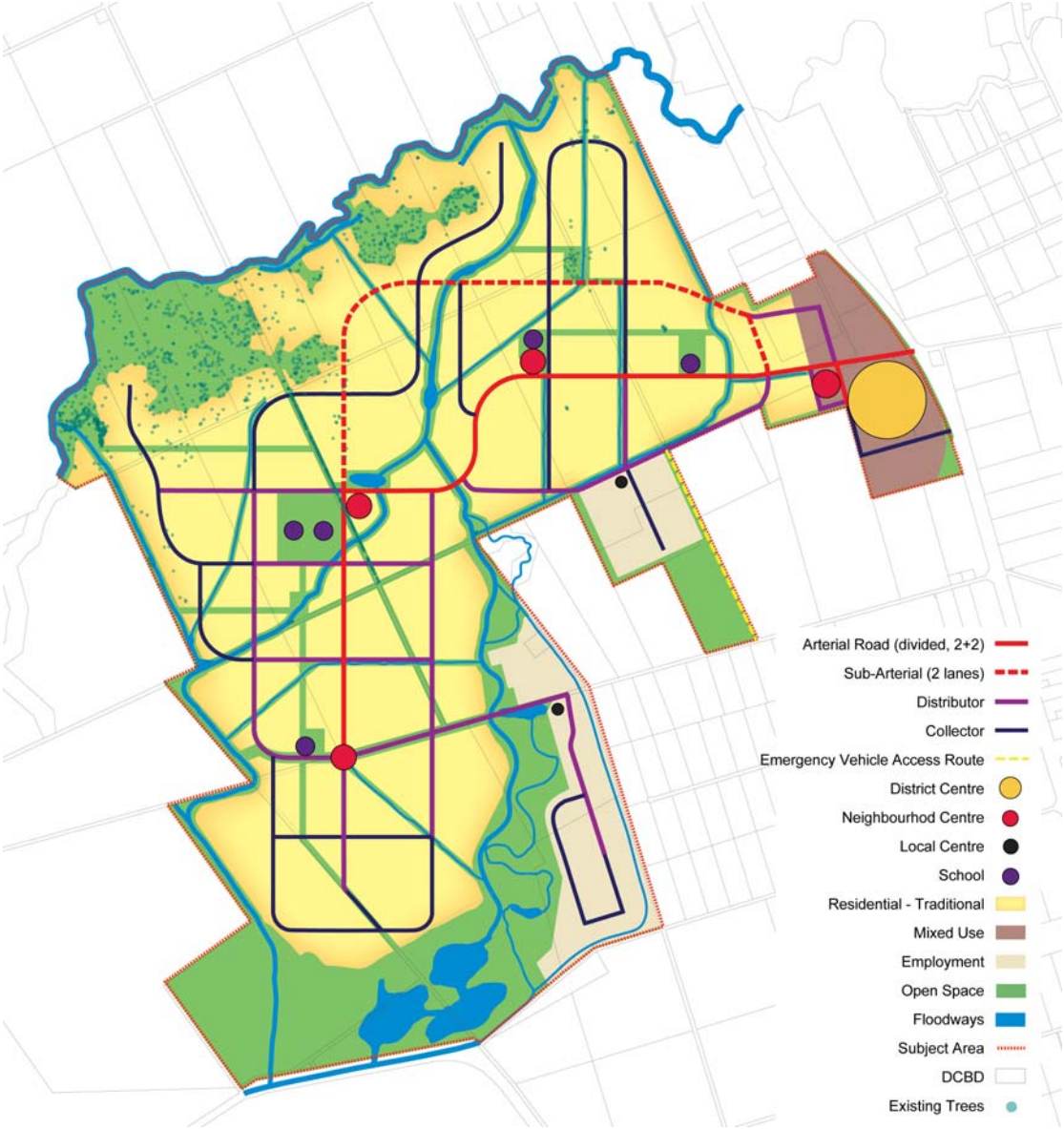
Buckland Park is located in Metropolitan Adelaide’s north western region, on Port Wakefield Road within the City of Playford, west of Virginia. It is around 32 kilometres north of the Adelaide CBD and 14 kilometres west of Elizabeth, see Figure 1.1.

Figure 1.1 Buckland Park Locality Map



Buckland Park is expected to accommodate residential areas, supported by open space, recreation and biodiversity areas, employment precincts and centres.

Figure 1.2 Buckland Park Master Plan

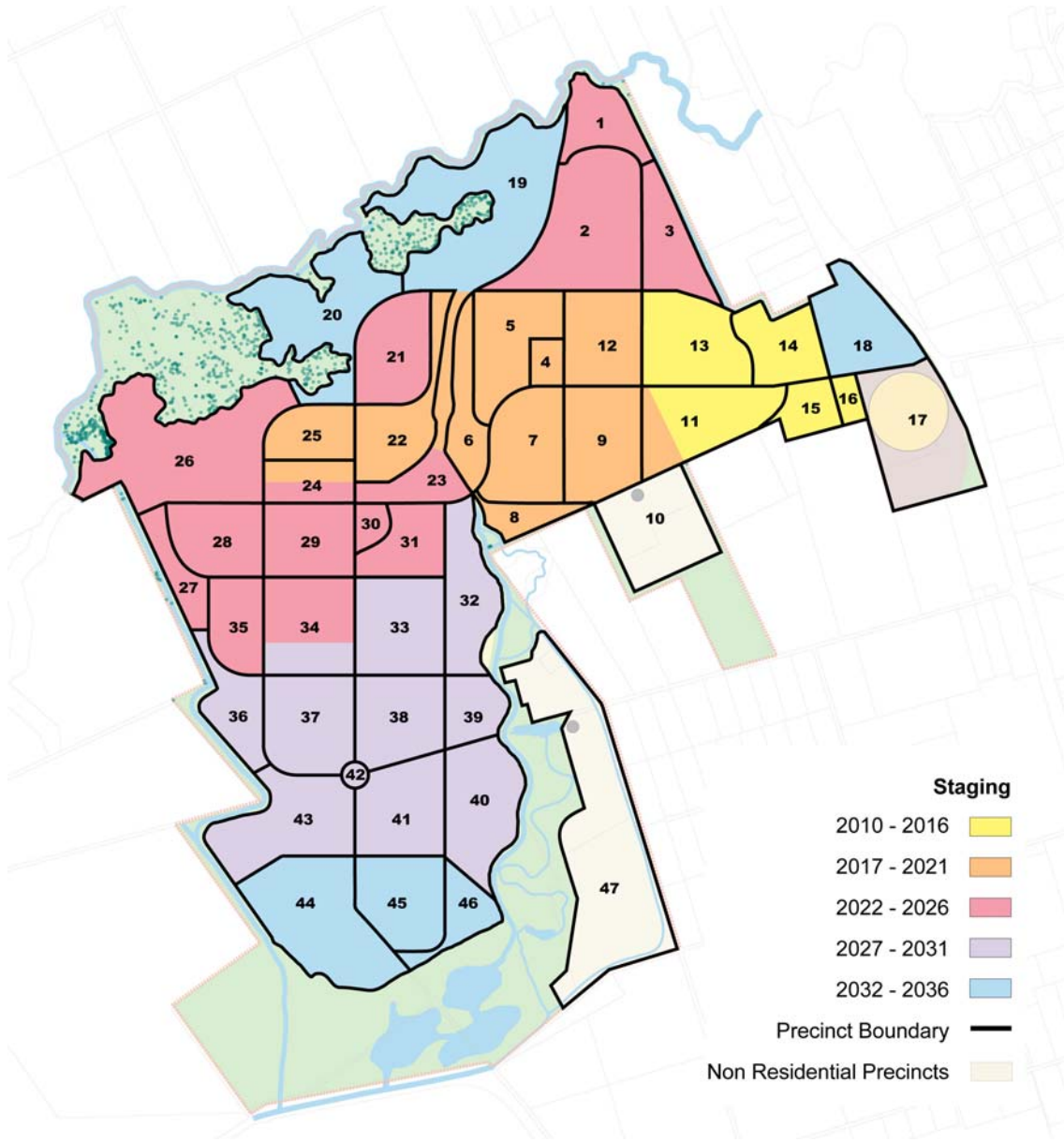


The proposal will be implemented in stages over a period of 25 years, Stage 1 is planned for 2010 to 2016, as illustrated in the staging plan below in Figure 1.3. The first residents are expected in 2013.

It is anticipated Buckland Park will be fully constructed and occupied by 2036, when it will accommodate 12,000 residential allotments, with an average size of 500m², supported with multiple purpose open space, and commercial, retail, community and employment uses.

By 2036, a total population of 33,000 is anticipated, with a workforce of 10,687 people. (Connor Holmes, 2008).

Figure 1.3 Proposal Staging



1.2 Legislative and Policy Framework

Under the direction of the Minister for Housing, the General Manager of the Department of Families and Communities' (DFC) Affordable Housing and Sector Development Unit (AH&SD) has responsibility for certifying proposals meet established Affordable Housing targets. (DFC 2008a)

The Housing Plan for South Australia released in March 2005 set a target of at least 15% Affordable Housing, including a 5% component for high need housing in new significant housing proposals. (DFC 2008a)

Affordable Housing properties (land or house/land) are to be sold, rented or leased to Eligible Buyers, who fall into one of the following categories (DFC 2008a):

1. A prospective homeowner eligible under the SA Affordable Homes Program managed by Housing SA.
2. The South Australian Housing Trust or a registered housing association or registered housing cooperative under the South Australian Cooperative and Community Housing Act 1991.
3. A housing provider that is subject to an Affordable Housing Facilitation Agreement with any Minister, instrumentality or agency of the Crown in the right of the State of South Australia.
4. Such other Person as the Minister may nominate from time to time.

Proponents must submit a marketing plan or other method for the approval of AH&SD's General Manager, which describes how the affordable homes will be marketed to eligible buyers.

Advertising through the Housing SA Affordable Homes program and Property Locator will constitute an approved marketing plan (DFC 2008a).

Proponents must enter into a Land Management Deed, or other arrangement determined by the Minister for Housing, to secure the Affordable Housing commitment, including maximum sale prices, buyer eligibility and design criteria. Additional Affordable Housing obligations for individual proposals may also be outlined in the agreement.

Affordable Housing is offered for sale at or below the appropriate price points, based on a General Affordability Index. In Metropolitan Adelaide the indicative purchase price is currently up to \$213,000 for a house and land package.

1.3 Affordable Housing Needs at Buckland Park

It is expected distinct sections of Adelaide's community will seek Affordable Housing at Buckland Park:

1. Young families with limited incomes who cannot afford to buy homes or support mortgages.
2. Older pre-retirement or retired people. These people may own their homes, or have sizeable equity, but these homes are too large and too old to be easily maintained. These people are looking to downsize into an easily maintainable and affordable home. Affordability is an issue because they have relatively low and fixed incomes. It is expected demand from this group will grow as the population ages.
3. Younger childless couples or singles. These people are keen to purchase their first homes, but are excluded from home ownership because they cannot save for a deposit or meet home loan repayments on more expensive housing.
4. Single women, including younger, never married single women and older single-again women. These women share an interest in affordable accommodation which is easy to maintain and offers a high level of personal safety and security. They may be renting in the public or private sector, or living in the family home. Higher density housing will appeal to this group.
5. Blended families, with a large number of children. These blended families are looking for houses with four or more bedrooms, large living areas and sizeable back yards. They may

be paying high rents in the private sector, and do not have the capacity to save for a deposit on the type of homes they need.

6. Single parents who do not have the equity to buy a home, or the income to support loan repayments.
7. Welfare recipients who do not have the income to buy homes, or support mortgages.

Given the diverse range of people seeking Affordable Housing, it should be provided in a range of styles and types, including:

- Family homes as detached dwellings with 3 bedrooms and gardens;
- Smaller attached homes with two bedrooms and small gardens, for example, villas and townhouses;
- Apartments in secure buildings with one or two bedrooms and balcony outdoor space, and secure parking for one vehicle.

These types of houses can be provided at Buckland Park, within future residential neighbourhoods.

2. AFFORDABLE HOUSING AT BUCKLAND PARK

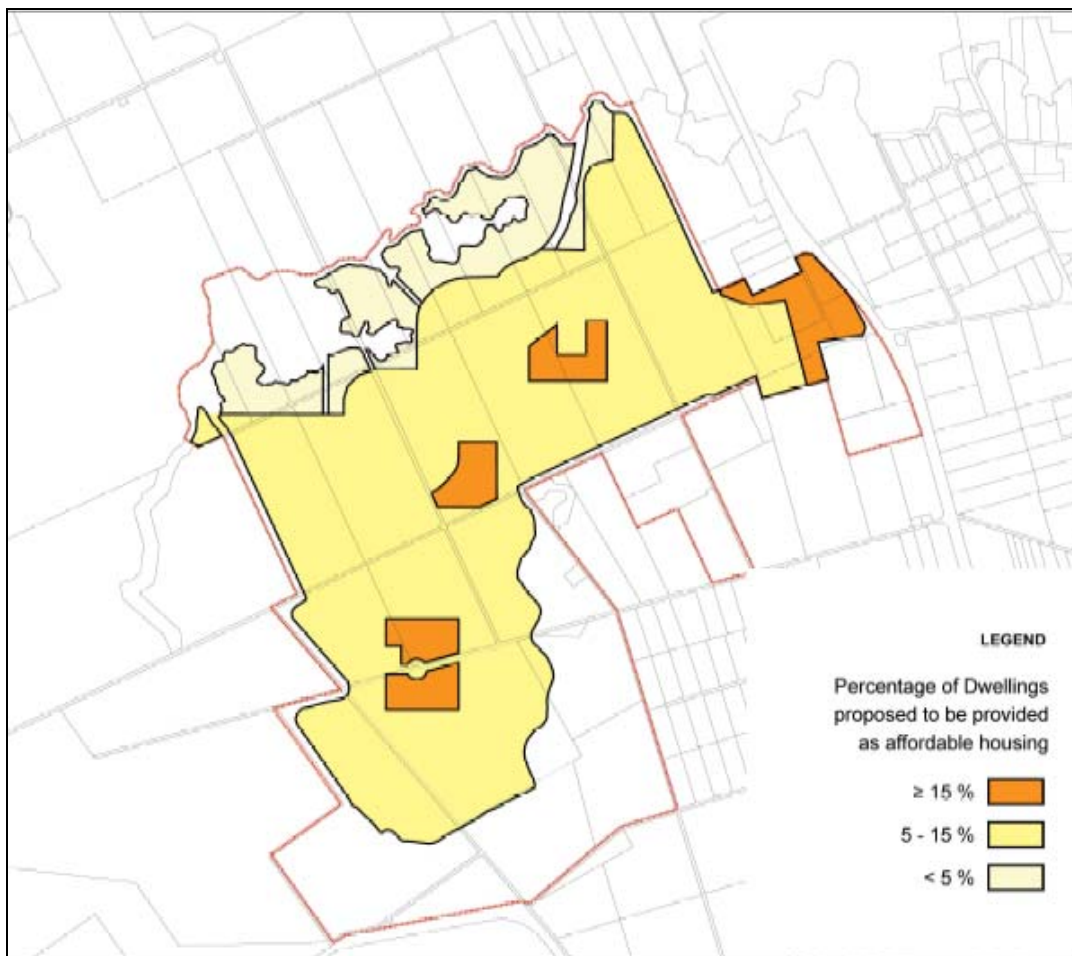
2.1 The Masterplan

It is intended Buckland Park will deliver 15% Affordable Housing, spread over the Masterplan, and provided over the 25 year construction and occupation period. With an expected yield of 12,000 dwellings, there will be 1,800 affordable dwellings.

However, detailed design for future stages will be undertaken prior to approval of land division plans for those stages. The final yield will be determined during that design process.

Figure 2.1 below shows the distribution of Affordable Housing throughout the Master plan. A larger version of this figure is at Appendix 1.

Figure 2.1 Affordable Housing Distribution



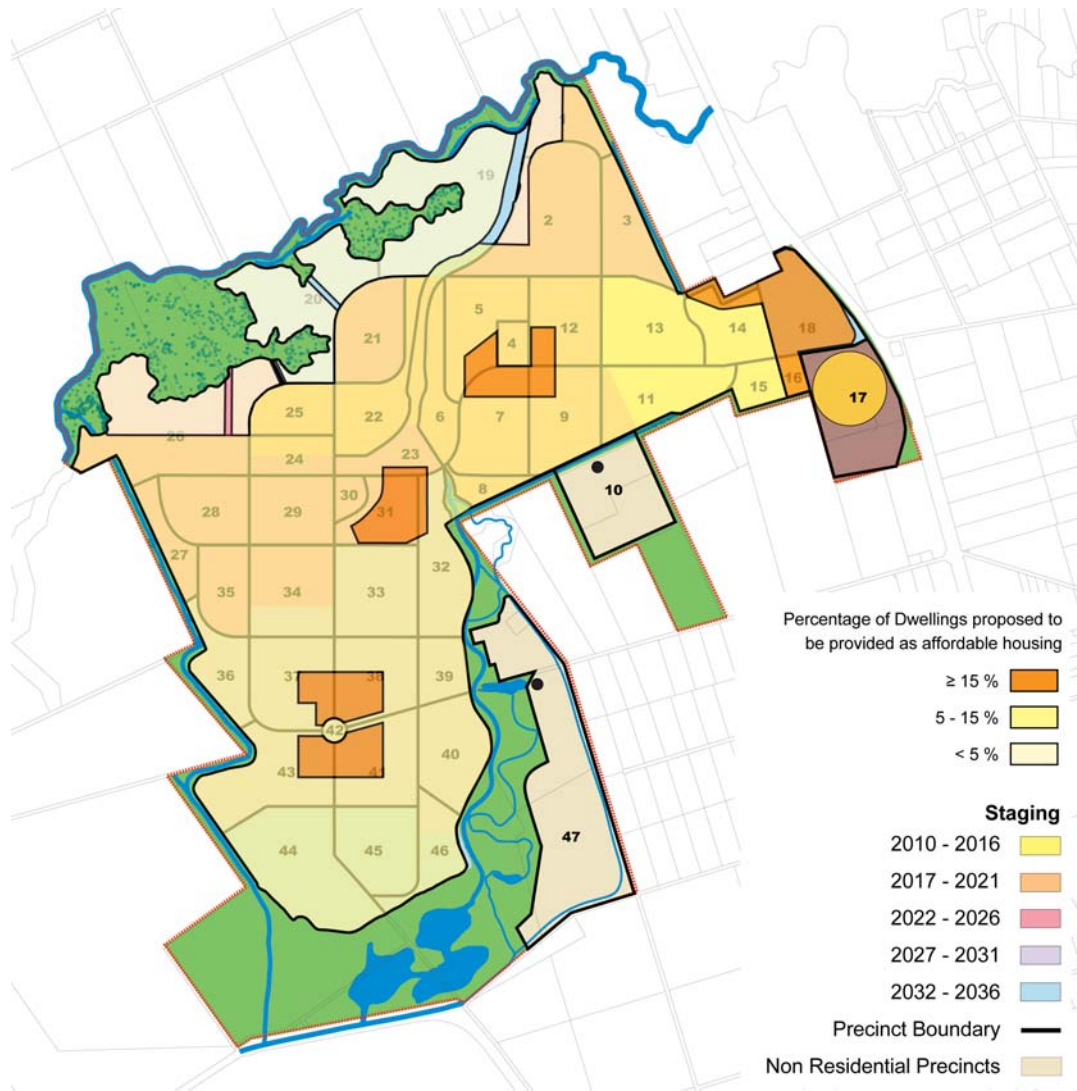
There are three concentrations of Affordable Housing throughout Buckland Park:

- > 15%: areas where a wide range of housing types, including medium density housing and apartments could be supported when Buckland Park becomes more established, particularly around centres and close to public transport routes;
- 5% - 15%: residential neighbourhoods comprising predominately lower density, detached housing, which will be progressively created across the Masterplan, and over time to 2036. In these areas, Affordable Housing will be integrated throughout the neighbourhoods;

- < 5%: areas adjacent to the woodlands where allotments will be larger, to take advantage of landscape amenity and to accommodate requirements for tree retention. As these larger allotments will be necessarily more expensive it will be difficult to provide affordable homes. These areas are within Buckland Park's later stages.

Figure 2.2 shows the distribution of Affordable Housing over Buckland Park's stages.

Figure 2.2 Distribution of Affordable Housing over time



As a deliberate consequence of this approach, it is expected the delivery of Affordable Housing will be below 15% in the earlier stages, and will gradually increase as Neighbourhood Centres, the District Centre and the Mixed Use precinct become established, and the range of facilities and services grows.

Up to 5% of the Affordable Housing allotments could be purchased by the Affordable Housing Trust for public housing supply at any stage, although it is likely this would not be an option until the community is more established, including community services. These sites would be available at current market value.

The table below shows an indicative Affordable Housing mix.

Table 2.1 Indicative Affordable Housing Mix

Dwelling Type	No. of Dwellings	% of Affordable Housing Provision
Villa – large	12	<1%
Villa – small	470	26.1%
Cottage	360	20.0%
Gatehouse	610	33.8%
Mews Dwelling	120	6.7%
Apartments	180	10.0%
Retirement – aged care	48	2.7%
Total	1800	15%

Some of these houses, particularly the small villas and apartments, may form part of retirement village or aged care projects within Buckland Park’s later stages.

It is anticipated the affordable dwellings will have the following features, ensuring they can accommodate a wide range of household types.

- 100% of affordable housing is expected to be single level;
- 83% of affordable housing is expected to be single storey;
- 81% of affordable housing is expected to be detached;
- 48% of affordable housing is expected to be 3 bedrooms;
- 43% of affordable housing is expected to be 2 bedrooms;
- 9% of affordable housing is expected to be 1 bedroom.

2.2 Stage 1

Stage 1 will comprise 616 dwellings and its Affordable Housing component is approximately 10.0%. It is considered at such an early point in the construction and occupation programme, families with financial resources to support larger mortgages or private rental are less likely to require the community support services that will be difficult to provide.

Families requiring an affordable home may require more of these services. Therefore only 10% Affordable Housing is proposed, rather than the 15% required.

The proposal has been planned so Buckland Park’s later stages will incorporate more than 15% Affordable Housing, to ensure overall compliance with requirements.

The distribution of Affordable Housing within Stage 1 is shown below. A larger version of this plan is at Appendix 3.

Figure 2.3 Distribution of Affordable Housing in Stage 1



While Buckland Park is planned to include a range of Affordable Housing types, Stage 1 will include a relatively conventional approach, focusing on two types which will provide 2 and 3 bedroom options, as single storey detached dwellings.

More complex housing types are more appropriate for Buckland Park’s later stages when its centres and services are established and can support medium density or shop top housing for example.

Table 2.2 Stage 1 Indicative Affordable Housing Mix

Dwelling Type	No. in Stage 1	% of Affordable Dwellings
Small villas	32	52%
Gatehouse villas	30	48%
Total	62	100%

3. IMPLEMENTATION

3.1 The Cost of Housing

The Affordable Housing price criteria of \$213,000 for a house and land package can be met through a variety of methods (DFC 2008a):

1. The assignment of a restrictive covenant/agreement on the property title providing some control over the sale and resale price of the property, where a home's market value is significantly higher than the affordable sale price.
2. Innovative home financing, such as soft second mortgages, deferred land purchase, shared equity or subsidised financing options, which makes the sale price within reach of low and moderate income buyers.
3. Design and construction of simple, high quality homes, resulting in a lower market value, as they are smaller homes on smaller lots.

The 1st option is not applicable to Buckland Park. It is unlikely in this context the price of house and land packages will be significantly higher than the Affordable Housing.

Subsidies are typically provided by the public sector, in the form of publicly owned and leased housing, or reduced financing costs, such as Homestart Loans.

The not for profit sector also provided subsidised housing, for example, retirement and aged care facilities, or co-operative housing projects.

Subsidised housing of this kind could be provided at Buckland Park.

However, these forms of housing are more suitable for the proposal's later stages when community services, centres and facilities are more established.

In Buckland Park's early stages, the most appropriate way of keeping costs down so house and land packages can be offered at less than \$213,000, is the management of construction and land costs.

This will be achieved essentially by providing smaller homes on smaller lots, or the use of house types such as attached dwellings or apartments where built elements are shared, maximising construction efficiency.

Construction costs can also be managed by providing specifically designed affordable homes available from project builders. Project builders can also manage costs, by building uniformly designed homes in relatively high numbers.

Appendix 2 contains a range of house designs which could be incorporated to provide homes within the price range, and suitable for eligible buyers.

Any future planning controls applying to Buckland Park will have to consider the requirements for reducing land take. For example, narrower public streets and appropriate density controls, reduced front and side setbacks and broad range of housing types will need to be permitted.

The proponents will work with house builders to ensure Affordable House types are available for the allotments nominated. These builders will have an opportunity to include their homes in the display village.

3.2 Marketing

The proponents will advertise the Affordable Homes in Stage 1 through Housing SA Affordable Homes program and Property Locator.

Should the properties fail to sell within 90 days, they can remain on the website, and the proponents will commence marketing them through their general marketing programmes, at the same price.

3.3 Titling Arrangements

A Land Management Deed will be placed on the title of Stage 1's Affordable Housing lots to ensure a house and land package can be offered to the market at below \$213,000.

This Deed will not be the standard one provided by the DFC (2008a), as the affordable allotments will already be identified on the land division plan.

Stage 1's Affordable Housing will be Torrens title, consistent with other allotments within the Stage.

Existing allotments within the site are not owned by the proponents, and will not be owned by the proponents at any stage in the planning and construction process. The imposition of a Land Management Deed on the Title is therefore not appropriate, particularly as the site comprises 40 separate Certificates of Title, and approximately 13 different owners.

Section 3.4, below describes the methods by which the Affordable Housing component will be guaranteed within Buckland Park's future stages.

3.4 Statutory Controls

The provision of Affordable Housing will be assured in Buckland Park's later stages by the following means.

- Requirements for Affordable Housing are enshrined in legislation, specifically the South Australian Housing Trust Act 1995, its general regulations and any criteria the Minister applies through notice in the government gazette;
- The proponents have committed to the provision of Affordable Housing through the Affordable Housing Masterplan at Appendix 1. This commitment will be in the Environmental Impact Statement and forms part of the proposal which will be determined by the Governor;
- The Governor can apply conditions to any approval she may issue for the proposal which makes mandatory the provision of 15% of the dwellings within Buckland Park as Affordable Housing;
- Should the Governor approve the proposal, the site will be the subject of a Development Plan Amendment which will introduce zones consistent with the Masterplan. This Development Plan Amendment will include objectives and principles to ensure the provision of Affordable Housing in future land divisions.

Specifically, Section 3 of the *Development Act 1993* contains the following objective, which must be considered in the preparation of a Development Plan Amendment. (DFC 2008)

"to promote or support initiatives to improve housing choice and access to Affordable Housing within the community"

Section 23(3) of the Development Act 1993, sets out the Planning Strategy issues which must be promoted in Development Plans. Specifically Development Plans should include objectives and principles relating to the provision of Affordable Housing within the community.

- Future stages will be subject to detailed design and land division approval. The provision of Affordable Housing will be assessed at that time against the relevant requirements, and a referral to the Minister for Housing in accordance with Schedule 8 of the Development Act 1993 will be made.

During the assessment of future stages options for financing, the involvement of the SA Housing Trust, the provision of high need housing and other types of affordability initiatives can be considered. Buckland Park will be more established and these options more viable.

4. ASSESSMENT

Criteria	Comment
Are 15% of the dwellings Affordable Housing?	The Masterplan, and the Affordable Housing Masterplan provide for 15% of the total number of dwellings to be Affordable Housing, staged over the 25 construction and occupation period, and distributed at different densities depending on the location and future character of the neighbourhood.
Is Affordable Housing integrated into the Masterplan and neighbourhoods?	<p>Affordable Housing has been integrated through Buckland Park’s neighbourhoods.</p> <p>In Stage 1 Affordable Housing is nominated in locations with similar amenity and access to schools, parks, transport and services as other allotments.</p> <p>In later stages the Masterplan shows Affordable Housing located to enjoy access to centres, services and facilities, particularly at medium density. Three densities of Affordable Housing distribution have been proposed (see figure 2.1). In each of these, the types and locations of Affordable Housing will be consistent with other homes in the same neighbourhoods. Affordable Housing will be integrated throughout each neighbourhood.</p>
Does Affordable Housing cater for a broad range of households with varying incomes and housing needs	<p>Affordable Housing will be provided in a range of allotment sizes and housing types, anticipated to meet the needs of the people requiring it.</p> <p>Detailed design of future stages will address the <i>Housing SA Affordable Housing Design Guidelines</i> as they relate to home design.</p> <p>The Masterplan has been designed in accordance with the principles outlined in that document which relate to master planning. (Connor Holmes 2008a)</p>
Is Affordable Housing compatible with the surrounding community?	The Masterplan provides for Affordable Housing allotments capable of accommodating a range of housing types, consistent with other surrounding house types.
Will Affordable Housing be constructed concurrently with surrounding allotments and residences?	The land division for all allotments will be constructed simultaneously, within each stage and allowing for physical constraints.
Will the exterior appearance of Affordable Housing be reasonably similar to other houses, in its nature and quality of exterior building materials and finishes?	<p>The proposal does not include the construction of dwellings. However, it is anticipated all Buckland Park’s housing will be constructed to a similar standard and design. The construction costs of Affordable Housing will be kept minimal by:</p> <ul style="list-style-type: none"> • The economies of scale offered by this proposal. • The involvement of project home builders who build in large numbers improving cost efficiency. • The use of house types, like attached housing or apartments with shared walls which maximise construction efficiency. • The use of specifically tailored Affordable Homes, available from some project builders.

The criteria for consideration of Affordable Housing to applications is included in the Notice Under Regulation 4 of the *South Australian Housing Trust (General) Regulations 1995*, placed in the Government Gazette by the Minister for Housing on 10 September 2007.

Figure 4.1 provides an extract from the gazette

DEVELOPMENT ACT 1993
 NOTICE UNDER REGULATION 4 OF THE SOUTH AUSTRALIAN HOUSING TRUST (GENERAL) REGULATIONS 1995
Determination of Criteria for the Purposes of the Concept of Affordable Housing

1. *Application*
 This notice applies to:

- (a) an application for a development authorisation under the Development Act 1993; or
- (b) a policy under a Development Plan under the Development Act 1993.

2. *Determination of Criteria*

(1) A development within the ambit of an application or policy to which this notice applies will fall within the concept of affordable housing if:

- (a) the development is to be offered for sale at or below the appropriate price points in the table set out below to an eligible buyer; and
- (b) in the case of an application for a development authorisation—a legally binding agreement is in place to ensure that the development complies with these requirements; or
- (c) as otherwise determined by the Minister for Housing.

Affordability Indicators (June 2007)	Metropolitan and Outer Adelaide	Rest of State*
Moderate Income (120% of median annual)	\$59 093	\$50 130
Indicative house purchase price	\$213 000	\$181 000

* Roxby Downs, Mount Gambier and Port Lincoln are included in the metropolitan Adelaide indicators.

(2) An eligible buyer is:

- (a) a prospective home owner eligible under the SA Affordable Homes Program managed by Housing SA; or
- (b) the South Australian Housing Trust or a registered housing association or a registered housing co-operative under the South Australian Co-operative and Community Housing Act 1991; or
- (c) a housing provider subject to an affordable housing facilitation agreement with a Minister, an agency or instrumentality of the Crown in right of the State, or another person nominated from time to time by the Minister.

Dated 10 September 2007.

JAY WEATHERILL, Minister for Housing

In summary the gazetted Affordable Housing criteria are:

- Availability to Eligible Buyers for under \$213,000.

DFC, through Housing SA, will undertake an eligibility assessment process to identify Eligible Buyers and provide them with access to the Property Locator website, where Buckland Park’s Affordable Housing will be advertised.

Affordable Housing in Stage 1 will meet the maximum \$213,000 price, through the methods described in this report.

- Secured by a legally binding agreement, or other means as determined by the Minister for Housing.

The Affordable Allotments within Stage 1 will be secured by a legally binding agreement.

In the proposal’s later stages the Affordable Housing component will be secured by:

- Legislation;
- Compliance with commitments included in the EIS, and conditions on any approval of the EIS;

- Planning objectives and principles included in the Development Plan Amendment, prepared in accordance with the *Development Act 1993*, which contains provisions relating to the provision of Affordable Housing;
- Assessment and approval of future land divisions.

The Minister for Housing's agreement to the use of this method is sought as part of Buckland Park's environmental assessment.

5. CONCLUSION

The Housing Plan for South Australia released in March 2005 set a target of at least 15% Affordable Housing, including a 5% component for high need housing in new significant housing proposals.

Affordable Housing properties (land or house/land) are to be sold, rented or leased to Eligible Buyers, at or below \$213,000 for a house and land package.

It is expected there will be distinct sections of the Adelaide community seeking the Affordable Housing provided at Buckland Park, young families, older pre-retirement or retired people, younger childless couples or singles, single women, blended families, single parents and welfare recipients.

To accommodate this diverse range of people and households, Affordable Housing at Buckland Park should include detached dwellings with 3 bedrooms and gardens, smaller attached homes with two bedrooms and small gardens and apartments in secure buildings with one or two bedrooms.

Buckland Park will accommodate 15% Affordable Housing, spread over the Masterplan, and provided over the 25 year construction and occupation period. With an expected yield of 12,000 dwellings, there will be 1,800 affordable dwellings.

However, the proposal's final yield will be determined during the detailed design of each future stage. At that point in the planning process the number of Affordable Housing dwellings will also be determined.

Affordable Housing will be distributed through the Masterplan, with lower concentrations in the earlier stages, before centres and community facilities are established, and higher concentrations in the middle stages, when a greater variety of housing can be provided with access to centres and services. Three densities of Affordable Housing distribution have been proposed (see figure 2.1). In each of these, the types and locations of Affordable Housing will be consistent with other homes in the same neighbourhoods. Affordable Housing will be integrated throughout each neighbourhood.

In these middle stages it is anticipated the 5% high needs housing could be contemplated.

A mix of housing types can be provided, to accommodate a wide range of household types.

Within Stage 1 only 10% Affordable Housing is proposed, rather than the 15% required. This is appropriate, given the limited availability of services

While Buckland Park is planned to include a range of Affordable Housing types, Stage 1 will take a relatively conventional approach, focusing on two types provide 2 and 3 bedroom options, as single storey detached dwellings.

The Affordable Housing price criteria of \$213,000 for a house and land package will be met through:

- Innovative home financing, shared equity or subsidised financing options;
- Design and construction of simple, high quality homes, resulting in a lower market value, as they are smaller homes on smaller allotments.

In Stage 1 it is likely costs will be managed through design, construction and allotment size. Financing options would most likely be more suitable for later stages.

The proponents will work with Playford Council and house builders to ensure Affordable House types are available and able to be constructed on the nominated Affordable allotments.

The proponents will advertise the Affordable Homes in Stage 1 through Housing SA Affordable Homes program and Property Locator, and if Eligible Buyers do not come forward to purchase, market them through their general marketing programmes, at the same price.

A Land Management Deed will be placed on the title of Stage 1's Affordable Housing lots to ensure a house and land package can be offered to the market at below \$213,000. The appropriate nature of this Deed will need to be further discussed with DFC.

Stage 1's Affordable Housing will be Torrens title, consistent with other allotments within the Stage.

The provision of Affordable Housing will be assured in Buckland Park's later stages by the following means.

- Legislation;
- Commitments in the Environmental Impact Statement;
- Conditions to any approval;
- Development Plan Amendment which will introduce zones, objectives and principles which require Affordable Housing, prepared in accordance with the *Development Act 1993*;
- Assessment and approval of future land divisions.

The proposed approach to providing Affordable Housing is consistent with the criteria included in the Notice Under Regulation 4 of the South Australian Housing Trust (General) Regulations 1995, placed in the Government Gazette by the Minister for Housing on 10 September 2007.

The following matters require consideration by the DFC:

1. Appropriate form for a Deed on Stage 1.
2. The General Manager of DFC's AH&SD unit must approve the marketing plan outlined in Section 3.2 of this report.
3. The Minister for Housing must determine the method of securing Affordable Housing in Buckland Park's future stages as outlined in Section 3.4 of this report is acceptable.

6. REFERENCES

Connor Holmes *Buckland Park Demographic Analysis* 2008

Connor Holmes *Buckland Park Social Analysis* 2008a

Department for Families and Communities *INFORMATION SHEET Affordable Housing SA Planning Framework and Policy* March 2008

Department for Families and Communities *FACT SHEET Assessment Guidelines: Meeting the 15% Target for Affordable Housing* September 2008a

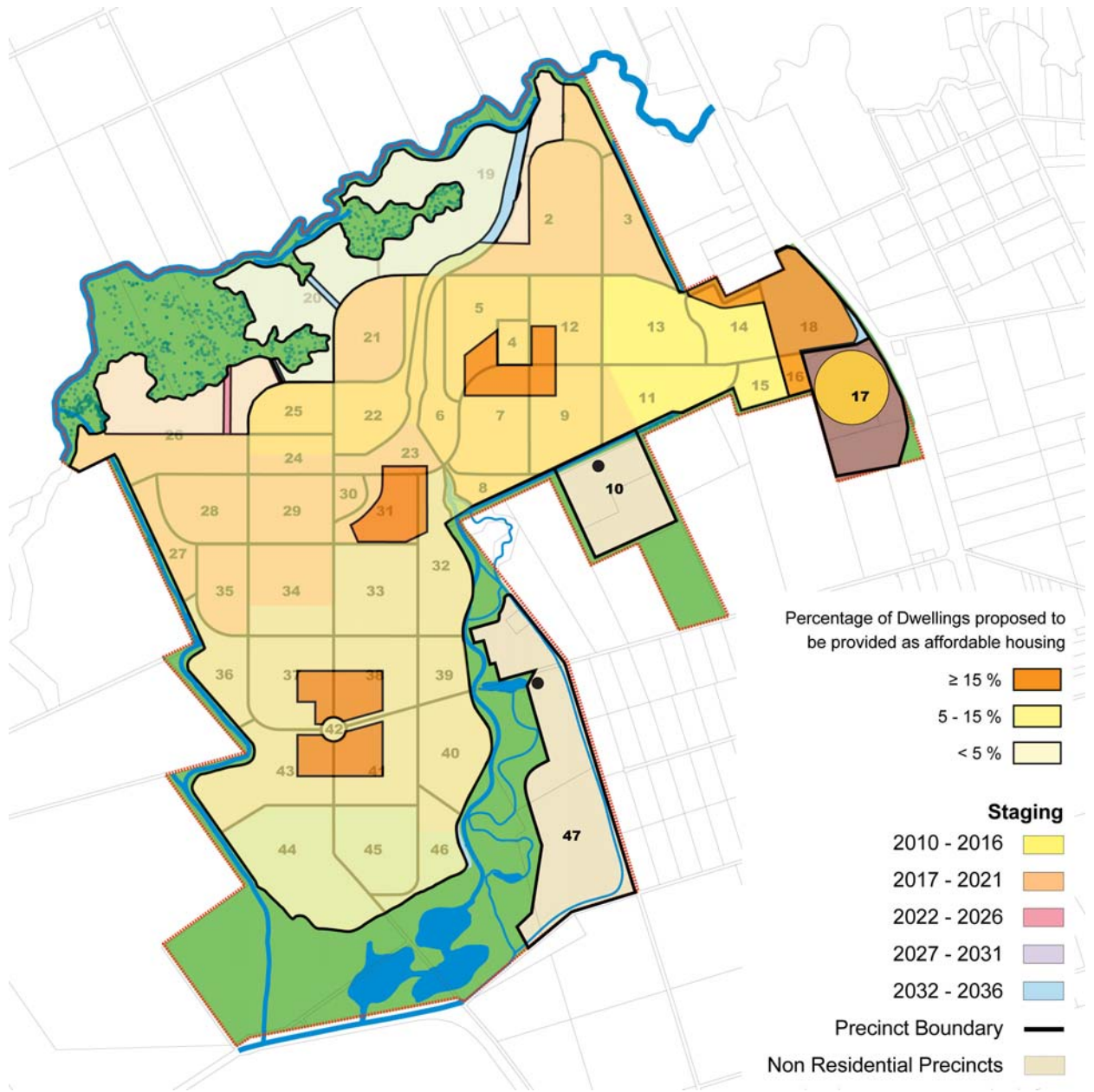
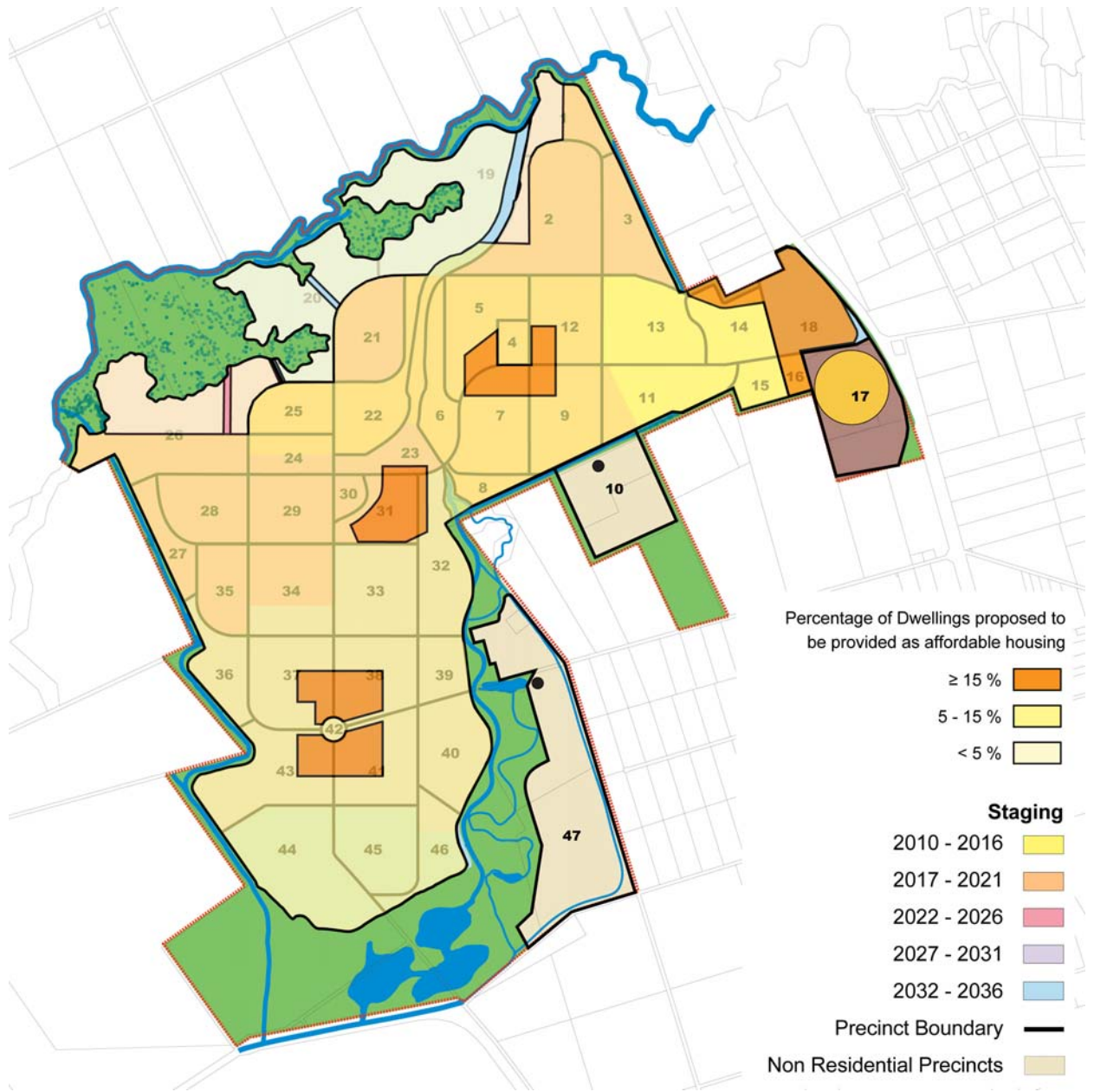
7. GLOSSARY

General Affordability Indicator (GAI)

Is that mortgage or rental payments should be less than 30% of household gross income (including Commonwealth Rent Assistance). In 2008/09 the indicative purchase price is up to \$213,000 in metropolitan Adelaide (\$181,000 regional) for a moderate income buyer and up to \$243 per week (\$207 regional) for low income households in rental. A range of prices below this benchmark is desirable to reach a broader range of eligible lower income buyers.

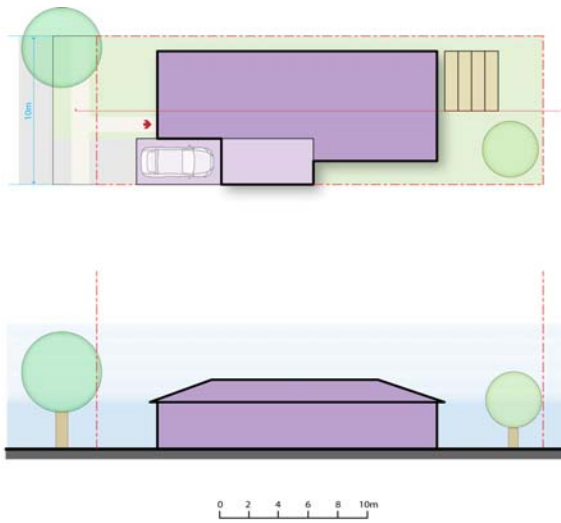
APPENDIX 1

AFFORDABLE HOUSING MASTER PLAN



APPENDIX 2

AFFORDABLE HOUSING TYPES



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Small Villa

- Allotment dimensions : 10 m x 30 m (300 m²)
- Dwelling size : c. 120 m² (excl. car parking)
- Single storey, detached dwelling
- 3 bedrooms, 1 bathroom
- 1 carport or garage, with tandem visitor park



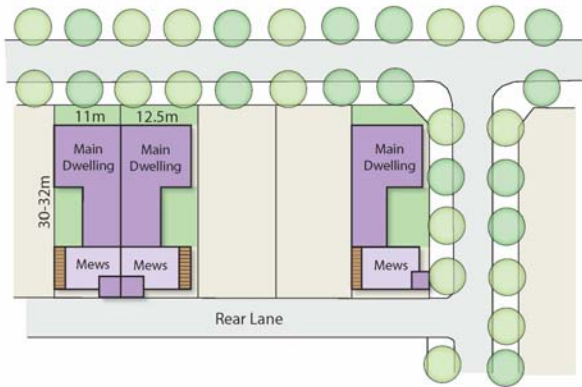
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Cottage

- 3 Bedrooms
- 1 Carport plus visitor space
- 110m² NFA
- 300-350m² lot

Gatehouse

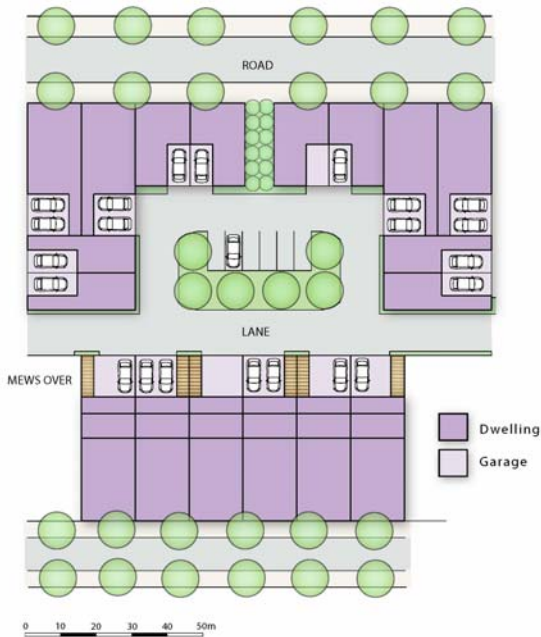
- 2 Bedrooms
- 1 Carport
- 80m² NFA
- 150-180m² lot
- Laneway frontage



Mews Dwellings

- Bedsit or one bedroom
- Over Garage
- 50-60m²
- Rear lane or corner lots
- 11m width delivers triple garage and stair
- 12.5m width delivers courtyard dwelling
- Larger one bed plus study option

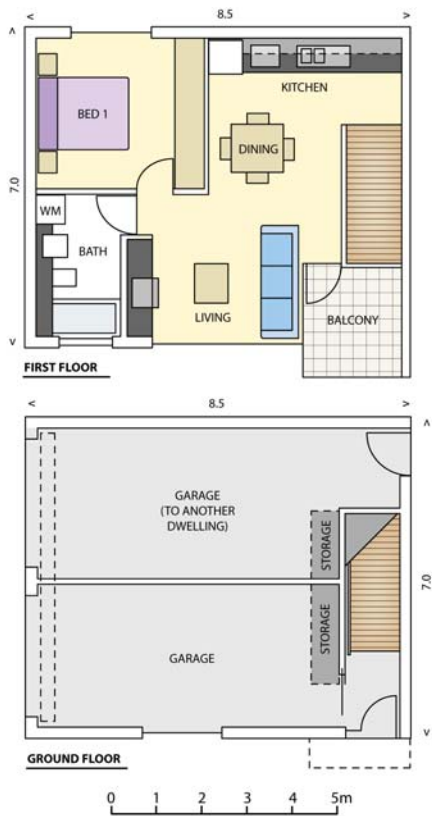
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Courtyard Mews

- Higher density outcomes
- Creation of open space outlook for mews
- Provision of shared visitor parking
- Affordable housing

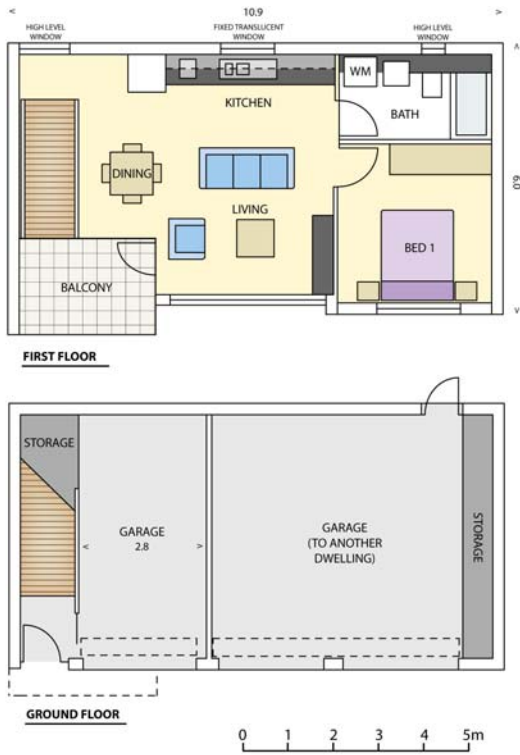
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Mews 1

- Allotment dimensions : 4-6 m x 7 m (c. 35 m²)
- Dwelling size : c. 60 m²
- First floor over garage of main dwelling
- 1 bedroom, 1 bathroom
- 1 garage



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Mews 2

- Allotment dimensions : 4-6 m x 7 m (c. 35 m²)
- Dwelling size : c. 60 m²
- First floor over garage of main dwelling
- 1 bedroom, 1 bathroom
- 1 garage



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Gatehouse Villa 1

- Allotment dimensions : 8.5-10 m x 15-17 m (c. 150 m²)
- Dwelling size : c. 85 m² (excl. car parking)
- Single storey, detached dwelling
- 2 bedrooms, 1 bathroom
- 1 carport or garage



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Gatehouse Villa 2

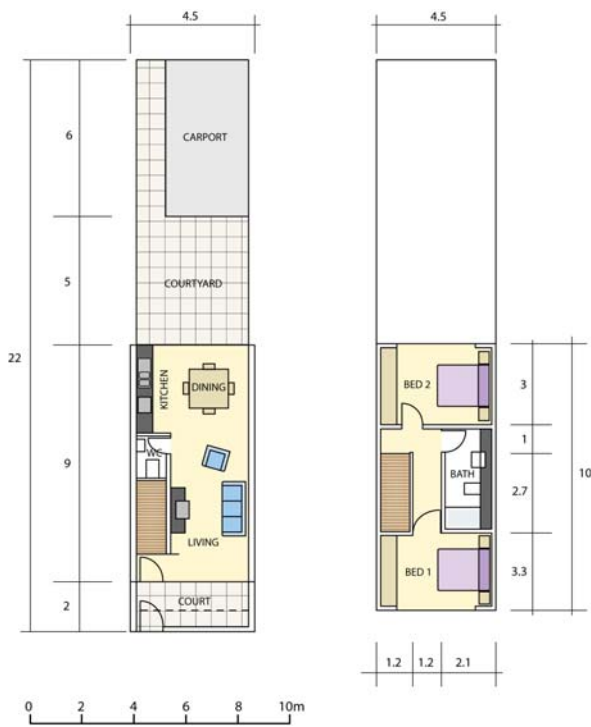
- Allotment dimensions : 8.5-10 m x 15-17 m (c. 150 m²)
- Dwelling size : c. 85 m² (excl. car parking)
- Single storey, detached dwelling
- 2 bedrooms, 1 bathroom
- 1 carport or garage



Small Terrace 1

- Allotment dimensions : 6 m x 13.5 m (c. 80 m²)
- Dwelling size : c. 85 m²
- Two storey attached row housing, rear loaded
- 2 bedrooms, 1 bathroom
- Double garage

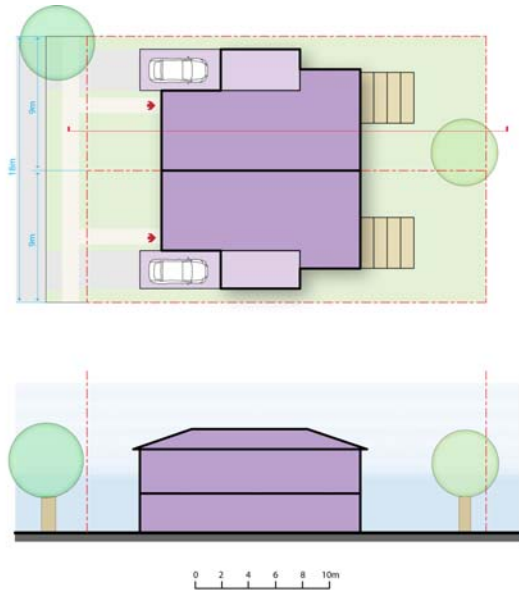
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Small Terrace 2

- Allotment dimensions : 4.5 m x 22 m (c. 100 m²)
- Dwelling size : c. 85 m²
- Two storey attached row housing, rear loaded
- 2 bedrooms, 1½ bathrooms
- 1 garage or carport

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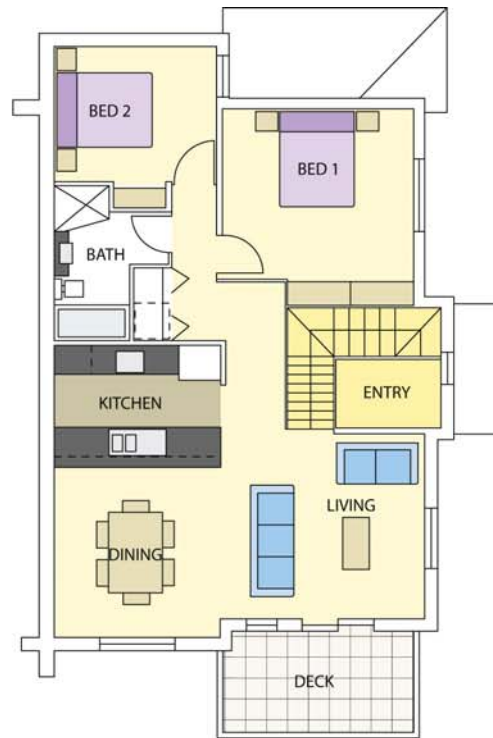
Duplex

- Allotment dimensions : 18 m x 30 m (c. 540 m² for 2 dwellings)
- Dwelling size : c. 120 m²
- Single storey duplex
- 3 bedrooms, 1 bathroom
- 1/2 carports or garages, with tandem visitor parking

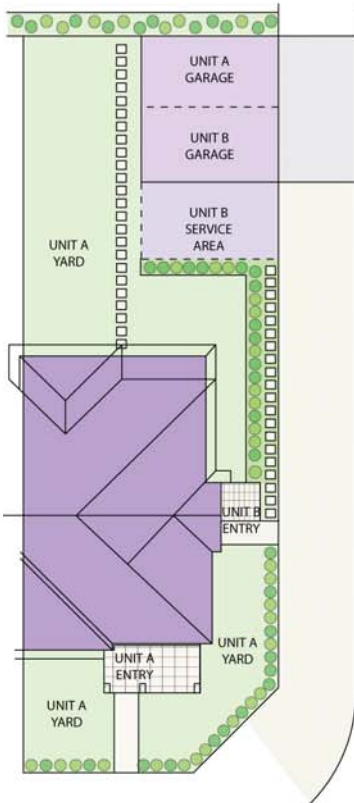
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GROUND FLOOR - UNIT A



FIRST FLOOR - UNIT B



Vertical Duplex

- Allotment dimensions : 11 m x 30 m (c. 330 m² for 2 dwellings)
- Dwelling size : c. 110 m² / 90 m²
- Two storey duplex
- 2 bedrooms, 1 bathroom
- 1 carport / garage per dwelling

APPENDIX 3

AFFORDABLE HOUSING STAGE 1



	Dwelling Count	Affordable Housing Products
Premium	266	-
Courtyard	175	-
Large Villa	91	-
Small Villa	32	32
Gatehouse	30	30
616 TOTAL		62 TOTAL

**Buckland Park
Stage 1 Residential
Affordable Housing**

Revision: 0
Date compiled: 16 March 2009

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BUCKLAND PARK PROPOSAL

CENTRES PLANNING

Prepared for
**WALKER CORPORATION
& DAYCORP**

March 2009

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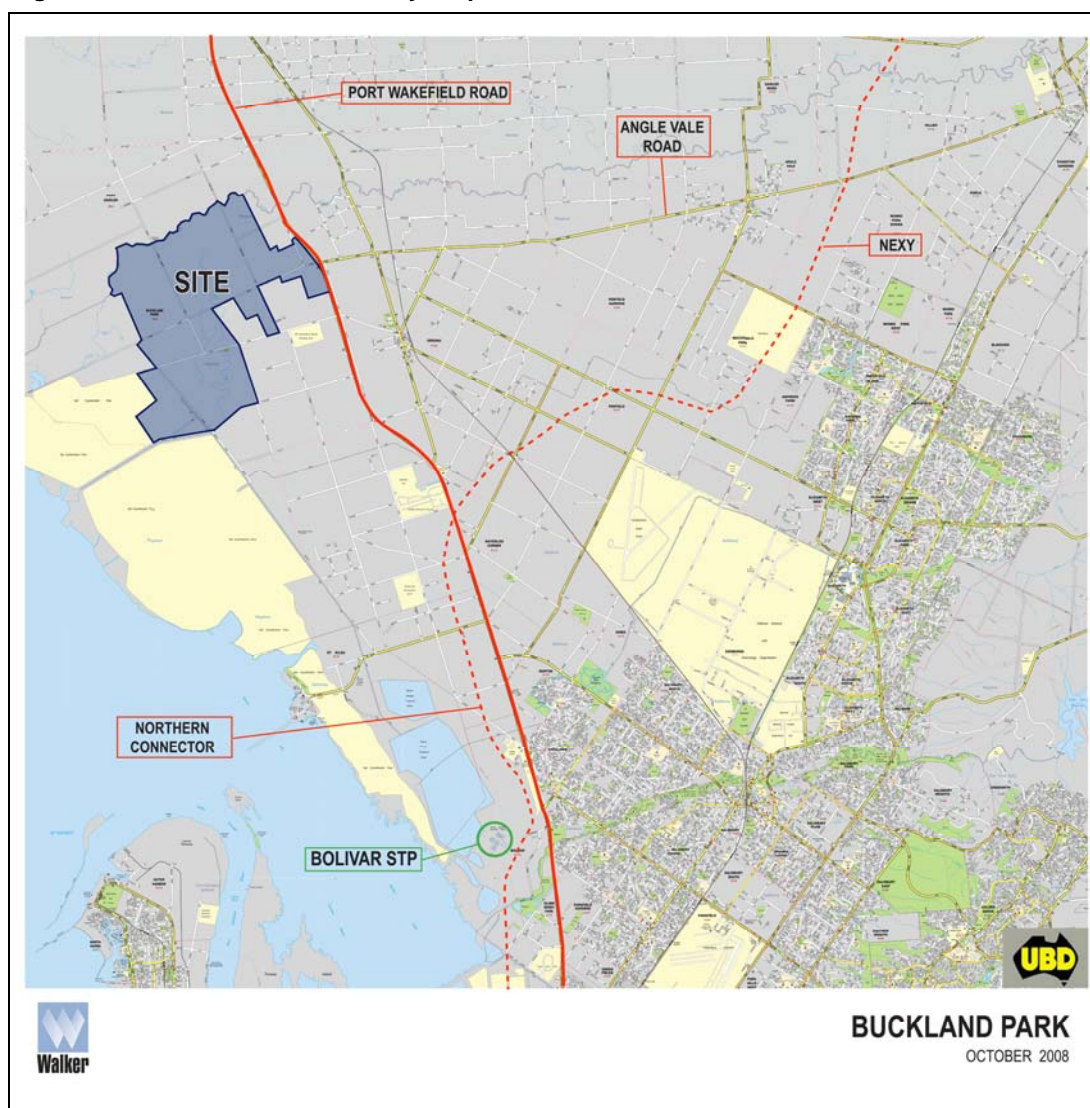
1. INTRODUCTION

This report provides an analysis of Buckland Park’s requirements for centres and retail facilities. It considers these requirements within the context of the region’s existing centres and the communities which support them.

The Buckland Park proposal is a joint venture of Walker Corporation and Daycorp. The site has an area of 1,308 hectares.

Buckland Park is located in Adelaide’s north western region, on Port Wakefield Road within the City of Playford, west of Virginia. It is around 32 kilometres north of the Adelaide CBD and 14 kilometres from Elizabeth, see Figure 1.

Figure 1: Buckland Park Locality Map



The site is bounded by Port Wakefield Road, the Gawler River, Cheetham Salt Limited salt pans and horticultural activities.

Buckland Park’s Masterplan identifies the location of planned retail centres, which are described in more detail in Section 7. The Masterplan is below, at Figure 2.

Figure 2: Master Plan of Buckland Park

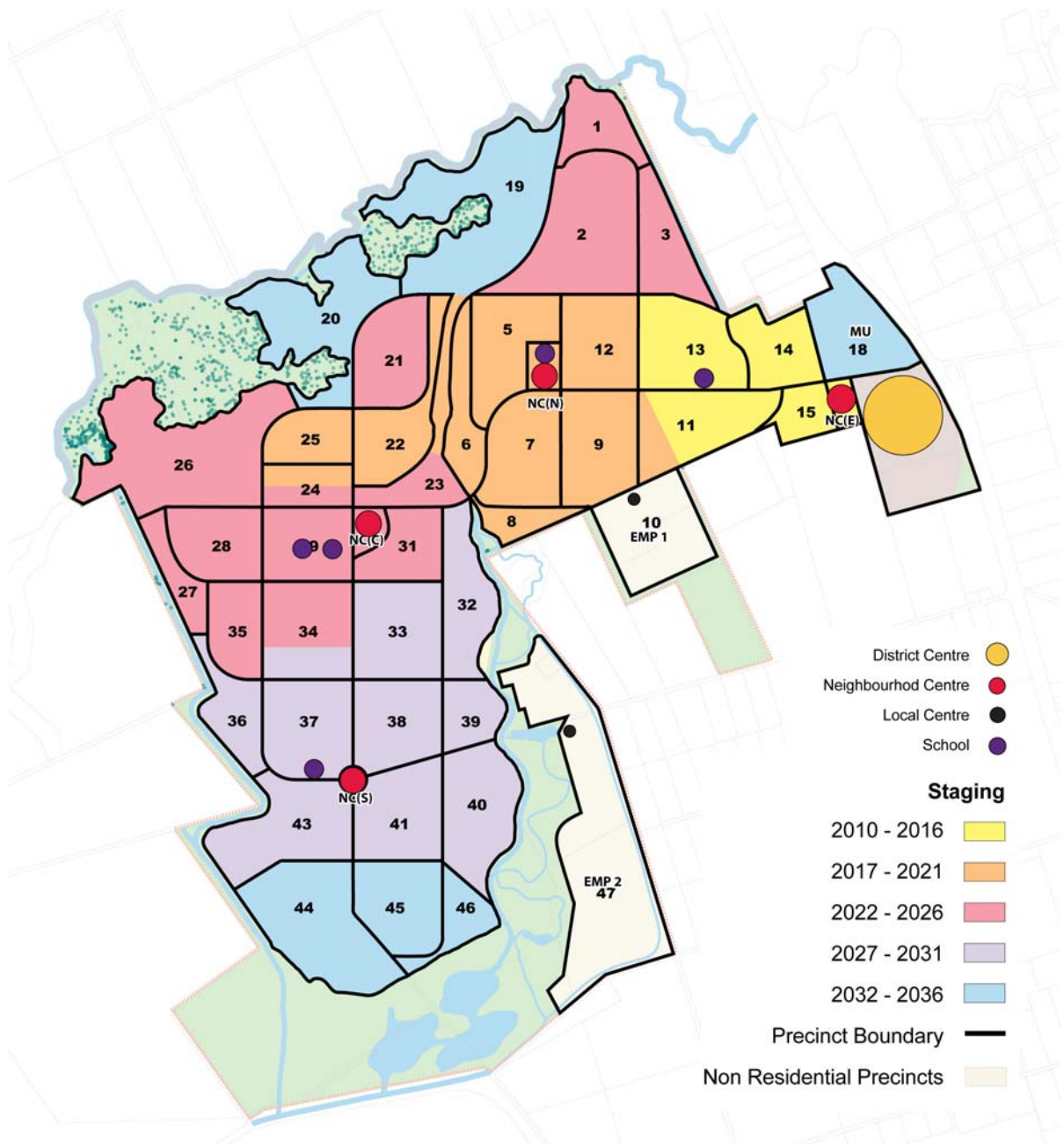


The proposal will be implemented in stages over a period of 25 years, Stage 1 is planned for 2010 to 2016, as illustrated in the staging plan below in Figure 3.

It is anticipated Buckland Park will be fully constructed and occupied by 2036. It is anticipated Buckland Park will comprise 12,000 residential allotments, with an average size of 500m², supported with multiple purpose open space, and commercial, retail, community and employment uses.

By 2036, it is anticipated approximately 33,000 residents live at Buckland Park, and 10,687 people will work there. (Connor Holmes 2008)

Figure 3: Proposal Staging



2. CENTRES POLICY FRAMEWORK

The *Planning Strategy for Metropolitan Adelaide* (December 2007), establishes an activity centre hierarchy for metropolitan Adelaide at the broadest level. The hierarchy is detailed through the policies and structure plans contained within each Council's individual Development Plan.

2.1 Planning Strategy for Metropolitan Adelaide

The Planning Strategy broadly defines the roles of centres at each level in the hierarchy. Centres within the site's region are particularised in the Playford (City) Development Plan.

The activity centres hierarchy is as follows:

- **Central City Activity Centre**

The Adelaide CBD is nominated as the Central City Activity Centre. It is the primary hub of business and government, providing employment opportunities, tourist destinations and a comprehensive range of services and facilities, including public transport, recreation and entertainment.

It serves the entire metropolitan area.

- **Regional Activity Centres**

They provide major employment, retail, commercial, administrative, entertainment, education, health, cultural, tourism, recreational facilities, open space and housing.

Regional Activity Centres are adjacent to multiple public transport routes and public transport interchanges.

They serve catchments of 60,000 + people.

- **District Activity Centres**

They are multi-purpose and major employment centres with a wide, but not complete, range of retail, commercial, administrative, entertainment, recreational facilities and housing.

They provide small to medium sized offices which provide services to the district, for example, banks, consulting rooms, personal services, service trades, petrol stations, motor repair stations, hotel, tavern, recreation and entertainment facilities, including cinemas and theatres, mini-major department stores and supermarkets, speciality shops, retail showrooms, convenience stores, bulky goods retail outlets, cafes and restaurants.

They are adjacent major public transport route and primary roads.

They serve catchments of 10,000 – 60,000 people.

- **Neighbourhood Activity Centres**

They serve the surrounding neighbourhood and incorporate a mix of uses, goods, services and community facilities meeting the daily to weekly needs of the neighbourhood, in locations which minimise the need for people to travel. They should provide convenience goods as well as a limited range of more frequently required comparison goods and a narrow range of facilities.

They serve catchments of 5,000 – 10,000 people.

- **Local Activity Centres**

They provide local shopping and community facilities to meet the daily needs of the local community generally located within walking distance.

They serve the population within walking distance of the centre.

2.2 Playford (City) Development Plan

The Playford (City) Development Plan reinforces the Centres Hierarchy set in the Planning Strategy and designates District, Neighbourhood and Local Centre Zones within the LGA. No Regional Centre zones exist within Playford Council area.

2.3 Planning for Buckland Park

Buckland Park's centres strategy includes a centres hierarchy which is consistent with the Planning Strategy's principles for activity centres, and is compatible with the ongoing functioning of existing centres in the City of Playford.

At 33,000 people, Buckland Park will not have the population required to support a Regional Centre, which is in excess of 60,000.

However, 33,000 people will create a catchment to support a District Centre and a number of Neighbourhood and Local Centres.

3. EXISTING CENTRES

Figure 4 identifies existing centres within the site's region. These centres may influence Buckland Park's centres, and in turn Buckland Park's centres may influence those centres.

Figure 4 Existing Centres



3.1 The Adelaide CBD

As the Central Activity Centre, the Adelaide CBD provides for higher order shopping, entertainment, cultural activities and specialist services and facilities. The CBD is approximately 32km from the site, therefore, it is not expected it will attract significant retail expenditure from Buckland Park, although it is recognised some Buckland Park residents will make higher-order purchases in the CBD.

3.2 Regional Centres

The Planning Strategy designates Elizabeth City Centre as the Regional Activity Centre serving Buckland Park's region. It is located approximately 14km east of Buckland Park. Elizabeth City Centre contains the following key retailers and services:

- Target;
- Big W;
- Harris Scarfe;
- Woolworths;
- Coles;
- Rebel Sport;
- Cinemas complex;

- Function centre;
- Tavern.

Elizabeth City Centre contains nearly 70,300 m² of retail floor space (Retail Database, 2007) and has recently undergone a major refurbishment. It is well served by car parking, buses and trains.

3.3 District Centres

Munno Para District Centre is located on Main North Road. It contains the following key retailers and services:

- K Mart;
- Foodland;
- Coles;
- Cheap as Chips;
- Harvey Norman;
- Go-Lo;
- Amart All Sports;
- Spotlight;
- Clark Rubber;
- Bunnings;
- Dan Murphy's;
- Anaconda.

Current retail floor space provision is around 65,000 m² (Retail Database, 2007) following the centre's recent expansion, making it one of the largest District Centres in metropolitan Adelaide.

Munno Para District Centre is notable for its bulky goods retailing component and, accordingly, can expect to capture some comparison expenditure **from Buckland Park**. It has a good cross-section of convenience shopping so therefore caters for the weekly grocery shopping needs of its surrounding community.

Gawler Town Centre is the next largest District Centre in the region, comprising some 50,121m² of retail floor space (Retail Database, 2007). It also contains commercial and service floor space.

Key retail facilities include:

- Coles;
- Foodland;
- Captain Snooze;
- Homestead Hardware;
- Cinema;
- Woolworths;
- Big W.

A new retail centre is currently being constructed in the Gawler Town Centre, which will deliver an additional 6,500m² of retail floor space, including a discount department store, 18 specialty stores, office tenancies and a 300 space multi-deck car park (Gawler Town Council)

Although designated as a District Centre, Gawler Town Centre (Murray Street) serves some regional functions. Its catchment is physically large, encompassing the Barossa and Lower North Regions and it accommodates financial services, medical services, government agencies and commercial enterprises.

3.4 Neighbourhood Centres

The Virginia Neighbourhood Centre is the closest neighbourhood centre to Buckland Park. It comprises retail floor space of 5,582 m² (Retail Database, 2007). Key facilities within this centre include:

- Woolworths;
- Mitre 10.

Angle Vale Neighbourhood Centre is approximately 9km from Buckland Park and includes a recently constructed shopping centre of approximately 4,000 m² of retail floor space including a 2,500 m² Foodland supermarket (Retail Database, 2007). This is additional to existing the small retail area of 1,472 m².

Angle Vale provides only very limited non-retail functions within the centre.

3.5 Local Centres

Two Wells is located approximately 5km north of Buckland Park, however it is very small scale and therefore will exert little influence on Buckland Park.

Residents of Two Wells may be attracted to Buckland Park for some retail purchases once a centre is established in the new development.

4. CATCHMENT AREAS

The establishment of a centre's catchment is a function of:

- the centre's planned scale and function;
- the quality and type of facilities provided within the centre;
- the centre's accessibility; and
- the nature and location of competing centres.

Primary and secondary catchment areas for Buckland Park's centres and retail facilities have been identified (see Figure 5) after consideration of the above factors, as specifically relevant to Buckland Park and the characteristics of the surrounding area.

4.1 Primary Catchment

We have defined the primary catchment for Buckland Park as the geographical area from which 80% or more of a centre's trade will be drawn. This is a commonly accepted parameter for defining trade catchments and has been used in trade catchment studies spanning 30 years.

4.2 Secondary Catchment

A secondary catchment is the geographical area beyond the primary catchment over which a centre exerts some influence, however the proportion of its households regularly visiting the centre is substantially lower than from within the primary catchment. Typically, the centre is only one of a number of choices for these households and may not be the dominant choice of centre within the secondary catchment.

4.3 Buckland Park's Catchments and Centres

The primary catchment for Buckland Park's centres and retail facilities will be Buckland Park itself but may include immediately surrounding areas. Buckland Park's road and bus networks' focus on the District Centre will facilitate access to it by residents.

Population densities in the region surrounding Buckland Park are generally very low and competing centres are widely spaced, so its secondary catchment is physically large in size (see Figure 5). The total population of the secondary catchment was 11,747 persons at the 2006 Census.

The majority of the secondary catchment is located within the Mallala and Playford LGAs, including the Playford West Statistical Local Area.

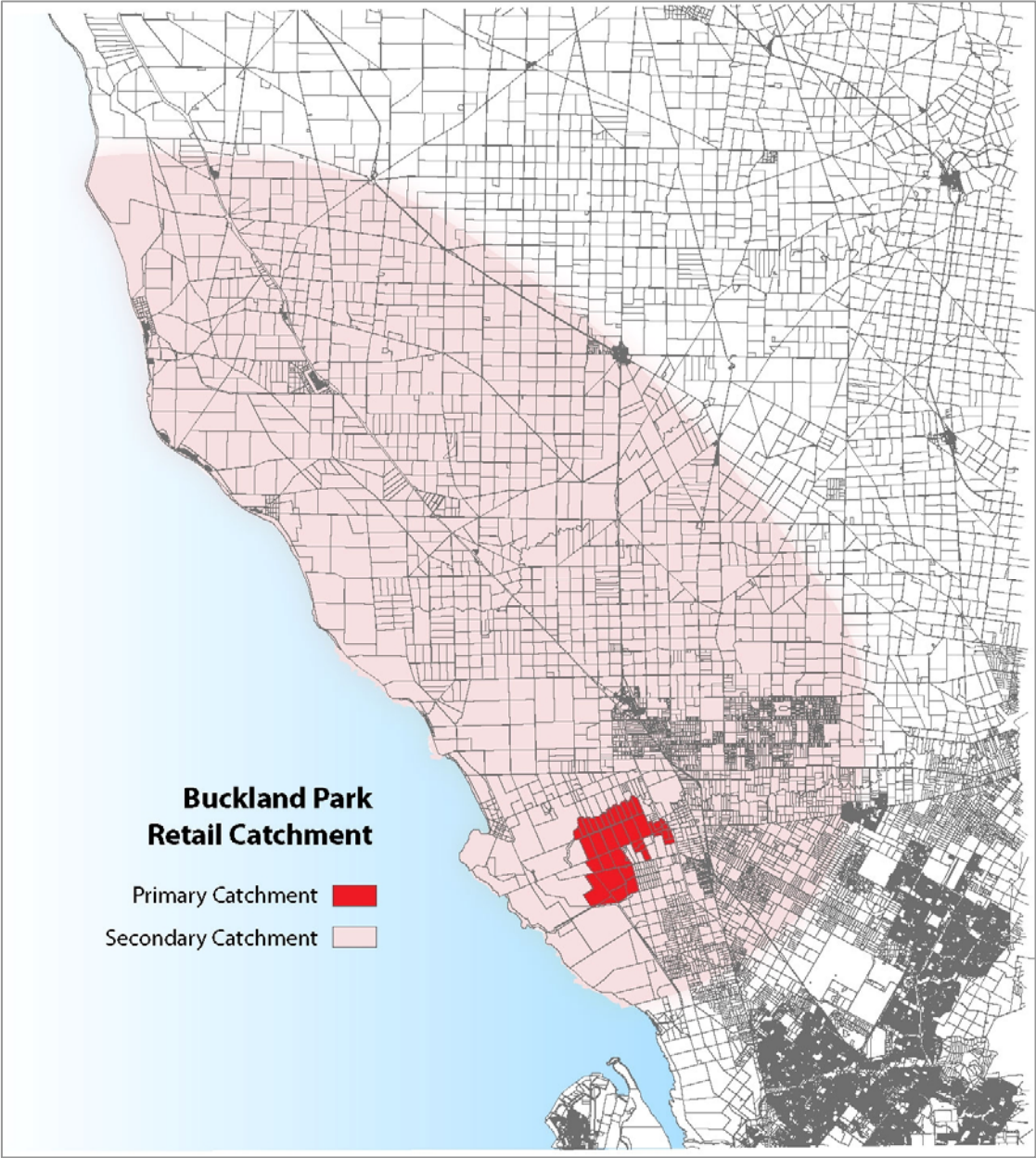
Based on Planning SA population projections, substantial population growth in the secondary catchment is expected by 2036. However, for the purpose of calculating Buckland Park's influence over this area, it is assumed any population growth in the secondary catchment will be matched by commensurate development of retail floorspace in that area. Accordingly, it is not expected Buckland Park will increase its absolute level of trade capture with the secondary catchment area.

By 2036, Buckland Park's primary catchment is planned to accommodate 12,000 households, 33,000 residents and 10,687 workers (Connor Holmes 2008).

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

- One District Centre – required catchment 10,000 to 60,000 people;
- 3 Neighbourhood Centres – required catchment per centre 5,000 to 10,000 people; and
- Some local centres will also be provided, in new residential neighbourhoods, particularly those furthest from Neighbourhood Centres, and in the employment precincts.

Figure 5 Buckland Park Centres Catchment Area



5. HOUSEHOLD AND PERSONAL EXPENDITURE CHARACTERISTICS

Household expenditure characteristics are a function of a range of factors, most notably household income, but also household structure and age characteristics.

The average household retail expenditure in Metropolitan Adelaide in 2003/04 was \$23,726 (Household Expenditure Survey, 2007). Over the period June 2004-June 2008, retail turnover increased by 22.9% in South Australia (ABS Cat No. 65300). Around 3.8% of this growth can be attributed to population increase, and 13.7% to inflation. The remaining growth of 5.3% represents real growth in retail spending. Current average household retail expenditure is therefore estimated at around \$28,500 per annum, or approximately \$11,875 per person.

5.1 Primary Catchment

The average household income within Buckland Park is expected to be around 22% higher than the metropolitan average (Connor Holmes 2008). Therefore retail expenditure is also anticipated to be higher.

However, increases in income and expenditure do not match dollar for dollar. While the incomes at Buckland Park are projected to be 22% higher than the metropolitan average, expenditure is expected to be only around 14.6% higher than the metropolitan average, using information provided in the 2003-04 Household Expenditure Survey.

This equates to an average household expenditure of \$32,670 per annum.

Assuming 2.75 persons per household (Connor Holmes 2008), the average expenditure per person within the primary catchment will be \$11,880 per annum. This is consistent with the metropolitan average expenditure of \$11,875 per person per annum.

Total retail expenditure in Buckland Park's primary catchment area in 2036 when there will be 12,000 households is estimated at \$392 million per annum.

This analysis is based on 2008 expenditure rates, and does not allow for possible growth or decline in retail expenditure to 2036 as a result of inflation, economic cycles or a real growth or decline in retail spending.

5.2 Secondary Catchment

Income levels vary throughout the secondary catchment. Households in Lewiston and Angle Vale have higher household incomes compared to other locations in the secondary catchment. Given this variation, it is reasonable to apply the Adelaide metropolitan average retail expenditure per person of \$11,875 per annum.

Total retail expenditure of the secondary catchment area is estimated at \$139.5 million per annum. This figure is based on the secondary catchment's current population of 11,747, and 2008 metropolitan expenditure rates of \$11,875 per person per annum.

Population growth, inflation and real growth in retail spending to 2036 have not been considered in this estimation, on the assumption growth in population and spending will be matched by new centres and retail facilities, or centre expansions, within the secondary catchment.

5.3 Total Expenditure

Total retail expenditure within Buckland Park's primary and secondary catchment areas is estimated at \$531.5 million per annum.

6. PENETRATION LEVELS

The catchments of retail centres tend to overlap, especially where centres operate at different levels of service provision, for example, a number of neighbourhood centres would typically operate within the catchment of a district centre. As a result, it is extremely unlikely a centre will capture all of the retail spending generated by its catchment population. It is therefore necessary to establish the level at which a centre is likely to penetrate its catchment.

Retail spending at one centre rather than another is a function of:

- the nature and quality of the centre's facilities;
- the centre's accessibility (including parking availability);
- the centre's amenity; and
- the availability and quality of competing shopping facilities.

Establishment of penetration levels is largely derived from the observation and experiences of other centres, having regard to the unique influences of a particular locality.

Empirical evidence collected through the undertaking of shopping centre surveys over the last 30 years demonstrates the majority of food expenditure occurs at the Neighbourhood and District Centre levels, whereas the majority of non-food expenditure occurs at the CBD, Regional and District Centre levels.

Buckland Park's centres are expected to include a range of both food and other types of shops.

As shown in Table 6.1, it is anticipated that 85% of Buckland Park's primary catchment retail expenditure will be captured by its centres. This high penetration level is a result of the site's distance from existing regional and district centres which will encourage the creation of centres within Buckland Park offer an extensive range of retailing and services. In other words, Buckland Park will be relatively self contained, retaining a significant portion of its residents' retail spending.

Notwithstanding, some escape expenditure is inevitable and likely to occur in the higher order Regional Centres and the CBD. It is anticipated 15% (\$58.8 million) of Buckland Park's residents' expenditure will escape to the secondary catchment and the region.

This amount outweighs the anticipated expenditure from the secondary catchment anticipated to be drawn to Buckland Park's centres. 30% (\$41.85 million) of the secondary catchment's expenditure is expected to be drawn to Buckland Park's centres.

It is therefore concluded, Buckland Park will make a net positive contribution to the region's businesses of \$16.95 million per annum, by 2036.

It is expected 30% (\$41.85 million), of the secondary catchment's annual expenditure will be spent in Buckland Park's centres. It is anticipated most of this expenditure will be made at the District Centre, for the purchase of higher order goods. Established shopping patterns for lower order goods, such as food shopping, are likely to remain largely unchanged and occur primarily within existing local centres.

Table 6.1: Expenditure per Annum in Buckland Park’s Centres

Primary Catchment Expenditure			Secondary Catchment Expenditure			Total
Total Expenditure Available \$million	Spent in Buckland Park %	Spent in Buckland Park \$million	Total Expenditure Available \$million	Spent in Buckland Park %	Spent in Buckland Park \$million	Buckland Park Centres \$million
\$392M	85%	\$333.2M	\$139.5M	30%	\$41.85M	\$375M

The level of expenditure available at Buckland Park shown in Table 6.1 is considered to be a conservative estimate. Additional sources of expenditure which have not been considered in these figures include:

- passing trade;
- expenditure from non-resident employees;
- real retail growth; and
- secondary catchment population growth.

Key factors which could influence expenditure over the period to 2036 include:-

- population growth or decline;
- real retail expenditure growth or decline; and
- new centres or expanded or refurbished centres in the region.

South Australia has experienced both strong population growth and strong real retail expenditure growth in recent years (ABS Cat. No 3101.0; 8501.0) and it is expected these trends will continue into the foreseeable future, albeit with economic cycles creating periods of greater or lesser growth. Real increases in retail spending tend to be driven by economic growth and by real improvements in the overall wealth of the population. These trends have generally prevailed since the industrial revolution.

There is potential for further expansion within the higher order centres in the region, specifically Elizabeth Regional Centre, Munno Para District Centre and Gawler Town Centre. Expansion within these centres is not likely to greatly impact Buckland Park’s centres, or vice versa. This will be further explained in Section 8.

Connor Holmes is not aware of any proposed new centres or centre expansions which are likely to have a significant impact on Buckland Park.

7. BUCKLAND PARK'S CENTRES STRATEGY

Given the site's distance from existing regional and district centres, it is anticipated Buckland Park's centres will offer an extensive range of retailing and services, ensuring retention of high amount of the residents' spending and therefore self containment.

From a social, environmental and economic sustainability perspective, there are potentially benefits associated with a Centres Strategy which maximises self containment. These benefits include:

- reduced car dependency;
- increased local economic and employment opportunities;
- increased opportunities for social interaction among residents.

Buckland Park's Master Plan includes a centres hierarchy, comprising a District Centre and three Neighbourhood Centres.

By 2036, Buckland Park's primary catchment is planned to accommodate 12,000 households, 33,000 residents and 10,687 workers.

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

- one District Centre – required catchment 10,000 to 60,000 people;
- 3 Neighbourhood Centres – required catchment per centre 5,000 to 10,000 people;
- local centres as may be required.

7.1 District Centre

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

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

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

7.2 Neighbourhood Centres

Prior to 2036, it is expected three Neighbourhood Centres will be established, in the locations shown on the Masterplan. These will contain retail and commercial facilities, plus community uses. The Neighbourhood Centres have been located to:

- Maximise the number of households within walking distance;
- Facilitate access by foot, bike and bus;

- Maximise their role as a neighbourhood focus by:
 - Including schools in the centre, or nearby;
 - Locating centres adjacent to open space and sporting fields;
 - Including potential for shared use of facilities such as schools, playing fields, libraries and community buildings.

Within Buckland Park's Stage 1, provision has been made for a temporary Neighbourhood Centre as shown in Figure 6.

Figure 6 Buckland Park Stage 1 Concept Plan



It is intended the Stage 1 Neighbourhood Centre will be created in two phases. The first will include a small amount of retailing to ensure the first residents can buy small convenience items. It will include:

- A small supermarket for convenience shopping. The proponent will negotiate suitable lease agreements with potential tenants, in the event a supermarket is not financially viable at opening;
- A community space equipped with office and meeting facilities – a community worker will be based in the space;
- Six specialty shops suitable for a café, private medical and dental surgeries and other small businesses. The proponents will negotiate with suitable potential tenants, in the event a supermarket is not be financial viable at opening;
- A sales and display centre operated by the proponents;
- Landscaping, including an entry statement and children's playground;
- 200 car parking spaces;

- Signs, including the entry statement and business identification signs.

The second phase will be constructed when demand for additional facilities is generated by new residents occupying Stage 1, or during later phases. It will include additional community space, additional supermarket space and four additional specialty shops.

Within the neighbourhood centre, an “extension area” has been included for other private facilities, for example, a childcare centre, recreation facilities, a hotel, offices, or housing. The proponent will negotiate with potential businesses.

The Stage 1 neighbourhood centre is not part of the proposal’s ultimate centre hierarchy. When the adjoining district centre is commissioned, the neighbourhood centre will be redundant.

At that time, the neighbourhood centre buildings will be either:

- removed and the site redeveloped, or
- refurbished for another use, ancillary to the district centre, or
- incorporated into the district centre.

Table 7.1 provides a breakdown of the components anticipated within the Stage 1 Neighbourhood Centre.

Table 7.1 Stage 1 Neighbourhood Centre

Component	Phase 1	Phase 2	Total
Supermarket	1,500 m ²	1,000 m ²	2,500 m ²
Specialty shops (6 in Phase 1, 4 in Phase 2)	600 m ²	400 m ²	1,000 m ²
Community space	200 m ²	200 m ²	400 m ²
Sales office (two storey)	225 m ²	00 m ²	225 m ²
Sub-total	2,525m²	1,600m²	4,125 m²
Car park 200 maximum x 30 m ²	6,000 m ²	00 m ²	6,000 m ²
Town Square	500 m ²	00 m ²	500 m ²
Sub-total	6,500 m²	00m²	6,500 m²
TOTAL	9, 025 m²	1,600 m²	10,625 m²
Neighbourhood Centre – Extension Area			
Component			Total
Residential, private recreation or private service (eg childcare centre, commercial)			10,500 m ²
TOTAL			10,500 m²
Neighbourhood Centre – Open Space			
TOTAL			10,375 m²
TOTAL NEIGHBOURHOOD CENTRE AREA			31,500 m²

7.3 Local Centres

A number of Local Centres will be provided within Buckland Park’s future residential areas. These Centres are expected to have only a small amount of retail space, of around 150m², but will contribute to the community by being within walking or bicycling distance from homes, and being located on bus stops, or by serving local employment precincts. Local Centres will also be provided in the Employment Precincts to provide workers with their day to day needs.

Detailed planning of future residential areas will include location of Local Centres, and any planning controls applying to Buckland Park should permit their provision.

7.4 Summary of Centres Hierarchy

Table 7.2 shows the cumulative total of retail floor area to be provided within each type of centre. Turnover levels are based upon the annual amount of retail spending required per square metre of floor area in order to underpin a successful centre. Turnover levels will vary from shop type to shop type. Table 7.2 provides averages for the centres as a whole.

All dollar values are in constant \$2008.

Table 7.2: Summary of Retail Provision within Buckland Park

Centre	Retail Floor Space	Average Turnover* \$/m ² pa	Total Turnover \$M pa
Neighbourhood Centres x 3	16,650 m ²	\$5,750	\$95.7
Local Centres x 6	900 m ²	\$5,750	\$5.2
District Centre – Bulky Goods	30,000m ²	\$2,450	\$73.5
District Centre – Core Retail	35,000 m ²	\$5,750	\$201.3
TOTAL	82,550m²	\$4,548	\$375.7

*estimated turnover required to underpin a successfully trading centre

These figures show the amount of retail floor space proposed for Buckland Park can be supported by projected expenditure and penetration levels within the primary and secondary catchments, when measured at industry accepted turnover benchmarks.

The total annual expenditure in Buckland Park’s centres established in Section 6, is \$375 million.

It can be seen that this expenditure is sufficient to support the potential retail floor space to be provided in Buckland Park’s centres, which will require an annual turnover over of \$375 million.

7.5 Implementation of Centres Strategy

It is intended centres will be established as early as possible in a stage’s occupation phase. This will ensure new residents have access to facilities, services and social focal points from the time of their arrival. The first phase of Stage 1’s neighbourhood centre will be programmed for 2013, when Stage 1’s residents are anticipated to arrive.

Establishment of the District Centre is likely to commence when Buckland Park’s population reaches approximately 10,000. The District Centre is also expected to be established in stages as the population of the urban area expands.

8. IMPACT ON OTHER CENTRES

Buckland Park's centres hierarchy is planned to serve the new population within its primary catchment. Only limited expenditure is expected to be drawn from the secondary catchment.

Buckland Park's new residential areas will add significantly to the population in the region and it is projected that around 15% of retail expenditure generated by these new residents will escape to other centres in the region and to the CBD.

Therefore the proposal is likely to have a positive impact on trade within higher order centres such as Elizabeth Regional Centre, Munno Para District Centre and Gawler Town Centre. In addition, substantial residential growth and regeneration is planned in the Playford North and Blakeview area which will increase the catchment population of these centres by 30,000 over the next 15 years (Connor Holmes, 2007).

The Virginia and Angle Vale Neighbourhood Centres, are more likely to be impacted by Buckland Park's centres.

However, Angle Vale is 7 kilometres from major retail facilities at Munno Para and will be influenced by the impending urban expansion of Munno Para West and Penfield (Connor Holmes, 2007). It is therefore considered likely Buckland Park's centres will not make a perceptible impact on trading at Angle Vale.

At the 2006 Census, Virginia had a population of 1,433 persons, but a retail floor space of 5,582m². To support this amount of floor space the Virginia neighbourhood centre is reliant on a catchment that extends well beyond Virginia's town boundaries. This catchment would overlap with Buckland Park's secondary catchment.

It is anticipated shops in Virginia's neighbourhood centre are more likely to be impacted by Buckland Park's centres, in particular the District Centre, as Virginia is close to Buckland Park, and its catchment will overlap with Buckland Park's secondary catchment.

However, District Centres and Neighbourhood Centres play distinctive roles within centre hierarchies. It is widely experienced, and specifically encouraged in the Planning Strategy and Development Plan, that a number of Neighbourhood Centres would be located within the catchment of a more widely spaced District Centre network.

The Virginia Neighbourhood Centre would be expected to play a similar role to Buckland Park's Neighbourhood Centres, providing primarily weekly, daily and convenience purchases to their surrounding communities.

It is not anticipated Buckland Park's District Centre will draw expenditure away from the Virginia Neighbourhood Centre. The Neighbourhood Centres' role is different and compatible with the provision of District Centre, which provides for higher order comparison and specialty shopping.

Buckland Park can be expected to actually generate additional expenditure at other centres within its region. In the case of the Virginia Neighbourhood Centre, this benefit is likely to fluctuate. Firstly, the establishment of the new Buckland Park community will boost spending at Virginia, but this would fall away with the establishment of new centres in Buckland Park.

The impact of these fluctuations will be mitigated by the following measures:

- Stage 1's Neighbourhood Centre will be constructed in phases, so only the minimum amount of retail floor space is provided to meet only the needs of Buckland Park's first occupants.

- Neighbourhood Centres provided in Buckland Park's future stages will only be provided as the population, and demand, grows. These Centres will therefore have their own catchment to draw on, and will not seek custom from the Virginia Neighbourhood Centre's catchment.

It should be noted, projected penetration levels into Buckland Park from the secondary catchment are only 30% (\$42 million per annum) of its projected retail expenditure. 70% (\$98 million) remains available to centres within the secondary catchment.

In addition, the projected level of escape expenditure from Buckland Park, 15% (\$59million per annum) , is greater than the \$42 million expected to be drawn from the secondary catchment.

It is therefore concluded Buckland Park's new population and centres will have a net positive effect on other centres in the region.

9. SUMMARY

This report has outlined the Buckland Park's Centres Strategy, which sets a hierarchy, of type, size and locations of centres, and the timing for their provision.

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

- one District Centre – required catchment 10,000 to 60,000 people;
- 3 Neighbourhood Centres – required catchment per centre 5,000 to 10,000 people.

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

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

The Neighbourhood Centres have been located to:

- maximise the number of households within walking distance;
- facilitate access by foot, bike and bus;
- maximise their role as a neighbourhood focus by:
 - including schools in the centre, or nearby;
 - locating centres adjacent to open space and sporting fields;
 - including potential for shared use of facilities such as schools, playing fields, libraries and community buildings.

These centres will be progressively created over the 25 years Buckland Park will take to construct and occupy. They will be timed to meet the demands of the new residential population at each stage.

Buckland Park's centres, and their planned retail floor area, can be supported by its residents' projected expenditure, supplemented by expenditure escaping from the region into those centres.

A conservative estimate of the amount of retail expenditure available to Buckland Park's centres in 2036 is \$375million.

The study concludes Buckland Park's new population will have a net positive effect on other centres in the region. The projected penetration levels into Buckland Park from the secondary catchment's retail expenditure is only 30%(\$42 million per annum). 70% (\$98 million) remains available to centres within the secondary catchment.

However, 15% (\$59million per annum) of Buckland Park's total expenditure is expected to be escape out of Buckland Park to centres in the region and secondary catchment.

There will therefore be a net benefit to other centres in the region of \$17 million per annum.

This benefit will not be evenly distributed between all those centres. It is anticipated the higher order Elizabeth Regional Centre, Munno Para District Centre and Gawler Town Centre will attract more of Buckland Park's escape expenditure than the region's Neighbourhood Centres.

The staged provision of Buckland Park centres will minimise potential negative impacts on the nearby Virginia Neighbourhood Centre.

As a result of this strategy, combined with the relatively low proportion of retail expenditure expected to be drawn from the secondary catchment, it is considered Buckland Park's centres will not have a material detrimental effect on Virginia Neighbourhood Centre's traders.

10. REFERENCES

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11. GLOSSARY

ABS: Australian Bureau of Statistics

Bulky Goods Retail Facilities: Premises that predominantly sell bulky items such as furniture, floor coverings, tiles, whitegoods, electronics and hardware.

Comparison Expenditure: Expenditure on items that are typically purchased infrequently and generally involve a comparison between brands, models, prices etc. before purchase.

Convenience Shopping: Expenditure on items that are typically purchased regularly and are relatively inexpensive and may not involve comparison of prices.

Core Retail Facilities: Retail facilities that are fundamental to the operation of a centre, as defined by the intended function of that Centre.

Escape Expenditure: Expenditure that is spent outside of a centre's catchment area by residents residing within the catchment area and has therefore 'escaped' that centre.

Higher-Order Spending: Spending on luxury items, infrequent purchases, comparison goods and items not generally found in all shopping centres.

Higher Order Centres: Centres providing luxury items, infrequently purchased items, comparison goods and items not generally found in all shopping centres, but not excluding a centre's ability to also provide for daily and weekly shopping needs.

Higher Order Goods: Luxury items, infrequent purchases, comparison goods and items not generally found in all shopping centres.

LGA: Local Government Area

Lower Order Goods: Goods found at most centres and typically comprising frequently purchased daily or weekly purchases.

Penetration Levels: The share of expenditure within a defined catchment area which is captured by a centre.

Speciality Shops: Individual shops, usually relatively small in area, that specialist in one type of product or set of products.