

Walker Corporation Pty Ltd

Native Vegetation Clearance Data Report - Riverlea Precinct 3A

Clearance under the Native Vegetation
Regulations 2017

November 2025

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Native Vegetation Clearance Data Report - Riverlea Precinct 3A Clearance under the Native Vegetation Regulations 2017

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	Name	Date	Signature
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Approved by:	Hayley Merigot (NVC accredited consultant)	28/08/2025	

WSP acknowledges that every project we work on takes place on First Peoples lands. We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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Table of contents

	Abbreviations	iv
1	Application information	1
2	Purpose	5
2.1	Clearance description	5
2.2	Project background	5
2.3	General location map	6
2.4	Details of proposal	6
2.5	Approvals required or obtained	9
2.6	Native Vegetation Regulation	10
2.7	Development application Information	10
3	Methodology	11
3.1	Desktop assessment	11
3.1.1	PMST report	11
3.1.2	BDBSA data extract	11
3.1.3	Likelihood of occurrence	11
3.2	Flora assessment	12
3.2.1	Bushland assessment method	12
3.2.2	Scattered tree assessment method	12
3.3	Fauna assessment	13
3.3.1	Field assessment	13
4	Assessment outcomes	14
4.1	Vegetation assessment	14
4.1.1	General description of the vegetation, the site and matters of significance	14
4.1.2	Vegetation association proposed to be impacted	14
4.1.3	Scattered trees proposed to be impacted	16
4.1.4	Site maps with proposed impact	16
4.2	Threatened species assessment	20
4.2.1	Matters of National Environmental Significance	20
4.2.2	Threatened Ecological Communities	20
4.2.3	Threatened flora	21
4.2.4	Threatened fauna	21
4.2.5	Migratory species	41
4.3	Cumulative impacts	47
4.3.1	Direct impacts	47

4.3.2	Indirect impacts.....	47
4.4	Mitigation hierarchy	48
4.5	Principles of Clearance (Schedule 1, <i>Native Vegetation Act 1991</i>)	51
4.6	Risk assessment	59
4.7	Native Vegetation Council guidelines	59
5	Clearance summary	60
6	Significant Environmental Benefits	61
7	Limitations	62
	Bibliography	64

List of tables

Table 2.1	Legislative and regulatory requirements.....	9
Table 2.2	Planning and Design Codes zones and overlays.	10
Table 3.1	Criteria for the likelihood of occurrence of species within the Study area.	11
Table 4.1	Summary of VA A2.....	15
Table 4.2	Summary of Tree 1.....	17
Table 4.3	Summary of Tree 2.....	18
Table 4.4	Threatened Ecological Communities listed as potentially occurring within 5 km of the project area.	20
Table 4.5	Listed threatened flora and fauna species identified as potentially occurring within 5 km of the project area.	23
Table 4.6	Listed migratory species identified as potentially occurring within 5 km of the project area.	42
Table 4.7	Assessment against the Principles of Clearance.....	51
Table 4.8	Summary of the level of risk associated with the application.	59
Table 5.1	Clearance summary table.....	60
Table 5.2	Scattered tree summary.	60
Table 5.3	Total summary table.	60

List of figures

Figure 2.1	Location of the project area.	7
Figure 2.2	Design layout for Precinct 3a in the Riverlea housing development (as at 5 August 2025 – supplied by Walker).	8
Figure 4.1	Proposed impact of the project.	19
Figure 4.2	Planted <i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> (River Red Gum) along the western boundary of the project area.	50
Figure 4.3	Regenerating <i>Sueda australis</i> (Austral Seablite) near the Riverlea Discovery Centre.	50
Figure 4.4	Water bird species including <i>Anas gracilis gracilis</i> (Grey Teal) and <i>Anas superciliosa</i> (Pacific Black Duck) in a stormwater wetland channel near Riverlea Discovery Centre.	50
Figure 4.5	Water bird species including Grey Teal (<i>Anas gracilis gracilis</i>) and Pacific Black Duck (<i>Anas superciliosa</i>) in an area nearing landscaping completion adjacent the project area.	50

List of appendices

Appendix A	List of flora species observed in the project area
Appendix B	List of fauna species observed in the project area
Appendix C	BDBSA flora record located within 5 km of the project area
Appendix D	BDBSA fauna record located within 5 km of the project area
Appendix E	Scattered Tree Using Species

Attachments

Attachment 1:	Landowner consent (pdf format)
Attachment 2:	Bushland Assessment Scoresheets (excel format)
Attachment 3:	Scattered Tree Assessment Scoresheet (excel format)
Attachment 4:	Spatial Data Package (shapefile format)

Abbreviations

AEIS	Amended environmental impact assessment
BAM	Bushland assessment method
BDBSA	Biological database of South Australia
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Commonwealth)
DEW	Department for Environment and Water (South Australian)
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
ha	hectare(s)
IBRA	Interim Biogeographical Regionalisation of Australia
km	Kilometre(s)
NP&W Act	<i>National Parks and Wildlife Act 1972</i>
NV Act	<i>Native Vegetation Act 1991</i>
NVC	Native Vegetation Council
PMST	Protected Matters Search Tool
Project	Riverlea Precinct 3A at Riverlea Park
Project area	The area shown in Figure 2.1 in Riverlea Park
SA	South Australia
SEB	Significant Environmental Benefit
sp.	Species
ssp.	Sub-species
STAM	Scattered Tree Assessment Method
TEC	Threatened Ecological Community
var.	Variety
VA	Vegetation Association

1 Application information

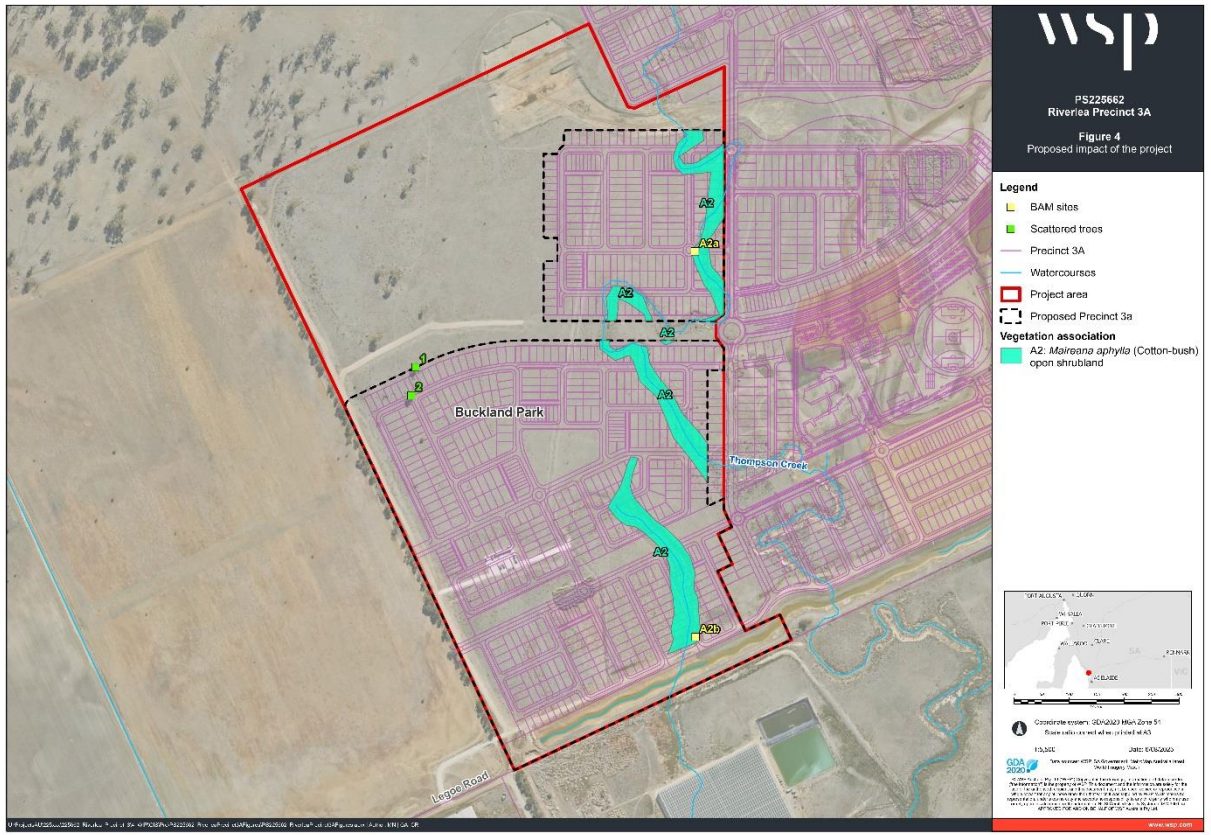
Applicant Details

Applicant	Walker Buckland Park Developments Pty Ltd		
Key Contact	Patrick Mitchell M) +61 420 472 293 E) patrick.mitchell@walkercorp.com.au		
Landowner	Walker Corporation Pty Ltd Vosporos Pty Ltd (landowner permission provided in Attachment 1)		
Site Address	Corner of Tippets Bridge Road and Legoe Road, Riverlea Park SA 5120		
Local Government Area	City of Playford	Hundred	Port Adelaide
Title ID	CT/6288/348 CT/6288/349 CT/6317/911 (previously CT/6288/350) CT6288/351	Parcel ID	D132334 A9010 D132334 A9011 D138539 9301 (previously D132334 A9012) D132334 A9013

Summary of Proposed Clearance

Purpose of clearance	Clearance is required for the construction of a residential subdivision.
Native Vegetation Regulation	Regulation 12(35) — Residential subdivision
Description of the vegetation under application	<ul style="list-style-type: none"> — 3.84 ha of A2: <i>Maireana aphylla</i> (Cotton-bush) open shrubland. — Two scattered trees of species <i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> (River Red Gum) in good condition. — 46.32 ha of exotic vegetation not subject to the <i>Native Vegetation Act 1991</i>.
Total proposed clearance - area (ha) and number of trees	3.84 ha and two scattered trees are proposed to be cleared.
Level of clearance	Level 4
Overlay (Planning and Design Code)	Native Vegetation Overlay

Summary of Proposed Clearance



Mitigation Hierarchy

Avoidance

Much of the higher biodiversity value in the general area, is further north and north-west in the broader Precinct 3 area. These environmentally significant areas are proposed to be retained as open woodland reserves. The Precinct 3A development area is on previously cleared farmland with scattered trees and other limited patches of remnant native vegetation. Out of a total of 50.16 ha of vegetation proposed to be impacted, 46.32 ha is exotic vegetation (cleared farmland). A row of established, planted mature trees (mainly of species *Eucalyptus camaldulensis* ssp. *camaldulensis* (River Red Gum)) follow the western boundary of the project area. Walker proposes to retain as many of these planted, established trees as possible. These trees will assist in providing windbreaks and shade, enhance the amenity and biodiversity of the area, and help to provide further habitat for fauna including threatened fauna. In addition, retaining these established trees will minimise impact on soil disturbance and sedimentation from water runoff.

Minimization

Walker specifically chose the Precinct 3A area because much of the area is degraded and highly modified due to ploughing, recent livestock grazing, and high levels of weed infestation. Native vegetation within Precinct 3A is mainly confined along the Thompson Creek with the remainder of the project area comprising native scattered trees over introduced grasses and herbs. Therefore, the development minimises the extent of native vegetation clearance, while contemplating future planning and development scenarios for the remaining Precinct 3 area.

Rehabilitation or restoration

As a part of Precinct 3A and the broader Riverlea Park major development, the applicant has established and will continue to establish several man-made waterways to better manage water in the greater area given the area is historically prone to flood waters after significant rainfall events. The establishment of these waterways will not only help the applicant better mitigate against potential flooding events but also provide habitat for threatened and migratory shorebird species, inland and away from the coast in an area largely cleared and devoid of suitable habitat. Previously established drainage channels within the Riverlea development have resulted in the natural regeneration of native flora species including *Tecticornia* sp. (Sapphire) and *Sueda australis* (Austral Seablite).

The project proposes to facilitate sustainable urban development while balancing other issues such as flooding and stormwater management. The stormwater management measures include implementing a series of gravity-fed drainage channels that will direct and clean stormwater flows. The graded channels are typically within areas comprising high concentrations of non-native vegetation previously cleared, modified or utilised for agricultural activities such as cropping and grazing. These open stormwater drainage channels will incorporate native species landscaping where possible. There is evidence that the stormwater management measures, such as the construction of stormwater channels, are encouraging biodiversity, particularly habitat for

Summary of Proposed Clearance

	<p>water birds which is important given the sites proximity to the Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara.</p> <p>Walker intends to undertake weed control within the project area to improve the quality of the remaining vegetation throughout the Riverlea site and enhance the amenity value of the development. In addition, weed control, including control of Declared Weeds under the LSA Act, will minimise the impacts of existing exotic species on biological diversity and other natural resources. Further, Walker's contractor/s must prepare and implement appropriate soil and erosion management control measures. Vegetation removal will follow recommendations to control and prevent the spread of Declared Weeds found within the project area.</p> <p>The Precinct 3A subdivision provides a formal open space area centrally within the layout. Walker's landscape design of proposed reserves will incorporate amenity plantings of some locally native vegetation species (where practical) to provide habitat for fauna and enhance local ecosystems that past agricultural land use has degraded. In areas near the housing development, formal revegetation/landscaping works may include planting of some non-local or otherwise different vegetation from what previously occurred in that location. However, they will still encourage subsequent natural regeneration of native flora species such as samphire and <i>Sueda australis</i> (Austral Seablite), particularly further down the channel, where regeneration and revegetation will reduce erosion and turbidity (sediment controls) and improve drainage water quality. Regenerating areas will also be fenced from agricultural activities to avoid further degradation by livestock.</p>
<p>Proposed significant environmental benefit (SEB) offset</p>	<p>The proponent proposes to achieve the SEB by paying into the Native Vegetation Fund.</p> <p>The total SEB offset required for the clearance of two scattered trees and 3.84 ha of native vegetation is \$57,233.76 (including GST), which includes a \$2,983.75 administration fee.</p>

2 Purpose

2.1 Clearance description

Walker Buckland Park Developments Pty Ltd (Walker) has engaged WSP to complete a Native Vegetation Data Report for Riverlea Precinct 3A at Riverlea Park (the project).

The objective of these works was to undertake a native vegetation assessment for the project. This assessment included the following elements:

- A desktop study to confirm the presence and status of threatened flora and fauna protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and State *National Parks and Wildlife Act 1972* (NP&W Act) in the project area;
 - A survey of native vegetation in the project area during a site reconnaissance using the Native Vegetation Council (NVC) endorsed Scattered Trees Assessment Method (STAM) and Bushland Assessment Method (BAM); and
 - The calculation of Significant Environmental Benefit (SEB) offset requirements based on the impact footprint. The calculated SEB requirement will be informed by the results of the desktop and field assessment outcomes.
-

2.2 Project background

The project area is located on private property, which contains four certificate titles embracing a total of 130.35 ha of land. The project area falls within the City of Playford council and Green Adelaide Landscape Management Region. The area is within the Master Planned Neighbourhood zone, at high risk of flooding and receives a mean annual rainfall of 413 mm (Department for Environment and Water, 2025b). The area surveyed consists of a mixture of native scattered trees, a portion of the Thompson Creek and introduced grasses and herbs. Portions of the Thompsons Creek were dammed several years ago (perpetually blocked off by the adjoining property owner to the south), as part of that site's redevelopment. The Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara is approximately 1.6 km to the west of the project area.

The Interim Biogeographical Regionalisation of Australia (IBRA) identifies geographically distinct bioregions based on common climate, geology, landform, native vegetation and species information. The bioregions are further refined into subregions and environmental associations. The Project Area is located in the Eyre Yorke Block IBRA Bioregion, St Vincent IBRA Subregion and Mallala IBRA Environmental Association. Approximately 8% (87,402 ha) of the St Vincent IBRA Subregion and approximately 3% (5874 ha) of the Mallala IBRA Environmental Association is mapped as remnant vegetation. Of this, 5% (4,732 ha) and 2% (103 ha) is formerly conserved and protected, respectively (Thackway & Cresswell, 1995).

The broader site borders the Gawler River to the north and has historically been prone to flood waters associated with significant rainfall events within the Gawler River catchment. Hence, site conditions dictate the raising of all future finished ground levels to ensure urban lands are higher than predicted floodwater flows to address flood risk, including the threat of floodwater breakouts from the Gawler River. In addition, much of the Riverlea development site has high (often fluctuating) groundwater levels with elevated salinity. The Council and other service authorities require all services (water, sewer, stormwater connections, power, etc.), including graded ground and trench levels that achieve the necessary falls for stormwater and greywater dispersion for the development, to be above groundwater levels.

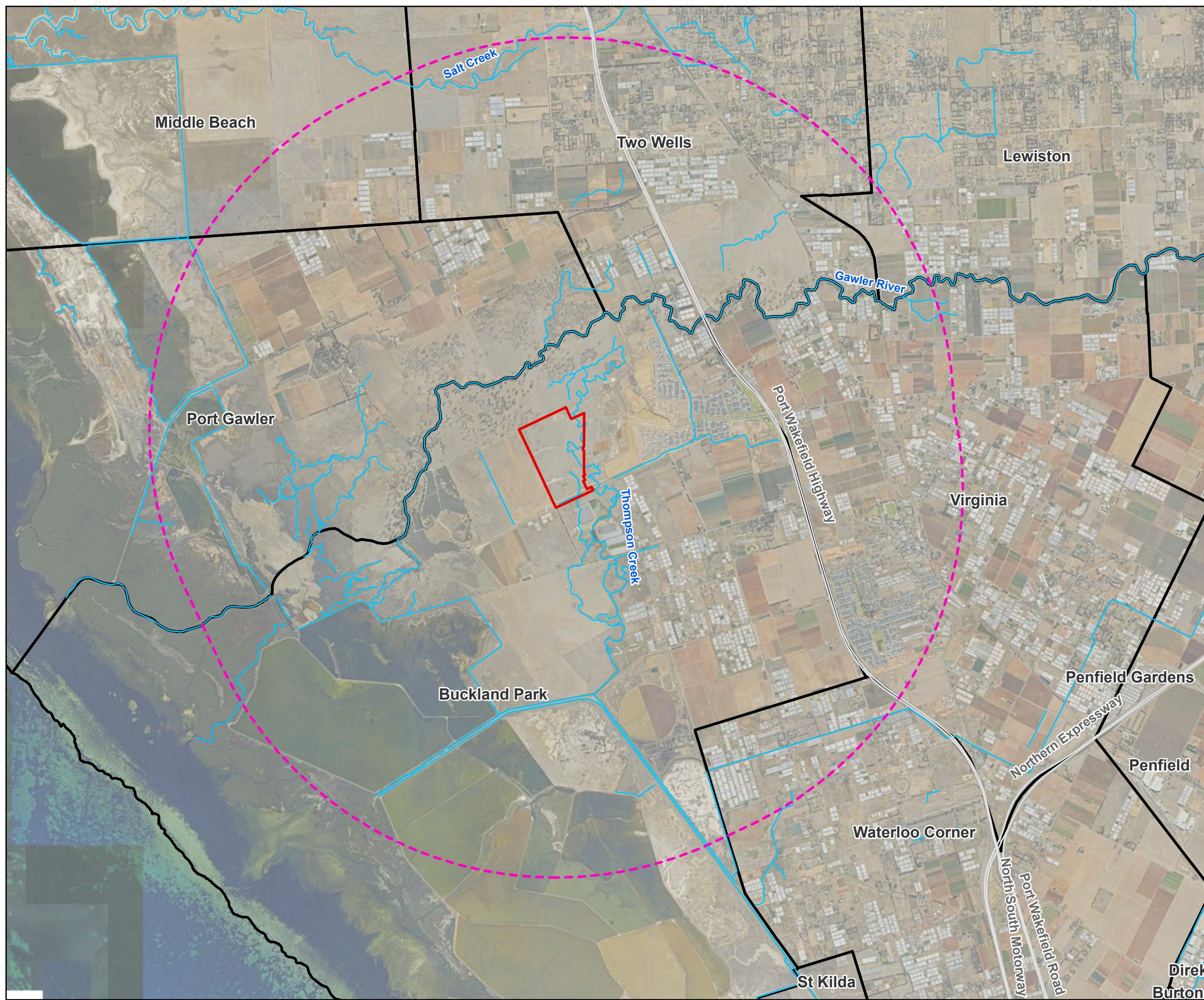
2.3 General location map

The general location of the project area is provided in Figure 2.1.

2.4 Details of proposal

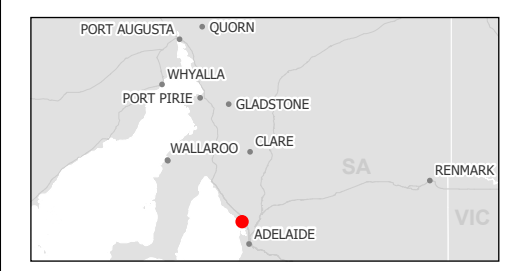
Walker seeks to undertake the third phase of approvals for the Riverlea major development. Precincts 1 and 2 are approved, and significant construction has commenced. Further preliminary investigations and work are still required over a significant proportion of the Precinct 3 area to initiate an amended environmental impact assessment (AEIS) application. In the interim, Walker aims to commence an AEIS process over a small portion of the Precinct 3 area (aptly called Precinct 3A – the focus of this report), as it already has a few approvals in place, has far fewer planning issues associated with the area, and forms a logical and compact extension of the existing approved subdivision (namely Precinct 2). The proposed layout of Precinct 3A (as at 5 August 2025) is provided in Figure 2.2.

Figure 2.1
Project Area Map



Legend

- Roads
- Watercourses
- Locality
- Project area
- 5km buffer around the project area



Coordinate system: GDA2020 MGA Zone 54
Scale ratio correct when printed at A3
1:50,000 Date: 6/08/2025
Data sources: WSP, SA Government, MetroMap Australia latest

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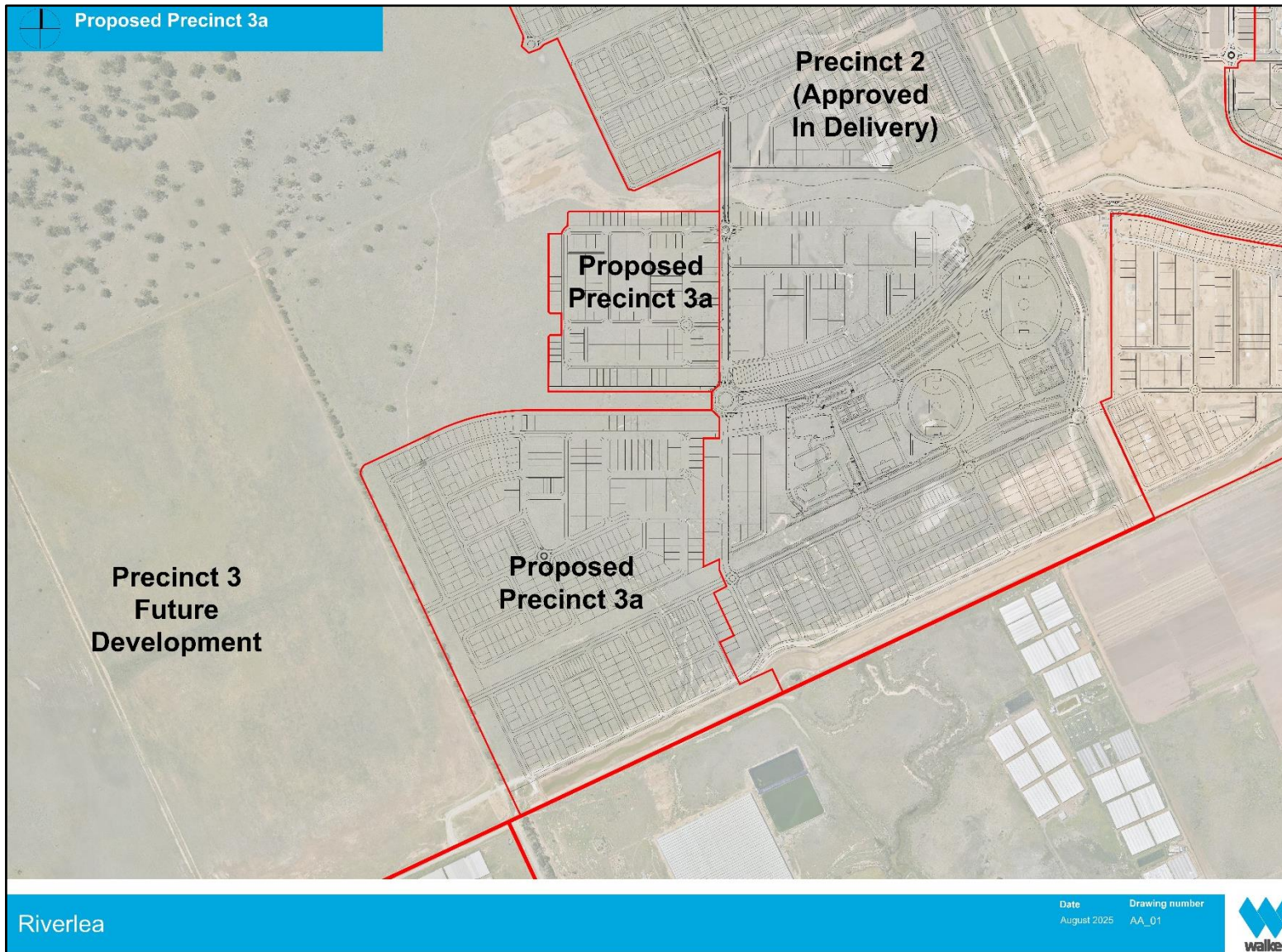


Figure 2.2 Design layout for Precinct 3a in the Riverlea housing development (as at 5 August 2025 – supplied by Walker).

2.5 Approvals required or obtained

All projects in South Australia are subject to approvals under multiple state and federal (Commonwealth) legislation, to ensure proper management of environmental, social and cultural impacts. The regulatory approvals that are required for this project are listed in Table 2.1.

Table 2.1 Legislative and regulatory requirements.

Legislative Framework	Permit Required (Y/N)	Comment
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	N	No approval is required.
<i>Planning, Design and Infrastructure Act 2016</i>	Y	Approval is required for this project.
<i>Native Vegetation Act 1991</i>	Y	Previous applications have been applied for as a part of the broader Riverlea Subdivision and may be required with future precincts. Clearance under the <i>Native Vegetation Regulations 2017</i> is the subject of this proposal.
<i>Landscape South Australia Act 2019</i>	Y	A Water Affecting Permit may be required given proposed impacts to drainage lines in the project area. A permit to transport Declared weeds on a public road may also be required for this project. Declared weeds have been recorded in the project area.
<i>Aboriginal Heritage Act 1988</i>	Y	Required if any sites, objects or remains are uncovered during the project. Relevant sites under the Act have been previously identified in the broader area.
<i>National Parks and Wildlife Act 1972</i>	Y	The required permit is held by WSP (E27445-2).

2.6 Native Vegetation Regulation

The project will require assessment against the Principles of Clearance under the *Native Vegetation Act 1991*. This project is in accordance with Division 5 of the *Native Vegetation Regulations 2017*, which allows for the clearance of native vegetation in relation to specific activities as set out in Schedule 1, Parts 4, 5 or 6 of the Regulations. The Project is considered to be permitted under the following regulation:

Regulation 12(35) — Residential subdivision

1. Clearance of vegetation in connection with the division of land for use for residential purposes (including clearance for the construction of roads and other infrastructure), provided that—
 1. any development authorisation for the division of the land and for the use of the land for residential purposes required by or under the *Planning, Development and Infrastructure Act 2016* has been obtained; and
 2. the [Native Vegetation] Council has been given written notification of the full extent of the clearance expected to occur in connection with the division of the land.
2. Subclause (1) does not apply to —
 1. clearance of vegetation established in accordance with a condition of a consent for clearance of vegetation; or
 2. clearance that would be contrary to —
 - i. a condition of a consent for clearance of vegetation; or
 - ii. a condition imposed in connection with clearance of vegetation permitted under these [native vegetation] regulations; or
 - iii. a condition in respect of clearance permitted under the revoked [native vegetation] regulation

2.7 Development application Information

The planning and design code zones and overlays that are relevant to the project area are provided in Table 2.2. Both the Native Vegetation and Regulated and Significant Tree overlays apply.

Table 2.2 Planning and Design Codes zones and overlays.

Zones	Master Planned Neighbourhood - MPN
Overlay	Affordable Housing
	Defence Aviation Area
	Hazards (Flooding)
	Hazards (Bushfire – General)
	Native Vegetation
	Prescribed Wells Area
	Regulated and Significant Tree
	Water Resources

3 Methodology

3.1 Desktop assessment

To determine the potential for any nationally or State threatened fauna or flora species and Threatened Ecological Communities (TECs) to occur within the project area, a desktop study was undertaken and included a 5 km buffer surrounding the project area (study area).

3.1.1 PMST report

To identify the nationally threatened flora and fauna, migratory fauna and TECs protected under the EPBC Act a search of the study area using the Protected Matters Search Tool (PMST) was conducted on 15 July 2025 (Department of Climate Change, Energy, the Environment and Water, 2025b). Only the species that are likely or known to occur within the study area were assessed against the likelihood of occurrence (Table 3.1). Any species considered exclusively marine and therefore confined to that environment including marine birds (e.g. albatross, petrel, shearwater) as well as marine mammals (whales, dolphins, turtles), sharks and fish were not assessed against the likelihood of occurrence as the project area is considered entirely terrestrial.

3.1.2 BDBSA data extract

To identify flora and fauna species that have been previously recorded within the study area, data was extracted from the South Australian Department for Environment and Water Biological Database of South Australia (BDBSA) on 9 July 2025 (Department for Environment and Water, 2025a) record set number DEWNRBDBSA250707-1.

The data on the BDBSA is an amalgamation of species records from the South Australian Museum, conservation organisations, private consultancies, Birds SA, Birdlife Australia and the Australasian Wader Study Group, which meet the Department for Environment and Water's (DEW) standards for data quality, integrity and maintenance. A species likelihood of occurrence was only assessed if they were recorded after 1995 and had a spatial reliability of less than 1 km.

3.1.3 Likelihood of occurrence

The criteria for the likelihood of occurrence of threatened species within the Study area is outlined in Table 3.1.

Table 3.1 Criteria for the likelihood of occurrence of species within the Study area.

Likelihood	Criteria
Highly likely and / or known	Recorded in the last 10 years, the species does not have highly specific niche requirements, the habitat is present and falls within the known range of the species distribution or the species was recorded as part of field surveys.
Likely	Recorded within the previous 20 years, the area falls within the known distribution of the species and the area provides habitat or feeding resources for the species.
Possible	Recorded within the previous 20 years, the area falls inside the known distribution of the species, but the area provides limited habitat or feeding resources for the species. Recorded within 20 -40 years, survey effort is considered adequate, habitat and feeding resources present, and species of similar habitat needs have been recorded in the area.

Likelihood	Criteria
Unlikely	Recorded within the previous 20 years, but the area provides no habitat or feeding resources for the species, including perching, roosting or nesting opportunities, corridor for movement or shelter. Recorded within 20 -40 years; however, suitable habitat does not occur, and species of similar habitat requirements have not been recorded in the area. No records despite adequate survey effort.

3.2 Flora assessment

The vegetation assessment was undertaken on 17 July 2025 by NVC Accredited Consultants Hayley Merigot and Ned Piscioneri in accordance with the Bushland Assessment Method (BAM) and Scattered Tree Assessment Method (STAM) (Native Vegetation Council, 2024a, 2024b).

3.2.1 Bushland assessment method

The BAM is used to assess areas of native vegetation for the purpose of clearance and calculating the Significant Environmental Benefit (SEB) offset. The BAM is derived from the Nature Conservation Society of South Australia's Bushland Condition Monitoring methodology (Croft, Pedler, & Milne, 2007, 2008a, 2008b, 2009; Milne & Croft, 2012; Milne & McCallum, 2012).

The *Bushland Assessment Manual* (Native Vegetation Council, 2024a) details the requirements of site selection/stratification and assessment protocols, and the biodiversity value components assessed and the factors that influence these components.

The Conservation Significance Scores were calculated from direct observations of flora and direct and historical observations of fauna species of conservation significance. All fauna assessed as highly likely to occur in native vegetation patches during the desktop assessment, were included in the BAM scoresheets. Species determined as unlikely to occur within the project area and marine and/or wetland species were omitted from the scoresheets.

3.2.2 Scattered tree assessment method

The *Scattered Tree Clearance Assessment in South Australia: Streamlining, Guidelines for Assessment and Rural Industry Extension report* (Cutten & Hodder, 2002) outlines the requirement for conducting the scattered tree assessment method (STAM). The STAM will be used to assess trees in the following cases:

- Individual scattered trees where the canopy does not overlap; or
- Dead native trees; or
- Clumps of trees where there is contiguous overlapping canopies and if the clump is small (approximately <0.1 ha); and
- For both scattered trees and clumps:
 - The introduced species make up the majority of the ground layer;
 - <5% of the ground cover is covered by scattered colonising native species; and
 - Introduced pasture or crops surround the area around the trees.

The *Scattered Tree Assessment Manual* (Native Vegetation Council, 2024b) provided the details of the scattered tree Point Scoring System. Using the information from the BDBSA data extract and the lists of scattered tree using fauna in the *Scattered Tree Assessment Manual*, the number of fauna species that use scattered trees were entered into the Scattered Tree Scoresheet. The habitat suitability of each tree was assessed, and it was determined whether it would likely be utilised by a threatened fauna species. All fauna assessed as highly likely to occur in native scattered trees during the desktop assessment, were included in the STAM scoresheet.

3.3 Fauna assessment

3.3.1 *Field assessment*

During the native vegetation clearance assessment all opportunistic fauna encounters were recorded. These encounters include direct encounter, observed, tracks, scats, burrows, nests and other signs of presence. Once observed the species, number of individuals, GPS location, detection methodology (sight, sound, or sign) and habitat were recorded.

Areas that contain potential habitat for fauna species, especially threaten species, were recorded and marked using a GPS. Habitat areas containing refuge sites such as hollows, on trees were also noted.

4 Assessment outcomes

4.1 Vegetation assessment

4.1.1 General description of the vegetation, the site and matters of significance

The project area is on clay, loam soils and has been previously used for agricultural purposes including cropping and livestock grazing. The vegetation in the project area primarily consists of native scattered trees over introduced grasses and herbs. The Thompson creek runs through the project area and is dominated by native shrubs such as *Marieana aphylla* (Cotton-bush). The overstorey in the project area is dominated by *Eucalyptus camaldulensis* ssp. *camaldulensis* (River Red Gum) present as scattered trees. Overstorey species in the project area were generally in good condition with a number of hollows in mature trees which could provide habitat for fauna species including those listed as threatened. There were also several dead trees which could provide further habitat for wildlife. Vegetation, particularly understorey vegetation in the project area contained a high number of introduced species.

One vegetation associations (VA) proposed to be impacted was identified and mapped within the project area:

- A2: *Maireana aphylla* (Cotton-bush) open shrubland.

A total of 31 flora species, including 18 introduced flora species were recorded within the project area. Timing of the survey likely influenced this result with the flowering of annual spring forbs and grasses yet to occur. No flora species listed as threatened under the EPBC Act or NP&W Act were recorded during the field assessment. Flora species recorded during the survey are provided in Appendix A.

Four introduced flora species that are Declared Weeds under the LSA Act were recorded in the project area, of which two are also Weeds of National Significance (WoNS):

- *Cynara cardunculus* ssp. *flavescens* (Artichoke Thistle).
- *Echium plantagineum* (Salvation Jane).
- *Lycium ferocissimum* (African Boxthorn) (also a WoNS).
- *Solanum elaeagnifolium* (Silver-leaf Nightshade) (also a WoNS).

Specific Declared Weed and WoNS information on the recommended manual and chemical control options, legal obligations for landholders, restrictions on their movement and sale, reporting requirements, as well as links to state policies is available on the Department of Primary Industries and Regions (PIRSA) website:

<https://pir.sa.gov.au/biosecurity/weeds/controlling-weeds>

A total of 24 fauna species, comprising 23 birds and one mammal including four introduced species (Appendix B) were recorded in the project area. No fauna species listed as threatened under the EPBC or NP&W Acts were recorded.


4.1.2 Vegetation association proposed to be impacted

VA 2 is represented by two BAM assessment sites (A2a and A2b). The summary in Table 4.1 provides the Total biodiversity score for a representative 1 hectare which has been multiplied by the total clearance area (3.84 ha).

Details of the vegetation association proposed to be impacted is provided in Table 4.1. A total of 3.84 ha is proposed to be impacted by the project.

Site specific bushland assessment scoresheets are provided in Attachment 2.

Table 4.1 Summary of VA A2.

Vegetation Association A2	<i>Maireana aphylla</i> (Cotton-bush) open shrubland.		
Benchmark Community	NA 7.1 Riparian Woodlands		
 <p data-bbox="363 1093 1230 1126">BAM Site Photo A2b, Photo Direction: South, Waypoint: -34.66026, 138.51260</p>			
General description	<p>Degraded remnant drainage line connected to the Thompson Creek, dominated by <i>Maireana aphylla</i> (Cotton-bush) primarily over a range of exotic herbs and grasses. Overstorey species are absent with understorey species consisting of <i>Enchylaena tomentosa</i> var. <i>tomentosa</i> (Ruby Saltbush) and a range of introduced species such as <i>Aizoon pubescens</i> (Coastal Galenia) and <i>Oxalis pes-caprae</i> (Soursob). Cotton-bush individuals are generally in good condition and may provide habitat for some fauna species including some listed as threatened. Three introduced species that are Declared Weeds under the LSA Act were recorded.</p>		
	Overstorey	Midstorey	Understorey
Threatened species or community	<p>This vegetation association does not support or constitute a TEC. No species listed as threatened under EPBC or NP&W Acts were observed during the field assessment. This VA is a remnant and degraded drainage line connected to Thompson Creek. At certain times of the year and with the right conditions, water may be present. As such, this VA may provide habitat for fauna including threatened and migratory fauna. A total of 20 nationally or State listed fauna, and nine migratory species were assessed as highly likely or likely to occur in the project area. See Sections 4.2.4 and 4.2.5 for more information.</p>		
N/A	<i>Maireana aphylla</i> (Cotton-bush)	<p>*<i>Aizoon pubescens</i> (Coastal Galenia) *<i>Avena barbata</i> (Bearded Oat) <i>Enchylaena tomentosa</i> var. <i>tomentosa</i> (Ruby Saltbush) *<i>Mesembryanthemum nodiflorum</i> (Slender Iceplant) *<i>Oxalis pes-caprae</i> (Soursob)</p>	

Vegetation Association A2		<i>Maireana aphylla</i> (Cotton-bush) open shrubland.			
Landscape context score	A2a: 1.23	Vegetation Condition Score	A2a: 6.53	Conservation significance score	A2a: 1.10
	A2b: 1.23		A2b: 14.53		A2b: 1.10
Unit biodiversity Score	A2a: 8.84	Area (ha)	A2a: 1	Total biodiversity Score	A2a: 8.84
	A2b: 19.66		A2b: 1		A2b: 19.66

4.1.3 Scattered trees proposed to be impacted

A total of two scattered trees are proposed to be impacted. Both trees are of the species *Eucalyptus camaldulensis* ssp. *camaldulensis* (River Red Gum) and are in good condition with a number of hollows which could provide habitat for fauna species including those listed as threatened. Details of the scattered trees proposed to be impacted are provided in Table 4.2 and Table 4.3. Further information on scattered trees is provided in the scattered tree assessment scoresheet (Attachment 3). Scattered tree using fauna species in the project area are provided in Appendix E.

4.1.4 Site maps with proposed impact

The proposed impact of the project is provided in Figure 4.1. A total of 3.84 ha and two scattered trees are proposed to be impacted by the project.

Table 4.2 Summary of Tree 1.


Tree ID – 1		
Tree spp. <i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i>		
Number of trees – 1		
Height (m) – 11.5		
Hollows – 2 small 1 medium		
Diameter (cm) – 132.5		
Canopy dieback (%) – 20		
Total Biodiversity Score – 4.45		
Looking south, easting: 271552, northing: 6162307		
<p>In good condition with three hollows that may provide habitat for fauna including threatened fauna. The tree will provide perching, foraging, roosting and breeding habitat for threatened fauna including:</p> <ul style="list-style-type: none"> — Black Falcon (<i>Falco subniger</i>) (State Rare). — Common Brushtail Possum (<i>Trichosurus vulpecula</i>) (State Rare). — Elegant Parrot (<i>Neophema elegans</i>) (State Rare). — Grey-headed Flying-fox (<i>Pteropus poliocephalus</i>) (nationally Vulnerable and State Rare). — Little Eagle (<i>Hieraaetus morphnoides</i>) (State Vulnerable). — Peregrine Falcon (<i>Falco peregrinus</i>) (State Rare). 		

Table 4.3 Summary of Tree 2.



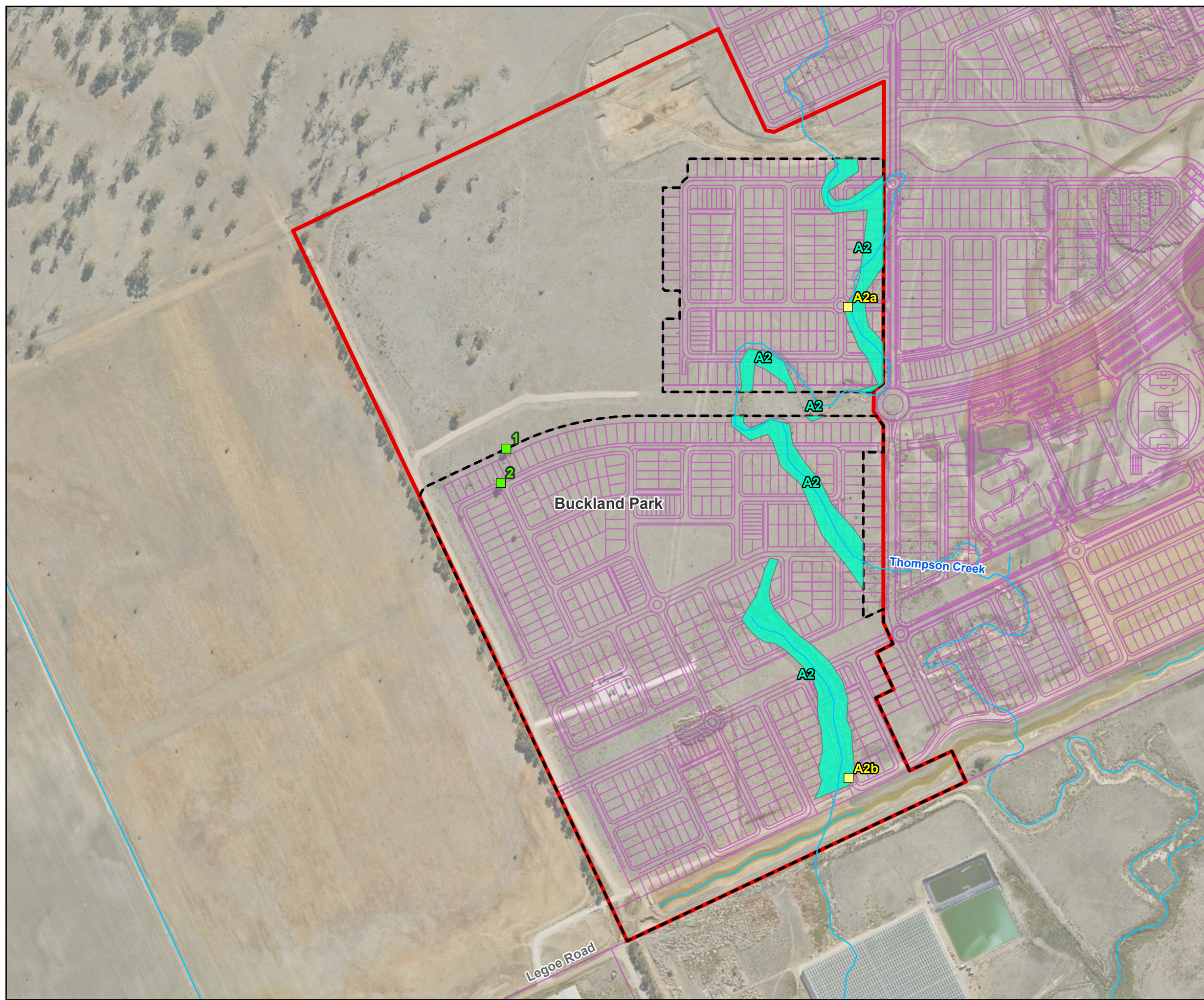
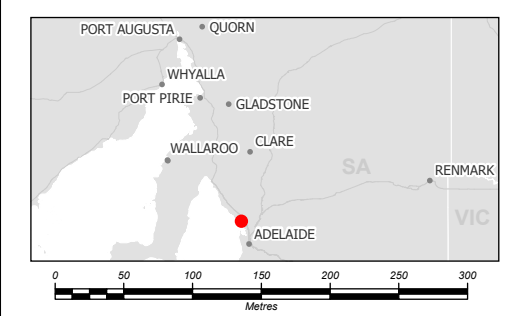
Tree ID – 2		
Tree spp. <i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i>		
Number of trees – 1		
Height (m) – 9.5		
Hollows – 1 small 2 large		
Diameter (cm) – 153.0		
Canopy dieback (%) – 15		
Total Biodiversity Score – 6.56		
		
<p>In good condition with three hollows (one large hollow pictured above) that may provide habitat for fauna including threatened fauna. The tree will provide perching, foraging, roosting and breeding habitat for threatened fauna including:</p> <ul style="list-style-type: none"> — Black Falcon (<i>Falco subniger</i>) (State Rare). — Common Brushtail Possum (<i>Trichosurus vulpecula</i>) (State Rare). — Elegant Parrot (<i>Neophema elegans</i>) (State Rare). — Grey-headed Flying-fox (<i>Pteropus poliocephalus</i>) (nationally Vulnerable and State Rare). — Little Eagle (<i>Hieraetus morphnoides</i>) (State Vulnerable). — Peregrine Falcon (<i>Falco peregrinus</i>) (State Rare). 		<p>Looking south, easting: 271544, northing: 6162256</p>

Figure 4.1
Proposed impact of the project



- Legend**
- BAM sites
 - Scattered trees
 - Precinct 3A
 - Watercourses
 - Project area
 - Proposed Precinct 3a
- Vegetation association**
- A2: *Maireana aphylla* (Cotton-bush) open shrubland



Coordinate system: GDA2020 MGA Zone 54
Scale ratio correct when printed at A3
1:5,500 Date: 6/08/2025

Data sources: WSP, SA Government, MetroMap Australia latest, World Imagery Maxar

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4.2 Threatened species assessment

4.2.1 Matters of National Environmental Significance

The PMST identified a total of two Matters of National Environmental Significance (MNES) relevant to the project area. This included:

- 1 TEC and 53 listed threatened species; and
- 62 listed migratory species.

Each MNES that is identified as known to occur within the study area is discussed in greater detail below.

Focusing on species identified as known to occur by the PMST report only, a total of seven marine species (threatened and/or migratory) including five marine fish, mammals, reptiles or shark and two marine birds (albatross or prion) were considered exclusively marine and were not assessed against the likelihood of occurrence as the project area is considered entirely terrestrial. Therefore, a total of 14 threatened species and 19 migratory species (which excludes those species also listed as threatened) are the relevant MNES to the project identified by the PMST and are discussed further below.

4.2.2 Threatened Ecological Communities

The PMST identified one TEC as likely to occur within 5 km of the project area. The nationally Vulnerable Subtropical and Temperate Coastal Saltmarsh was assessed as unlikely to occur based on the desktop and field assessments which highlighted a lack of salt tolerant vegetation present and no tidal influence in the project area.

Table 4.4 Threatened Ecological Communities listed as potentially occurring within 5 km of the project area.

Threatened Ecological Community	Threatened Category	Habitat information	Likelihood of presence
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	The Subtropical and Temperate Coastal Saltmarsh TEC consists of salt tolerant vegetation that is under regular or intermittent tidal influence. In SA, saltmarsh communities that are inundated by weather assisted tides or have groundwater connectivity may also qualify as this TEC. This community often occurs in the Gulfs of SA and regularly comprises <i>Atriplex</i> spp., <i>Tecticornia</i> spp. and <i>Frankenia</i> spp. among others (Department of Climate Change, Energy, the Environment and Water, 2013).	Unlikely – only a small amount of salt tolerant vegetation was recorded during the field assessment (<i>Atriplex semibicatta</i> (Berry Saltbush)) and there is no tidal influence in the project area.

Source: Protected Matters Search Tool (Department of Climate Change, Energy, the Environment and Water, 2025b)

4.2.3 Threatened flora

One nationally listed threatened flora species was identified by the PMST search as potentially occurring within 5 km of the project area, but it was assessed as unlikely to occur in the project area. A BDBSA search found an additional four State listed flora species with records since 1995 within 5 km of the project area. Based on known distributions, records, and suitability of habitat, two State threatened flora species were assessed as possible to occur within the project area:

- *Atriplex australasica* (State Rare).
- *Maireana decalvans* (Black Cotton-bush) (State Endangered).

The full likelihood of occurrence assessment for threatened flora species is provided in Table 4.5 with the location of BDBSA records of threatened flora species within 5 km of the project area (since 1995) provided in Appendix C.

4.2.4 Threatened fauna

A total of 23 nationally listed threatened fauna species were identified by the PMST as potentially occurring or by the BDBSA search with records within 5 km of the project area. Based on known distributions, records, and suitability of habitat, eight nationally listed threatened fauna species was assessed as highly likely or likely to occur:

- Common Greenshank (*Tringa nebularia*) (nationally Endangered and Migratory).
- Curlew Sandpiper (*Calidris ferruginea*) (nationally Critically Endangered and State Endangered).
- Eastern Curlew (*Numenius madagascariensis*) (nationally Critically Endangered and Migratory and State Endangered).
- Grey Plover (*Pluvialis squatarola squatarola*) (nationally Vulnerable and Migratory).
- Grey-headed Flying-fox (*Pteropus Poliocephalus*) (nationally Vulnerable and State Rare).
- Red Knot (*Calidris canutus rogersi*) (nationally Vulnerable and State Endangered).
- Sharp-tailed Sandpiper (*Calidris acuminata*) (nationally Vulnerable)
- Slender-billed Thornbill (Gulf St Vincent) (*Acanthiza iredalei rosinae*) (nationally and State Vulnerable).

In addition, based on known distributions, records, and suitability of habitat nine nationally listed threatened fauna species were assessed as possible to occur in the project area.

A BDBSA search found an additional 28 State listed threatened fauna species with records within 5 km of the project area. Based on known distributions, records, and suitability of habitat, nine State listed threatened fauna species were assessed as highly likely or likely to occur in the project area:

- Australasian Darter (*Anhinga novaehollandiae novaehollandiae*) (State Rare).
- Banded Stilt (*Cladorhynchus leucocephalus*) (State Vulnerable).
- Black Falcon (*Falco subniger*) (State Rare).
- Common Brushtail Possum (*Trichosurus vulpecula*) (State Rare).
- Elegant Parrot (*Neophema elegans elegans*) (State Rare).
- Great Crested Grebe (*Podiceps cristatus australis*) (State Rare).
- Little Eagle (*Hieraaetus morphnoides*) (State Vulnerable).
- Little Egret (*Egretta garzetta nigripes*) (State Rare).
- Peregrine Falcon (*Falco peregrinus macropus*) (State Rare).

In addition, based on known distributions, records, and suitability of habitat 11 State listed threatened fauna species were assessed as possible to occur in the project area.

The full likelihood of occurrence assessment for threatened fauna species is provided in Table 4.5 with the location of BDBSA records of threatened flora species within 5 km of the project area (since 1995) provided in Appendix D.

Table 4.5 Listed threatened flora and fauna species identified as potentially occurring within 5 km of the project area.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
Plants								
<i>Atriplex australasica</i>		R		1	2022		Found mostly in the southern Mount Lofty Ranges and Murray regions, with scattered records on York Peninsula, Kangaroo Island and South-east, growing in blackish soil near the coast (Seeds of South Australia, 2024)	Possible – Very recent records and some suitable habitat is present in the project area. Not observed during the field assessment.
<i>Brachyscome paludicola</i>	Swamp Daisy	R		1	2006		Found along the Murray River and in the South-east of South Australia, growing on inundated clay soils and common in seasonally wet, red gum dominated flats (Seeds of South Australia, 2024).	Unlikely – Recorded within the last 20 years, some suitable habitat (red gum flats) is present but not observed in the project area.
<i>Maireana decalvans</i>	Black Cotton-bush	E		1	2024		Found in heavy seasonally waterlogged soil. Recorded in the Mount Lofty Ranges and in Danggali Conservation Park, Murray region (Seeds of South Australia, 2024).	Possible – Very recent records and some suitable habitat (seasonally waterlogged soil) is present in the project area. Not observed during the field assessment.
<i>Maireana rohrlachii</i>	Rohrlach's Bluebush	R		1	1998		Often on slightly saline and/or gypseous, sandy loam soils, often fringing lakes or in seasonally wet areas (VicFlora, 2025).	Unlikely – Not recorded in the past 20 years and not observed during the field assessment.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Tecticornia flabelliformis</i>	Bead Glasswort	V	VU	2		Known	Endemic to southern Australia where it is found in within saline wetlands on coastal clay flats (sabkha) over gypsum deposits (fragipans) or on the margins of inland salt lakes. Bead glasswort generally occurs on periodically (but not regularly) inundated depressions on clay and occasionally sandy soils, often (but not always) in saline areas (Department of Climate Change, Energy, the Environment and Water, 2024i)	Unlikely – No past records but some suitable habitat is present. Not observed during the field assessment.
Birds								
<i>Acanthiza iredalei rosinae</i>	Slender-billed Thornbill (Gulf St Vincent)	V	VU	1	2024	Known	The subspecies is patchily distributed around the northern shores of the Gulf of St Vincent, South Australia, from St Kilda to Ardrossan. It is mainly restricted to chenopod shrublands, particularly samphire dominated by <i>Tecticornia arbuscula</i> (Shrubby glasswort), on narrow coastal saline mudflats usually within 20m of a tidal channel or saline lake (Department of the Environment, 2015).	Highly likely – Very recent records and some suitable habitat is present nearby (<i>Tecticornia</i> spp.).

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Anhinga novaehollandiae</i>	Australasian Darter	R		1	2023		The Darter is found in wetlands and sheltered coastal waters. It prefers smooth, open waters, for feeding, with tree trunks, branches, stumps or posts fringing the water, for resting and drying its wings. Most often seen inland, around permanent and temporary water bodies at least half a metre deep, but may be seen in calm seas near shore, fishing (BirdLife Australia, 2025).	Highly likely – Very recent records and some suitable habitat exists along Thompson creek and in man-made waterways in the project area, although it is not preferred.
<i>Ardea intermedia plumifera</i>	Plumed Egret	R		1	2015		Frequents freshwater wetlands, pastures, croplands and tidal mudflats and floodplains (Pizzey & Knight, 2024)	Possible – Recorded in the last 10 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Arenaria interpres interpres</i>	Ruddy Turnstone	R	VU	1	2006	Known	Occurs in Australia in the summer non-breeding season, widespread, occurs in coastal regions. Prefers rocky shores or beaches with rotting seaweed (Department of Climate Change, Energy, the Environment and Water, 2024d)	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Biziura lobata menziesi</i>	Musk Duck	R		1	2024		Found where there is deep water with extensive bordering reedbeds, e.g. freshwater marshes, swamps and lakes. They are also to be found in estuaries (e.g. Murray estuary), lagoons and sheltered coasts (Birds SA, 2025)	Possible – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred as this species often prefers larger, deeper bodies of water.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Botaurus poiciloptilus</i>	Australasian Bittern	E	EN	1	2002	Known	Freshwater wetlands and rarely in estuaries or tidal wetlands, favouring wetlands dominated by sedges, rushes and reeds growing over a muddy or peaty substrate (TSSC 2019). (Threatened Species Scientific Committee, 2019).	Unlikely – Not recorded in the last 20 years and there is limited habitat (sedges, rushes and reeds) for this species to shelter in.
<i>Bubulcus ibis coromandus</i>	Eastern Cattle Egret	R		1	2007		The Cattle Egret occurs in shallow, open and fresh wetlands including meadows and swamps with low emergent vegetation and abundant aquatic flora. They are often found in open paddocks, pastures, croplands and drains (Pizzey & Knight, 2024).	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper		VU	1	2024	Known	Sharp-tailed sandpipers occur within all states of Australia. They are found mostly in the south-east and are widespread in both inland and coastal locations. The species also occurs in both freshwater and saline habitats. The species utilises fresh and hypersaline environments, feeding along the edge of water on mudflats, coastal and inland wetlands, and sewage pond (Department of Climate Change, 2024e)	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Calidris canutus rogersi</i>	Red Knot	E	VU	1	2020	Known	This species breeds in the Arctic, however in the non-breeding season they are strictly coastal bird, frequenting tidal mudflats or sandflats, sandy beaches of sheltered coasts, rocky shelves, bays, lagoons and harbours, occasionally also oceanic beaches and saltmarshes (Department of Climate Change, Energy, the Environment and Water, 2024f)	Highly likely – Recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Calidris ferruginea</i>	Curlew Sandpiper	E	CR	1	2023	Known	Occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms. They are also recorded inland, though less often, including around ephemeral and permanent lakes, dams, waterholes and bore drains, usually with bare edges of mud or sand. They occur in both fresh and brackish waters. Occasionally they are recorded around floodwaters (Department of Climate Change, Energy, the Environment and Water, Department of Climate Change, 2023a).	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Calidris tenuirostris</i>	Great Knot	E	VU	1	2015	Known	This species inhabits intertidal mudflats and sandflats in sheltered coasts, including bays, harbours and estuaries. They forage on the moist mud, and they often roost on beaches or in nearby low vegetation, such as mangroves or dune vegetation (Department of Climate Change, Energy, the Environment and Water, 2024a)	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Cereopsis novaehollandiae novaehollandiae</i>	Cape Barren Goose	R		1	2002		The Cape Barren Goose is found on the south-eastern coast of Australia, the southern coast of Western Australia and in south-eastern Victoria. It is found on offshore islands, usually granite, in areas of pasture, tussock grass or low heathy scrub. They are a grazing bird, feeding predominantly on the common island tussock grass <i>Poa poiformis</i> (Birds in Backyards, 2025).	Possible – Not recorded in the last 20 years and it is not preferred.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Charadrius mongolus mongolus</i>	Lesser Sand Plover	E	EN, Mi	1, 2	2015	Known	The lesser sand plover breeds in the northern hemisphere and undertakes annual migrations to and from southern feeding grounds for the austral summer. Within Australia, the lesser sand plover is widespread in coastal regions and has been recorded in all states. During the non-breeding season, the species is almost strictly coastal, preferring sandy beaches, mudflats of coastal bays and estuaries, sandflats and dunes near the coast and occasionally frequenting mangrove mudflats in Australia (Threatened Species Scientific Committee, 2016).	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Cladorhynchus leucocephalus</i>	Banded Stilt	V		1	2024		Banded Stilts are found mainly in saline and hypersaline (very salty) waters of the inland and coast, typically large, open and shallow (BirdLife Australia, 2025)	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Corcorax melanorhamphos</i>	White-winged Chough	R		1	2002		Found in open woodlands and forests. They prefer the wetter areas, with lots of leaf-litter, for feeding, and available mud for nest building. (Pizzey & Knight, 2024)	Unlikely – Not recorded in the last 20 years and there is limited suitable habitat in the project area.
<i>Coturnix ypsilophora australis</i>	Brown Quail	V		1	2020		Cryptic species that occurs in dense crops (especially oats), irrigated pastures, rank grasslands and sedgelands, especially where native species predominate, and often bordering swamps (Department for Environment and Heritage, 2008)	Possible – Recent records and some suitable habitat exists in degraded understorey adjacent scattered trees in the project area.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Egretta garzetta nigripes</i>	Little Egret	R		1	2024		Found in tidal mudflats, saltmarshes, mangroves and freshwater wetlands (Pizzey & Knight, 2024)	Highly Likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Falco peregrinus macropus</i>	Peregrine Falcon	R		1	2023		The Peregrine Falcon is found in most habitats, from rainforests to the arid zone, and at most altitudes, from the coast to alpine areas. It requires abundant prey and secure nest sites, and prefers coastal and inland cliffs or open woodlands near water, and may even be found nesting on high city buildings (BirdLife Australia, 2025)	Highly likely – Very recent records and suitable habitat (scattered trees) are present in the project area for perching, roosting and breeding.
<i>Falco subniger</i>	Black Falcon	R		1	2023		The Black Falcon is found along tree-lined watercourses and in isolated woodlands, mainly in arid and semi-arid areas (BirdLife Australia, 2025)	Highly likely – Very recent records and suitable habitat (scattered trees) are present in the project area for perching, roosting and breeding.
<i>Falcunculus frontatus frontatus</i>	Eastern Shriketit	R		1	2023		Eucalyptus woodlands and forest, within a wide range of woodland/forest communities. Prefers dense grasslands, often on the edges of open forests, and bracken (BirdLife Australia, 2025)	Unlikely – Despite very recent records, there is no suitable habitat (connected and unfragmented woodland) present in the project area.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Gallinago hardwickii</i>	Latham's Snipe	R	VU, Mi	1, 2	2012	Known	Latham's Snipe occurs in soft wet ground or shallow water with tussocks and other growth; wet parts of paddocks; irrigated areas; scrub or open woodland; samphire saltmarshes and mangrove fringes (Department of Climate Change, Energy, the Environment and Water, 2024g)	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Haematopus fuliginosus fuliginosus</i>	Sooty Oystercatcher	R		1	2023		The Sooty Oystercatcher is strictly coastal, usually within 50 m of the ocean. It prefers rocky shores, but will be seen on coral reefs or sandy beaches near mudflats. It breeds on offshore islands and isolated rocky headlands (Birds in Backyards, 2025)	Unlikely – Despite very recent records this species is primarily observed within close proximity to the coast and there is no suitable habitat (beaches, rocky or shingle coasts) present in the project area.
<i>Haematopus longirostris</i>	Pied Oystercatcher	R		1	2024		The Australian Pied Oystercatcher inhabits mudflats, sandbanks, sandy ocean beaches, and less often along rocky or shingle coasts. It is rarely recorded far from the coast (Birds in Backyards, 2025)	Unlikely – Despite very recent records this species is primarily observed within close proximity to the coast and there is no suitable habitat (beaches, rocky or shingle coasts) present in the project area.
<i>Haliaeetus leucogaster</i>	White-bellied Sea Eagle	E		1	2023		Found in coastal habitats (especially those close to the sea-shore) and around terrestrial wetlands in tropical and temperate regions of mainland Australia and its offshore islands (Department of Agriculture, Water and the Environment, 2020b)	Possible – Very recent records and suitable habitat (scattered trees) are present in the project area for perching, although not preferred. May occur as a flyover only.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Hieraaetus morphnoides</i>	Little Eagle	V		1	2014		Widespread over diverse habitats; forest, woodland, open scrub, tree-lined watercourses of interior Australia such as the Murray River. Prefers areas where open country intermixes with wooded or forested hills, as in farmland, irrigated land (Morcombe, 2021).	Likely – Recorded in the last 20 years and there is suitable habitat (scattered trees) present in the project area for perching, roosting and breeding.
<i>Hylacola cauta cauta</i>	Shy Heathwren	R		1	2000		Inhabits mallee woodlands with a relatively dense understorey of shrubs and heath plants (NSW Government, 2025).	Unlikely – Not recorded in the last 20 years and there is limited suitable habitat (dense understorey) in the project area.
<i>Ixobrychus dubius</i>	Black-backed Bittern	E		1	2001		The Australian Little Bittern occurs locally across south-eastern and south-western Australia (during spring and summer). It occurs in diverse freshwater habitats, mainly where tall rushes, reeds, Typha (cumbungi), shrub thickets or other dense cover is inundated by at least 30cm of water. It can be found in vast swamps, it often inhabits small patches of dense wetland vegetation such as Typha along drains or in small urban lakes (BirdLife Australia, 2025)	Unlikely – Not recorded in the last 20 years and there is limited habitat (tall rushes and reeds) for this species to shelter in.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Limosa lapponica baueri</i>	Bar-tailed Godwit	R	EN, Mi	1, 2	2021	Known	In Australia, Alaskan bar-tailed godwit mainly occurs along the north and east coasts. In South Australia it has mostly been recorded around coasts from Lake Alexandrina to Denial Bay. Bar-tailed godwits usually forage near the edge of water or in shallow water within tidal estuaries and harbours. Roosting tends to occur on large intertidal sandflats, spits, and banks (Department of Climate Change, Energy, the Environment and Water, 2024h)	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Limosa limosa melanuroides</i>	Black-tailed Godwit	R	EN, Mi	1, 2	2016	Known	During the austral summer non-breeding season, black-tailed godwits are found in all states and territories of Australia; however, coastal regions support the highest densities of the species. Black-tailed godwits exhibit substantial site-specific differences in their foraging behaviour. Feeding habitat includes areas of mud or soft, wet sand within sandflats, intertidal mudflats, saltmarshes, and the beaches of oceanic coastlines, bays, and estuaries. They are usually found in sheltered bays, estuaries, and lagoons with large intertidal mudflats and/or sandflats. Further inland, the species can also be found around muddy lakes and within wetlands with water less than 10 cm deep (Department of Climate Change, Energy, the Environment and Water, Department of Climate Change, 2024b)	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	E	CR	1	2006		Orange-bellied Parrots live in coastal and sub-coastal areas, preferring peninsulas and islands. They live in low scrublands, shore heathlands and salt marshes as well as grassy areas. They are migratory birds that breed in Tasmania in the summer months and migrate to the southern coast of mainland Australia, as far west as The Coorong in South Australia, and east in Victoria to Westernport Bay (Department of Environment, Land, Water and Planning, 2016)	Unlikely – Recorded in the last 20 years but there is no suitable habitat (heathlands or scrublands) present in the project area.
<i>Neophema chrysostoma</i>	Blue-winged Parrot	V	VU	1, 2	2012	Known	The Blue-winged Parrot inhabits a range of habitats from coastal, sub-coastal and inland areas, through to semi-arid zones. They tend to favour grasslands and grassy woodlands and are often found near wetlands both near the coast and in semi-arid zones. The species can also be seen in altered environments such as airfields, golf-courses and paddocks (Department of Climate Change, Energy, the Environment and Water, 2023b).	Possible – Recorded in the last 20 years and there is some suitable habitat (hollow bearing scattered trees and open grassy woodland) present or in close proximity to the project area.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Neophema elegans elegans</i>	Elegant Parrot	R		1	2024		The Elegant Parrot occurs in eastern parts of South Australia, north to the Flinders Ranges and west to the Eyre Peninsula. It can be found in a wide variety of habitats, including grasslands, shrublands, mallee, woodlands and thickets, bluebush plains, heathlands, saltmarsh and farmland (BirdLife Australia, 2025)	Highly likely – Very recent records and there is some suitable habitat (hollow bearing scattered trees and open grassy woodland) present or in close proximity to the project area.
<i>Neophema petrophila zietzi</i>	Rock Parrot	R		1	2024		Occurs along the coast, adjacent or on rocky islands, sandy beaches often near cliffs and headlands (Pizzey & Knight, 2024)	Possible – Very recent records although this species prefers coastal habitat and rocky shores which do not occur in the project area.
<i>Numenius madagascariensis</i>	Eastern Curlew	E	CR, Mi	1, 2	2024	Known	This species is widespread in coastal regions in the northeast and south of Australia and scattered in other coastal areas. It is found on intertidal mudflats and sandflats, often with beds of seagrass, on sheltered coasts, especially estuaries, mangrove swamps, bays, harbours and lagoons (Department of Climate Change, Energy, the Environment and Water, 2023d)	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Oxyura australis</i>	Blue-billed Duck	R		1	2016		Prefers large dams and lakes and well-vegetated freshwater swamps (Pizzey & Knight, 2024)	Possible – Recorded in the last 10 years and some suitable habitat exists in man-made waterways in the project area, although it is not preferred. This species often prefers larger, deeper bodies of water.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Plegadis falcinellus</i>	Glossy Ibis	R		1	2013		Glossy Ibis are a rare to uncommon species in South Australia. They are most likely to be found in the Murray Mallee region along the River Murray and lakes Albert and Alexandria, or in the South East or North East of the state. They favour shallow freshwater lakes, swamps, sewage ponds, floodplains etc. They are less common in sheltered marine habits. They are also found in rice fields (Birds SA, 2025).	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Pluvialis squatarola squatarola</i>	Grey Plover		VU, Mi	1, 2	2024	Known	The Grey Plover is almost entirely coastal, being found mainly on marine shores, inlets, estuaries and lagoons with large tidal mudflats or sandflats for feeding, sandy beaches for roosting, and also on rocky coasts (Department of Climate Change, Energy, the Environment and Water, 2024c)	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Podiceps cristatus australis</i>	Great Crested Grebe	R		1	2024		Favouring large deep open bodies of freshwater, the Great Crested Grebe is most commonly found inhabiting rivers, lagoons, lakes, swamps, reservoirs, salt fields, estuaries and bays (Birds in Backyards, 2025)	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Rostratula australis</i>	Australian Painted Snipe	E	EN	1, 2	2000	Known	Occurs in shallow freshwater (occasionally brackish) wetlands, both ephemeral and permanent, such as lakes, swamps, claypans, inundated or waterlogged grassland/saltmarsh, dams, rice crops, sewage farms and bore drains, rushes and reeds, low scrub, Muehlenbeckia spp. (lignum), open timber or samphire (Department of Climate Change, Energy, the Environment and Water, 2022)	Possible – Not recorded in the last 20 years but some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Spatula rhynchotis</i>	Australasian Shoveler	R		1	2019		Prefers fresh and saline lakes and well-vegetated freshwater wetlands. Also occurs in coastal inlets, floodwaters and sewage ponds (Morcombe, 2021)	Possible – Recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Stagonopleura guttata</i>	Diamond Firetail	V	VU	1, 2	2003	Known	Endemic to Australia, occurring mainly on the inland slopes of the Great Dividing Range and in the AMLR/Eyre Peninsula region of SA. Reside in a wide range of Eucalypt dominated vegetation communities that have a grassy understorey, including woodland, forest and mallee. Most occur on the inland slopes of the Great Dividing Ranges, with only small pockets near the coast (Department of Climate Change, Energy, the Environment and Water, 2023c)	Possible – Not recorded in the last 20 years but some suitable habitat (scattered trees and a grassy understorey) exists in the project area. Past records in very close proximity to the project area.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Sterna hirundo longipennis</i>	Common Tern	R		1	2000		Prefers offshore waters, beaches, bays, estuaries and is sometimes found on sandflats and salt fields (Pizzey & Knight, 2024)	Possible – Not recorded in the last 20 years but some suitable habitat exists in man-made waterways in the project area, although it is not preferred.
<i>Sternula albifrons sinensis</i>	Little Tern	E	VU	1	2005		Frequents coastal waters, bays, inlets and saline or brackish lakes and salt fields (Department of Climate Change, Energy, the Environment and Water, 2025a)	Possible – Recorded in the last 20 years and some suitable habitat exists in man-made waterways in the project area, although it is not preferred.
<i>Sternula nereis nereis</i>	Australian Fairy Tern	E	VU	1, 2	2020	Known	Habitat essentially marine: sheltered coasts, bays, inlets, estuaries, coastal lagoons, ocean beaches – rarely out to sea or out of sight of land. Also occurs in wetlands near the coast, including salt ponds and lakes. Favours sites with sand spits and small sand islets in river-mouth channels (Department of Agriculture, Water and the Environment, 2020a)	Unlikely – Recorded in the last 10 years but there is minimal suitable habitat (ocean beaches, lagoons) present in the project area.
<i>Stictonetta naevosa</i>	Freckled Duck	V		1	2012		Prefer permanent freshwater swamps and creeks with heavy growth of Cumbungi, Lignum or Tea-tree. During drier times they move from ephemeral breeding swamps to more permanent waters such as lakes, reservoirs, farm dams and sewage ponds (Birds in Backyards, 2025)	Possible – Recorded in the last 20 years and some suitable habitat exists in man-made waterways in the project area, although it is not preferred. This species often prefers deeper bodies of water.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Plover	V	VU	1, 2	2007	Known	The hooded plover (eastern) is widely dispersed in south-eastern Australia. This species inhabits ocean beaches, particularly wide beaches backed by dunes with large amounts of seaweed, creek mouths and inlet entrances. It may also occur on near-coastal saline and freshwater lakes and lagoons, tidal bays and estuaries, on rock platforms, or on rocky or sandy reefs close to shore (Department of the Environment, 2014)	Unlikely – Recorded in the last 20 years but there is minimal suitable habitat (ocean beaches and sandy beaches) present in the project area.
<i>Tringa nebularia</i>	Common Greenshank		EN, Mi	1, 2	2024	Known	Found in a wide variety of inland wetlands and sheltered coastal habitats of varying salinity. It occurs in sheltered coastal habitats, typically with large mudflats and saltmarsh, mangroves or seagrass (Department of Climate Change, Energy, the Environment and Water, 2024j)	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Xenus cinereus</i>	Terek Sandpiper	R	VU, Mi	1, 2	2010	Known	Primarily restricted to coastal regions, but has been observed in the NT, NSW, WA and SA. Occurs on tidal mudflats, estuaries, coastal swamps and salt fields (Department of Climate Change, Energy, the Environment and Water, 2024k)	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Zapornia tabuensis</i>	Spotless Crane	R		1	2001		Mostly found in well vegetated freshwater wetlands with rushes and reeds. Will also frequent muddy areas, reedbeds or wetlands (Willson & Bignall, 2009)	Unlikely – Not recorded in the last 20 years and there is limited habitat (rushes and reeds) for this species to shelter in.

Mammals

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	R	VU	1, 2	2020		Grey-headed Flying-foxes forage up to 40 km from their roost at Botanic Park each night. Food plants are typically planted trees, both native and exotic, that provide fruit or a rich source of nectar (Department of Agriculture, Water and the Environment, 2021) This species is likely to occur within the project area; however, they would only be expected to visit for short periods if suitable flower or fruit resources are available.	Likely – Very recent records and there are some suitable food resources (<i>Eucalyptus</i> sp.) in the project area. The nearest known breeding camp in Botanic Park, Adelaide, is approximately 30 km away.
<i>Trichosurus vulpecula</i>	Common Brushtail Possum	R		1	2021		Utilises various woodland habitats and suburban environs. Feeds on flowers, fruit, buds and leaves of native vegetation. Requires hollows (within dead or alive tree) or on ground for daytime nesting (van Dyck & Strahan, 2008).	Highly likely – Very recent records and there is suitable habitat (hollow bearing trees) in the project area.

Source; 1- BDBSA, 2 - Protected matters search tool,

NP&W Act; E= Endangered, V = Vulnerable, R= Rare

EPBC Act; CR = Critically endangered, EN = Endangered; VU = Vulnerable; Mi = Migratory

4.2.5 Migratory species

A total of 19 nationally listed migratory species were identified by the PMST search as potentially occurring within 5 km of the project area. Based on known distributions, records, and suitability of habitat, nine nationally listed migratory species were assessed as highly likely or likely to occur within the project area:

- Common Sandpiper (*Actitis hypoleucos*) (nationally Migratory and State Rare)
- Double-banded Plover (*Charadrius bicinctus bicinctus*) (nationally Migratory).
- Fork-tailed Swift (*Apus pacificus pacificus*) (nationally Migratory).
- Marsh Sandpiper (*Tringa stagnatilis*) (nationally Migratory).
- Pacific Golden Plover (*Pluvialis fulva*) (Nationally Migratory and State Rare).
- Pectoral Sandpiper (*Calidris melanotos*) (nationally Migratory and State Rare).
- Red-necked Stint (*Calidris ruficollis*) (nationally Migratory).
- Sanderling (*Calidris alba alba*) (nationally Migratory and State Rare).
- Whimbrel (*Numenius phaeopus variegatus*) (nationally Migratory and State Rare).

In addition, based on known distributions, records, and suitability of habitat seven nationally listed migratory species were assessed as possible to occur within the project area.

The full likelihood of occurrence assessment for migratory species is provided in Table 4.6.

Given the projects proximity to the Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara, a large amount of threatened and migratory shorebird species were highlighted in the PMST report with many species also previously recorded in the study area. Many of these species have specific habitat requirements including but not limited to tidal mudflats or saltmarsh and are generally confined to coastal areas and wetlands. A portion of the Thompson Creek and man-made waterways occur in the project area and may provide suitable habitat for threatened and migratory species, although this habitat is unlikely to be preferred and since the damming of Thompson Creek, the creek is not frequently inundated. In addition, a portion of the Thompson Creek is also proposed to be impacted as a part of the project (see Figure 4.1 – vegetation association A2). As a part of Precinct 3A and the broader Riverlea Park major development, the applicant has established and will continue to establish several man-made waterways to better manage water in the greater area given the area is historically prone to flood waters after significant rainfall events. The establishment of these waterways will not only help the applicant better mitigate against potential flooding events but also provide habitat for threatened and migratory shorebird species, inland and away from the coast in an area largely cleared and devoid of suitable habitat.

Table 4.6 Listed migratory species identified as potentially occurring within 5 km of the project area.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
Birds								
<i>Actitis hypoleucos</i>	Common Sandpiper	R	Mi	1, 2	2024	Known	Found along all coastlines of Australia and in many areas inland. The species utilises a wide range of coastal wetlands and some inland wetlands, with varying levels of salinity, and is mostly found around muddy margins or rocky shores and rarely on mudflats. Has been recorded in estuaries and deltas of streams, as well as on banks farther upstream; around lakes, pools, billabongs, reservoirs, dams and claypans, and occasionally piers and jetties (Geering, Agnew , & Harding, 2007; Higgins & Davies, 1996).	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Apus pacificus pacificus</i>	Fork-tailed Swift		Mi	1, 2	2024		Widespread but almost exclusively aerial. Mostly occur over inland plains, over cliffs and beaches and sometimes well out to sea or in dry or open habitats (Higgins, 1999).	Likely – Very recent records but this species is almost exclusively aerial. May occur as flyover only.
<i>Calidris alba alba</i>	Sanderling	R	Mi	1, 2	2024	Known	In South Australia they are widespread between the Victorian border and Kingston, and also occur on The Coorong, the mouth of the Murray River, then west and northwest to Kangaroo Island, Yorke and Eyre Peninsulas to Streaky Bay. The species is almost always found on the coast, mostly on open sandy beaches exposed to open sea-swell, and also on exposed sandbars and spits, and shingle banks. (Higgins & Davies, 1996).	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Calidris melanotos</i>	Pectoral Sandpiper	R	Mi	1, 2	2024	Known	This species prefers shallow fresh to saline wetlands. The species is found at coastal lagoons, estuaries, bays, swamps, lakes, inundated grasslands, saltmarshes, river pools, creeks, floodplains and artificial wetlands (Higgins & Davies, 1996).	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Calidris pugnax</i>	Ruff	R	Mi	1, 2	2004	Known	In Australia the Ruff is found on generally fresh, brackish of saline wetlands with exposed mudflats at the edges. It is found in terrestrial wetlands including lakes, swamps, pools, lagoons, tidal rivers, swampy fields and floodlands (Higgins & Davies, 1996).	Possible – Not recorded in the last 20 years but some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Calidris ruficollis</i>	Red-necked Stint		Mi	1, 2	2024	Known	This species inhabits coastal and intertidal mudflats, sheltered inlets, bays and lagoons. It has also been known to use freshwater, brackish and saltwater wetlands and less often, sandy beaches and rocky shorelines (BirdLife Australia, 2025).	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Calidris subminuta</i>	Long-toed Stint	R	Mi	1, 2	2008	Known	Long-toed Stint prefer shallow freshwater or brackish wetlands including lakes, swamps, river floodplains, streams, lagoons and sewage ponds. The species is also fond of areas of muddy shoreline, growths of short grass, weeds, sedges, low or floating aquatic vegetation, reeds, rushes and occasionally stunted samphire (Higgins & Davies, 1996).	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Charadrius bicinctus bicinctus</i>	Double-banded Plover		Mi	1, 2	2021	Known	Prefers wide beaches, tidal mudflats, saltmarsh and wide sparsely vegetated margins of saline and freshwater wetlands (Pizzey & Knight, 2024).	Likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Charadrius veredus</i>	Oriental Plover		Mi	2		Known	Breeding visitor that initially inhabits coastal areas such as estuarine mudflats and sandbanks, on sandy or rocky ocean beaches or nearby reefs. Individuals then move to flat, open, semi-arid or arid grasslands, where the grass is short and sparse, and interspersed with hard, bare ground (Pedler, 1982)	Unlikely – No past records despite some suitable habitat along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Limicola falcinellus</i>	Broad-billed Sandpiper		Mi	2		Known	Prefers tidal mudflats, reefs, saltmarsh, freshwater wetlands, sewage ponds and muddy areas (Pizzey & Knight, 2024)	Unlikely – No past records despite some suitable habitat along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Numenius minutus</i>	Little Curlew		Mi	1, 2	1998	Known	The Little Curlew can be found in dry grasslands, floodplains, margins of drying swamps and tidal mudflats, saltfields and sewage ponds (Pizzey & Knight, 2024)	Possible – Not recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Numenius phaeopus variegatus</i>	Whimbrel	R	Mi	1, 2	2017	Known	Most commonly found in estuaries, mangroves, tidal mudflats and flooded paddocks or sewage ponds (Pizzey & Knight, 2024)	Likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Pandion haliaetus cristatus</i>	Eastern Osprey	E	Mi	1, 2	2007	Known	Prefers coastal and terrestrial wetlands and require a range of habitats from coastal cliffs, estuaries, mangroves and large lakes for foraging (Department of Agriculture, Water and the Environment, 2020b)	Possible – Recorded in the last 20 years and suitable habitat (scattered trees) are present in the project area for perching and roosting.
<i>Phalaropus lobatus</i>	Red-necked Phalarope		Mi	1, 2	2006	Known	An irregular summer migrant to Australia where it occurs in shallow pools, commercial saltfields, tidal mudflats, beaches, saltmarsh and freshwater wetlands (Pizzey & Knight, 2024)	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Pluvialis fulva</i>	Pacific Golden Plover	R	Mi	1, 2	2024	Known	Occurs in a variety of habitats from estuaries to mudflats, saltmarshes and on the margins of shallow open inland swamps and paddocks (Pizzey & Knight, 2024)	Highly likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.

Scientific name	Common name	NP&W Act	EPBC Act	Data source	Date of last record	PMST likelihood	Species known habitat preferences	Likelihood of use for habitat
<i>Tringa brevipes</i>	Grey-tailed Tattler	R	Mi	1, 2	2004	Known	Inhabits estuaries, tidal mudflats, mangroves and shallow river margins both coastal and inland (Pizzey & Knight, 2024)	Possible – Not recorded in the last 20 years but some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Tringa glareola</i>	Wood Sandpiper	R	Mi	1, 2	2008	Known	Freshwater swamps, lakes, flooded pasture; less frequently brackish waters, occasionally mangroves (Morcombe, 2021)	Possible – Recorded in the last 20 years and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Tringa stagnatilis</i>	Marsh Sandpiper		Mi	1, 2	2022	Known	Marsh Sandpipers inhabit fresh or brackish (slightly salty) wetlands such as rivers, water meadows, sewage farms, drains, lagoons and swamps (Birds in Backyards, 2025).	Likely – Very recent records and some suitable habitat exists along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.
<i>Tringa totanus</i>	Common Redshank		Mi	2		Known	Recorded in scattered locations around Australia including in the ICI Saltfields, St Kilda and Bool Lagoon in South Australia. Prefers sheltered coastal wetlands such as bays, river estuaries, lagoons, inlets and saltmarsh (with bare open flats and banks of mud) (Higgins & Davies, 1996)	Unlikely – No past records despite some suitable habitat along Thompson creek when inundated and in man-made waterways in the project area, although it is not preferred.

Source; 1- BDBSA, 2 - Protected matters search tool

NP&W Act; E = Endangered, R = Rare

EPBC Act; Mi = Migratory

4.3 Cumulative impacts

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must consider the potential cumulative impact, both direct and indirect, that is reasonably likely to result from a proposed clearance activity.

The cumulative impacts must consider all the clearance that is likely to result from the application, including both direct and indirect impacts. Past native vegetation clearance applications have been submitted and approved in the area as a part of the Riverlea Park major development, including but not limited to Precinct 2 and associated with the management of water and drainage in the broader area.

4.3.1 Direct impacts

The project will result in the clearance of up to two scattered trees of species *Eucalyptus camaldulensis* ssp. *camaldulensis* (River Red Gum) and 3.84 ha of *Maireana aphylla* (Cotton-bush) open shrubland (A2).

4.3.2 Indirect impacts

Indirect impacts of the project include but are not limited to:

- Temporary noise generation, which may impact fauna species, including those species listed as threatened or migratory in the area during construction.
- Possible alteration to local hydrology with an increase in non-permeable surfaces, though impacts to vegetation are unlikely to extend further than clearance applied for under this application.
- Any potential impacts on the root zone of vegetation, such as adding fill to adjust ground level, compaction of soils, severing of roots through trenching for infrastructure, and the construction of hard surfaces which may reduce the infiltration of water. WSP recommends obtaining advice from a qualified arborist to ensure tree protection zones are protected, and the use of minimal impact methods for construction in sensitive areas.
- Any possible impacts from temporary dust generation during construction works, including smothering of vegetation.
- Portions of the Thompson Creek outside the project area in the broader Riverlea Park major development have already been modified as a part of previous stages of development. Further modification of the Thompson Creek is proposed as a part of this application and may result in a change in vegetation composition and density in the project area. As a part of this precinct and with past and future stages of the development, areas of the Thompson Creek are proposed to be cleared and ultimately filled for housing. The application of fill across the broader development is necessary as a part of flood mitigation. Until modification of the Thompson Creek as a part of the broader Riverlea Park major development is completed, the effects of modifying and changing the flow and direction of this waterway are unknown but should be considered as a part of this application and in any future applications.

4.4 Mitigation hierarchy

When exercising a power or making a decision under Division 5 of the Native Vegetation Regulations 2017, the NVC must have regard to the mitigation hierarchy. The NVC will also consider, with the aim to minimize, impacts on biological diversity, soil, water and other natural resources, threatened species or ecological communities under the EPBC Act or listed species under the NP&W Act.

In addressing the Mitigation Hierarchy for the Precinct 3A area, Walker has considered the main themes of: **a) avoiding native vegetation clearance**, and where avoidance cannot be achieved, **b) minimising the extent of clearance**, and **c) rehabilitation measures** that restore habitat and degraded ecosystems. Walker is also conscious of minimising impacts on biological diversity, soil, water, and other natural resources, threatened species and ecological communities under the EPBC Act, and NP&W Act.

Avoidance – outline measures taken to avoid clearance of native vegetation.

e.g. making adjustments to the location, design, size or scale of the activity in order to reduce the scale of the impact.

Much of the higher biodiversity value in the general area, is further north and north-west in the broader Precinct 3 area. These environmentally significant areas are proposed to be retained as open woodland reserves. The Precinct 3A development area is on previously cleared farmland with scattered trees and other limited patches of remnant native vegetation. Out of a total of 50.16 ha of vegetation proposed to be impacted, 46.32 ha is exotic vegetation (cleared farmland). A row of established, planted mature trees (mainly of species *Eucalyptus camaldulensis* ssp. *camaldulensis* (River Red Gum)) follow the western boundary of the project area – see Figure 4.2. Walker proposes to retain as many of these planted, established trees as possible. These trees will assist in providing windbreaks and shade, enhance the amenity and biodiversity of the area, and help to provide further habitat for fauna including threatened fauna. In addition, retaining these established trees will minimise impact on soil disturbance and sedimentation from water runoff.

Based on the existing topographical investigations, it is apparent that historic farming practices have significantly degraded many sensitive natural features within the project area. Coupled with a few restoration strategies in open space areas, stormwater channels, weed management, etc., development in the project area should progressively improve the overall biodiversity and amenity of the area.

Minimization – if clearance cannot be avoided, outline measures taken to minimize the extent, duration and intensity of impacts of the clearance on biodiversity to the fullest possible extent (whether the impact is direct, indirect or cumulative).

e.g. located the development in area where vegetation is sparser or more degraded or does not contain threatened species, etc.

Walker specifically chose the Precinct 3A area because much of the area is degraded and highly modified due to ploughing, recent livestock grazing, and high levels of weed infestation. Native vegetation within Precinct 3A is mainly confined along the Thompson Creek with the remainder of the project area comprising native scattered trees over introduced grasses and herbs. Therefore, the development minimises the extent of native vegetation clearance, while contemplating future planning and development scenarios for the remaining Precinct 3 area.

Rehabilitation or restoration – outline measures taken to rehabilitate ecosystems that have been degraded, and to restore ecosystems that have been degraded, or destroyed by the impact of clearance that cannot be avoided or further minimized, such as allowing for the re-establishment of the vegetation.

e.g. if clearance is only temporary, actions take to re-establish the vegetation after clearance has occurred.

As a part of Precinct 3A and the broader Riverlea Park major development, the applicant has established and will continue to establish several man-made waterways to better manage water in the greater area given the area is historically prone to flood waters after significant rainfall events. The establishment of these waterways will not only help the applicant better mitigate against potential flooding events but also provide habitat for threatened and migratory shorebird species, inland and away from the coast in an area largely cleared and devoid of suitable habitat. Previously established drainage channels within the Riverlea development have resulted in the natural regeneration of native flora species

including *Tecticornia* sp. (Samphire) and *Sueda australis* (Austral Seablite) as shown in Figure 4.3 near the Riverlea Discovery Centre.

The project proposes to facilitate sustainable urban development while balancing other issues such as flooding and stormwater management. The stormwater management measures include implementing a series of gravity-fed drainage channels that will direct and clean stormwater flows. The graded channels are typically within areas comprising high concentrations of non-native vegetation previously cleared, modified or utilised for agricultural activities such as cropping and grazing. These open stormwater drainage channels will incorporate native species landscaping where possible. There is evidence that the stormwater management measures, such as the construction of stormwater channels, are encouraging biodiversity, particularly habitat for water birds (see Figure 4.4 and Figure 4.5) which is important given the sites proximity to the Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara.

Walker intends to undertake weed control within the project area to improve the quality of the remaining vegetation throughout the Riverlea site and enhance the amenity value of the development. In addition, weed control, including control of Declared Weeds under the LSA Act (see Section 4.1.1), will minimise the impacts of existing exotic species on biological diversity and other natural resources. Further, Walker's contractor/s must prepare and implement appropriate soil and erosion management control measures. Vegetation removal will follow recommendations to control and prevent the spread of Declared Weeds found within the project area.

The Precinct 3A subdivision provides a formal open space area centrally within the layout. Walker's landscape design of proposed reserves will incorporate amenity plantings of some locally native vegetation species (where practical) to provide habitat for fauna and enhance local ecosystems that past agricultural land use has degraded. In areas near the housing development, formal revegetation/landscaping works may include planting of some non-local or otherwise different vegetation from what previously occurred in that location. However, they will still encourage subsequent natural regeneration of native flora species such as samphire and *Sueda australis* (Austral Seablite), particularly further down the channel, where regeneration and revegetation will reduce erosion and turbidity (sediment controls) and improve drainage water quality. Regenerating areas will also be fenced from agricultural activities to avoid further degradation by livestock.

Offset - any adverse impact on native vegetation that cannot be avoided or further minimized should be offset by the achievement of a significant environmental benefit that outweighs that impact.

The NVC will only consider an offset once avoidance, minimization and restoration have been documented and fulfilled.

The SEB Policy explains the biodiversity offsetting principles that must be met.

The regeneration of native vegetation within the proposed channels and detention basin will ultimately provide some environmental benefit; however, this does not meet the parameters under the NV Act and *Native Vegetation Regulations 2017* to apply as a reduction in SEB points of loss. Any adverse impact on native vegetation or ecosystems that cannot be avoided or minimised will be offset by implementing an SEB that outweighs that impact. Notwithstanding this, an offset in the form of a payment into the Native Vegetation Fund is also the preferred option for Walker Buckland Park Developments Pty Ltd.



Figure 4.2 Planted *Eucalyptus camaldulensis* ssp. *camaldulensis* (River Red Gum) along the western boundary of the project area.



Figure 4.3 Regenerating *Sueda australis* (Austral Seablite) near the Riverlea Discovery Centre.



Figure 4.4 Water bird species including *Anas gracilis gracilis* (Grey Teal) and *Anas superciliosa* (Pacific Black Duck) in a stormwater wetland channel near Riverlea Discovery Centre.



Figure 4.5 Water bird species including Grey Teal (*Anas gracilis gracilis*) and Pacific Black Duck (*Anas superciliosa*) in an area nearing landscaping completion adjacent the project area.

4.5 Principles of Clearance (Schedule 1, *Native Vegetation Act 1991*)

The Native Vegetation Council will consider Principles 1(b), 1(c) and 1(d) when assigning a level of Risk under Regulation 16 of the Native Vegetation Regulations. The Native Vegetation Council will consider all the Principles of clearance of the Act as relevant, when considering an application referred under the *Planning, Development and Infrastructure Act 2016*. Assessment against the Principles of Clearance for the project are provided in Table 4.7.

Table 4.7 Assessment against the Principles of Clearance.

Principle of clearance	Considerations								
Principle 1a - it comprises a high level of diversity of plant species	<p><u>Relevant information</u></p> <p>A total of 31 flora species included 13 native and 18 introduced were recorded in the project area during the field assessment. The number of flora species and the bushland plant diversity score for VA A2 is provided below. VA A2 was surveyed using two or more sites and therefore the numbers below are averaged for this association.</p> <table border="1"> <thead> <tr> <th>Vegetation association</th> <th>Native species</th> <th>Introduced species</th> <th>Bushland plant diversity score</th> </tr> </thead> <tbody> <tr> <td>A2</td> <td>8</td> <td>14</td> <td>10</td> </tr> </tbody> </table>	Vegetation association	Native species	Introduced species	Bushland plant diversity score	A2	8	14	10
	Vegetation association	Native species	Introduced species	Bushland plant diversity score					
	A2	8	14	10					
	<p><u>Assessment against the principles</u></p> <p>At Variance</p> <p>A2</p>								
<p><u>Moderating factors that may be considered by the NVC</u></p> <p><i>Amount of clearance related to area of remnant</i></p> <p>The amount of native vegetation within a 5 km radius of the project area, is approximately 942 ha (12%) (Department for Environment and Water, 2025b). The total clearance for the Project is 3.84 ha which equates to 0.41 % of native vegetation within a 5 km radius.</p>									

Principle 1b - significance as a habitat for wildlife

Relevant information

A total of 24 fauna species, comprising 23 birds and one mammal including four introduced species were recorded in the project area during the field assessment. No fauna species listed as threatened under the EPBC or NP&W Acts were recorded.

During the desktop assessment of the project, eight nationally listed threatened fauna species and nine State listed threatened fauna species were assessed as highly likely or likely to occur in the project area (see Section 4.2.4). In addition, nine nationally listed migratory species were assessed as highly likely or likely to occur within the project area (see Section 4.2.5). Many of these species have been previously recorded within 5 km of the project area from the neighbouring Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara but they may use suitable habitat (primarily Thompson Creek – VA A2 when inundated, and man-made waterways) in the project area.

Some species identified as a part of the desktop assessment have specific habitat requirements which were not present in the project area such as dense understorey (often preferred by species such as Brown Quail and Shy Heathwren). In contrast, some habitat features such as hollow-bearing trees were present in the project area and provide habitat for species such as Elegant Parrot and Common Brushtail Possum.

As a part of Precinct 3A and the broader Riverlea Park major development, the applicant has established and will continue to establish several man-made waterways to better manage water in the greater area given the area is historically prone to flood waters after significant rainfall events. The establishment of these waterways will not only help the applicant better mitigate against potential flooding events but also provide habitat for threatened and migratory shorebird species, inland and away from the coast in an area largely cleared and devoid of suitable habitat. Threatened and migratory bird species such as waders are known to utilise industrialised or modified waterbodies such as sewerage ponds and saltfields.

Many bird species observed in the project area during the field assessment were observed utilising native vegetation under application and man-made waterways that exist within the project area and nearby. The small size of the project area means that it is unlikely to support a resident population of any species but may provide some foraging habitat. Vegetation along the Thompson Creek in the project area (VA A2) may provide a corridor for movement between other areas of native vegetation in the broader area, particularly after significant rainfall, when the banks may be waterlogged or damp. Species such as the White-fronted Chat (*Epthianura albifrons*) were observed moving between patches of *Maireana aphylla* (Cotton-bush) in VA A2 of the project area. However, the avoidance and inclusion of native vegetation as a part of reserves in Precinct 3A and the broader Precinct 3, and the establishment of several man-made waterways in the project area and for the broader Riverlea Park major development will also provide a corridor for movement for threatened and migratory species.

Principle of clearance**Considerations**

The threatened fauna score and unit biodiversity score for VA A2 in the project area is provided below. VA A2 was surveyed using two or more sites and therefore the numbers below are averaged for this association.

Vegetation association	Threatened fauna score	Unit biodiversity score
A2	0.10	14.01

The threatened fauna score and biodiversity score for both scattered trees proposed to be impacted in the project area is provided below:

Scattered Tree No.	Fauna Habitat Score	Unit biodiversity score
1	1.80	4.45
2	1.80	6.56

Assessment against the principles**Seriously at Variance**

— A2, Tree 1 and Tree 2

Moderating factors that may be considered by the NVC

Impact Significance

The area of vegetation under application, is largely open, contains a variety of introduced flora species and does not contain patches of dense understorey suitable for species such as:

- Brown Quail (*Coturnix ypsilophora australis*) (State Vulnerable).
- Shy Heathwren (*Hylacola cauta cauta*) (State Endangered).

The area is unlikely to constitute critical habitat for these species.

The project area is not a known camp for Grey-headed Flying-fox (*Pteropus poliocephalus*) (nationally Vulnerable and State Rare), and therefore does not constitute critical habitat for this species.

The project area does contain mature hollow-bearing trees which may be suitable for use by species such as:

- Common Brushtail Possum (*Trichosurus vulpecula*) (State Rare).
- Elegant Parrot (*Neophema elegans elegans*) (State Rare).

Any clearance of hollow-bearing trees may impact suitable habitat for these species but given the amount of surrounding suitable habitat in the general vicinity, any impact is likely to be small.

The number of scattered trees (two trees) and small area of vegetation under application (3.84 ha) in the project area is native vegetation which is unlikely to provide important or critical habitat for any other threatened species and is unlikely to:

- lead to a long-term decrease in the size of a population.
- reduce the area of occupancy of a species.
- fragment an existing population into two or more populations.
- decrease availability of habitat such that the extent of a species is likely to decline.
- result in invasive species becoming established in the threatened species habitat.
- interfere with the recovery of a species.

Common species

For common species occurring within the project area, areas of native vegetation will exist in the broader area, providing habitat for these species. The area of clearance is not considered essential habitat to maintain local populations of common species.

Non-essential habitat

Principle of clearance	Considerations
	<p>The habitat under application is not considered important or critical habitat for any of the listed threatened or migratory species which have been assessed as potentially occurring within the project area. There is native vegetation near the project area (i.e. saltmarsh and coastal vegetation in the Adelaide International Bird Sanctuary National Park – Winaityinaityi Pangkara) which provides habitat for listed threatened or migratory species and woodland along the Gawler River that provides habitat for woodland species. As such, the clearance will have a negligible impact on fauna species local populations over the long term (i.e. next 20 to 50 years).</p>
<p>Principle 1c - plants of a rare, vulnerable or endangered species</p>	<p><u>Relevant information</u></p> <p>No flora species listed as threatened under the EPBC Act or NP&W Act were recorded during the field assessment.</p> <p>The desktop assessment did not identify many small /inconspicuous or spring annual species which have the potential to occur in the project area. This is likely due to the location of the project, in the broader Adelaide metropolitan zone and in an area historically dominated by agricultural and farming practices. However, one nationally listed and four State listed threatened flora species were identified in the desktop assessment as potentially occurring in the project area. Two State threatened flora species were assessed as possible to occur within the project area (see Section 4.2.3).</p> <p>Targeted surveys for threatened flora species, particularly those that flower or set seed outside of when the field assessment was undertaken, has not been completed. This is particularly relevant to herbs, forbs and orchid species that only flower in spring. It is possible that some threatened flora species may occur in the project area but were undetectable at the time of the field assessment. However, no threatened herbs, forbs or orchid species were assessed as potentially occurring in the project area during the desktop assessment and as such targeted surveys to identify threatened species during spring were not required.</p> <p>Both scattered trees proposed to be impacted in the project area are of the species <i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i> (River Red Gum) which is not listed as threatened under the EPBC Act or NP&W Act.</p> <p>The vegetation association and both scattered trees mapped in the project area had a threatened flora score of 0.</p> <p><u>Assessment against the principles</u></p> <p>Not at variance</p> <p><u>Moderating factors that may be considered by the NVC</u></p> <p>N/A</p>

Principle of clearance	Considerations
<p>Principle 1d - the vegetation comprises the whole or part of a plant community that is Rare, Vulnerable or endangered.</p>	<p><u>Relevant information</u></p> <p>No threatened communities under the EPBC Act or threatened ecosystems under the DEW Provisional list of threatened ecosystems are considered present within the clearance area.</p> <p>The database searches indicated that one TEC is likely to occur:</p> <ul style="list-style-type: none"> — Subtropical and Temperate Coastal Saltmarsh – nationally Vulnerable <p>Only a small amount of salt tolerant vegetation was recorded during the field assessment (<i>Atriplex semibaccata</i> (Berry Saltbush)) and there is no tidal influence in the project area.</p> <p>Considering both the desktop and field components of this assessment, the Subtropical and Temperate Coastal Saltmarsh TEC was assessed as unlikely to occur in the project area.</p> <p>The vegetation association mapped in the project area had a threatened community score of 1.</p> <hr/> <p><u>Assessment against the principles</u></p> <p>Not at variance</p> <hr/> <p><u>Moderating factors that may be considered by the NVC</u></p> <p>N/A</p>

Principle of clearance	Considerations								
<p>Principle 1e - it is significant as a remnant of vegetation in an area which has been extensively cleared.</p>	<p><u>Relevant information</u></p> <p>The project area occurs in the St Vincent IBRA Subregion and Mallala IBRA Association. Large areas of the St Vincent IBRA Subregion have been cleared for agriculture, with remnant vegetation mostly confined to road verges and fragmented blocks. Remnancy figures are provided below.</p> <table border="1" data-bbox="687 437 1615 576"> <thead> <tr> <th>Subregion</th> <th>Remnancy</th> <th>Association</th> <th>Remnancy</th> </tr> </thead> <tbody> <tr> <td>St Vincent</td> <td>3</td> <td>Mallala</td> <td>8</td> </tr> </tbody> </table> <p>Understorey vegetation within the project area was in poor condition and has been subject to grazing and weed infestation with understorey vegetation subject to clearance in the past.</p> <p>Total Biodiversity Score – 65.79</p> <hr/> <p><u>Assessment against the principles</u></p> <p>Seriously at Variance</p> <hr/> <p>Moderating factors that may be considered by the NVC</p> <p><i>Quality of remnant</i></p> <p>Understorey vegetation in the project area is in poor condition, largely comprising introduced flora species and will continue to degrade. Its long-term persistence is unlikely given development in the broader area.</p>	Subregion	Remnancy	Association	Remnancy	St Vincent	3	Mallala	8
Subregion	Remnancy	Association	Remnancy						
St Vincent	3	Mallala	8						
<p>Principle 1(f) – it is growing in, or in association with, a wetland environment</p>	<p><u>Relevant information</u></p> <p>VA A2 forms part of the Thompson Creek and contains vegetation such as <i>Marieana aphylla</i> (Cotton-bush) and <i>Suaeda australis</i> (Austral Seablite) and is considered in association with a wetland environment.</p> <p>Tree 1 and Tree 2 are not considered in association with a wetland environment.</p>								

Principle of clearance	Considerations
	<p><u>Assessment against the principles</u></p> <p>Seriously at Variance – VA A2</p> <p>Not at Variance – Tree 1 and Tree 2</p> <hr/> <p>Moderating factors that may be considered by the NVC</p> <p><i>Quality of wetland</i></p> <p>This portion of the Thompson Creek is highly degraded, and in poor condition. It contains a large amount introduced flora species, including Declared Weeds under the LSA Act.</p>
<p>Principle 1g - it contributes significantly to the amenity of the area in which it is growing or is situated.</p>	<p><u>Relevant information</u></p> <p>The project area is located in Riverlea Park, adjacent to areas primarily used for agriculture and cropping. Scattered trees and native vegetation in the area enhance the landscape and any proposed removal (particularly of scattered trees that are large or contain a number of hollows) in the project area may have an effect on the surrounding landscape and its character, especially given the lack of native vegetation in the broader area. The project area and broader Riverlea Park is also known to be of significant cultural value.</p> <hr/> <p>Moderating factors that may be considered by the NVC</p> <p>N/A</p>

4.6 Risk assessment

The level of risk associated with this project is a Level 4 as summarised in Table 4.8.

Table 4.8 Summary of the level of risk associated with the application.

Total clearance	No. of trees	2
	Area (ha)	3.84
	Total Biodiversity Score	65.79
Seriously at variance with principle 1(b), 1(c) or 1 (d)		1(b)
Risk assessment outcome		Level 4

4.7 Native Vegetation Council guidelines

Not Applicable

5 Clearance summary

Vegetation association A2 was surveyed using two BAM sites (A2a and A2b), the impact summary provided in Table 5.1 for this VA is based on a 1-hectare average of these sites. Scattered trees proposed to be impacted in the project area are summarised in Table 5.2.

Table 5.1 Clearance summary table.

Block	Site	Species diversity score	Threatened Ecological community Score	Threatened plant score	Threatened fauna score	UBS	Area (ha)	Total Biodiversity score	Loss factor	Loadings	Reductions	SEB Points required	SEB payment	Admin Fee
A	2	10	1	0	0.1	14.25	3.84	54.78	1			60.26	\$45,165.62	\$2,484.11
						Total	3.84	54.78				60.26	\$45,165.62	\$2,484.11

Table 5.2 Scattered tree summary.

Tree or Cluster ID	Number of trees	Fauna Habitat score	Threatened flora score	Biodiversity score	Loss factor	SEB Points required	SEB Payment	Admin Fee
1	1	1.8	0	4.45	1.0	4.90	\$3,672.73	\$202.00
2	1	1.8	0	6.56	1.0	7.22	\$5,411.65	\$297.64
Total	2			11.01		12.12	\$9,084.38	\$499.64

Economies of Scale Factor	0.5
Rainfall (mm) Factor	413

SEB Uplift Factor	1.10
SEB Points of Gain/ha Factor	7.0
Management Cost (\$/ha)	\$25,408

Table 5.3 Total summary table.

	Total Biodiversity score	Total SEB points required	SEB Payment	Admin Fee	Total Payment
Application	65.79	72.38	\$54,250.00	\$2,983.75	\$57,233.76

6 Significant Environmental Benefits

A Significant Environmental Benefit (SEB) is required for approval to clear under Division 5 of the *Native Vegetation Regulations, 2017*. The NVC must be satisfied that as a result of the loss of vegetation from the clearance that an SEB will result in a positive impact on the environment that is over and above the negative impact of the clearance.

Achieving an SEB

Indicate how the SEB will be achieved by ticking the appropriate box and providing the associated information:

- Establish a new SEB Area on land owned by the proponent.
- Use SEB Credit that the proponent has established.
- Apply to have SEB Credit assigned from another person or body.
- Apply to have an SEB to be delivered by a Third Party.
- Pay into the Native Vegetation Fund.

Payment of SEB

The SEB Policy states that if a SEB is required as a result of an approved activity undertaken under the Regulations, the applicant has a choice of either providing an on-ground SEB or a Payment SEB. However, if a proposed clearance will have an offset obligation of greater than 150 SEB Points Required, the NVC will first request that a reasonable attempt be made to identify an on-ground SEB before a payment will be accepted.

If a proponent proposes to achieve the SEB by paying into the Native Vegetation Fund, summary information must be provided on the amount required to be paid and the manner of payment:

The total SEB offset required for the clearance of **two** scattered trees and **3.84 ha** of native vegetation is **\$57,233.76**, which includes a **\$2,983.75** administration fee.

7 Limitations

This Report is provided by WSP Australia Pty Limited (WSP) for Walker Corporation Pty Ltd (Client) in response to specific instructions from the Client and in accordance with WSP's proposal dated 27 July 2025 and agreement with the Client dated 30 June 2025 (Agreement).

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loss of opportunity to earn profit, loss of production, loss of contract, increased operational costs, loss of business opportunity, site deprecation costs, business interruption or economic loss) of any kind whatsoever, suffered on incurred by a third party.

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Appendix A

List of flora species observed in the project area



Table A.1 List of flora species observed in the project area.

Scientific Name	Common Name	NP&W Act	EPBC Act	A2	Scattered Tree	Declared Weed	WoNS
<i>Acacia victoriae</i> <i>ssp. victoriae</i>	Elegant Wattle						
<i>Aizoon pubescens</i> *	Coastal Galenia			✓			
<i>Atriplex semibaccata</i>	Berry Saltbush			✓			
<i>Austrostipa</i> sp.	Spear-grass			✓			
<i>Avena barbata</i> *	Bearded Oat			✓			
<i>Cynara cardunculus</i> ssp. <i>flavescens</i> *	Artichoke Thistle			✓		✓	
<i>Cynodon dactylon</i> var. <i>dactylon</i> *	Couch			✓			
<i>Echium plantagineum</i> *	Salvation Jane			✓		✓	
<i>Einadia nutans</i> ssp. <i>nutans</i>	Climbing Saltbush			✓			
<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush			✓			
<i>Erodium cicutarium</i> *	Cut-leaf Heron's-bill			✓			
<i>Eucalyptus camaldulensis</i> ssp. <i>camaldulensis</i>	River Red Gum				✓		
<i>Eucalyptus porosa</i>	Mallee Box				✓		
<i>Ficinia nodosa</i>	Knobby Club-rush			✓			
<i>Heliotropium europaeum</i> *	Common Heliotrope			✓			
<i>Hordeum</i> sp.*	Barley			✓			
<i>Lycium ferocissimum</i> *	African Boxthorn			✓		✓	✓
<i>Maireana aphylla</i>	Cotton-bush			✓			
<i>Maireana brevifolia</i>	Short-leaf Bluebush			✓			
<i>Malva parviflora</i> *	Small-flower Marshmallow			✓			

Scientific Name	Common Name	NP&W Act	EPBC Act	A2	Scattered Tree	Declared Weed	WoNS
<i>Medicago</i> sp.*	Medic			✓			
<i>Mesembryanthemum nodiflorum</i> *	Slender Iceplant			✓			
<i>Nitraria billardierei</i>	Nitre-bush			✓			
<i>Oxalis pes-caprae</i> *	Soursob			✓			
<i>Panicum hillmanii</i> *	Witch-grass			✓			
<i>Rhagodia spinescens</i> *	Spiny Saltbush			✓			
<i>Romulea rosea</i> var. <i>australis</i> *	Common Onion-grass			✓			
<i>Salsola australis</i>	Buckbush			✓			
<i>Solanum elaeagnifolium</i> *	Silver-leaf Nightshade			✓		✓	✓
<i>Suaeda australis</i>	Austral Seablite			✓			
<i>Taraxacum gracilens</i> *	Red-seed Dandelion			✓			
* Introduced species A2: <i>Maireana aphylla</i> (Cotton-bush) open shrubland. WoNS: Weed of National Significance							

*Introduced species

Appendix B

List of fauna species observed in the project area



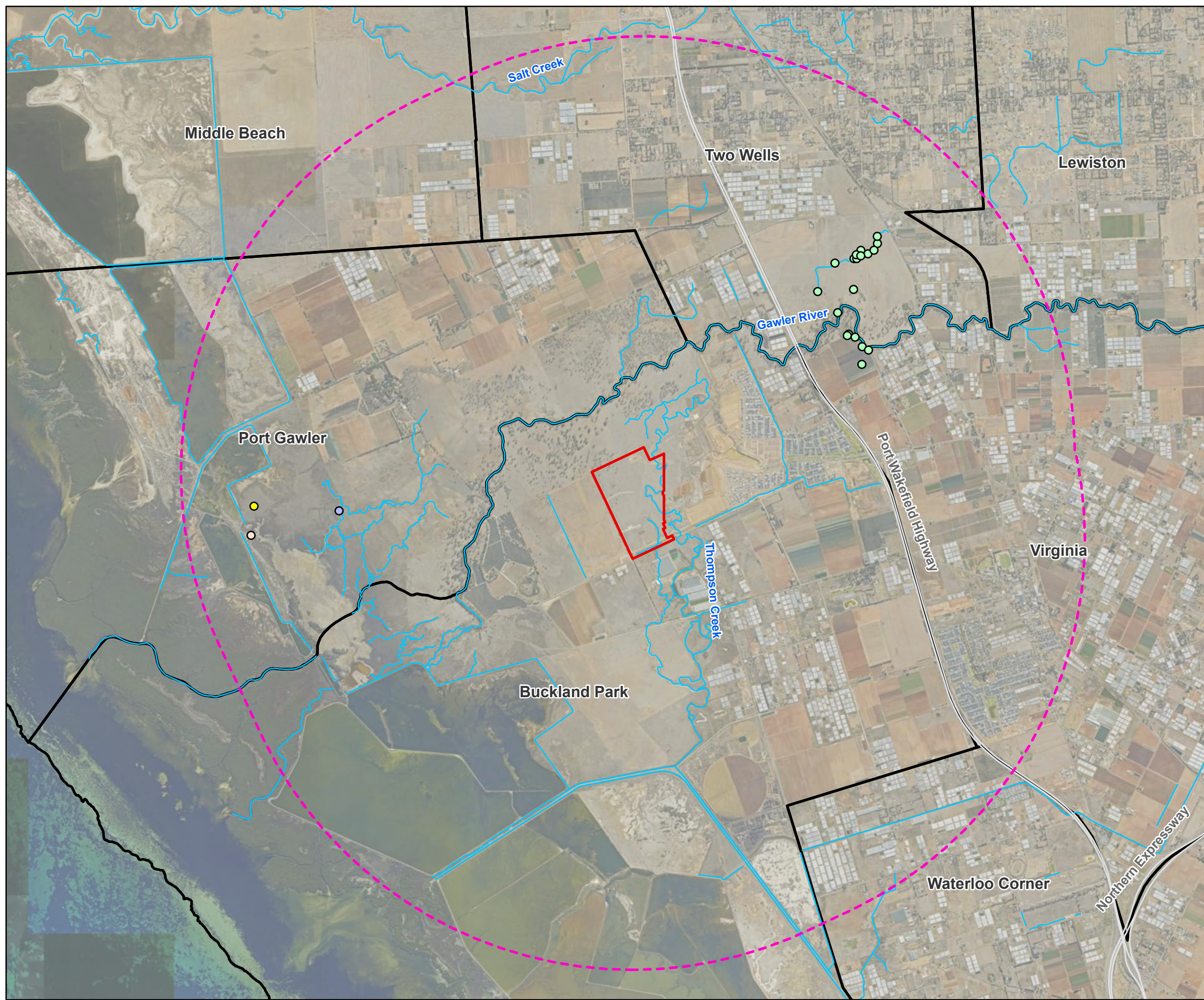
Table B.1 List of fauna species observed in the project area.

Scientific Name	Common Name	NP&W Act	EPBC Act
<i>Acanthiza chrysorrhoa leighi</i>	Yellow-rumped Thornbill		
<i>Anas gracilis gracilis</i>	Grey Teal		
<i>Anas superciliosa</i>	Pacific Black Duck		
<i>Cacatua sanguinea gymnopsis</i>	Little Corella		
<i>Chenonetta jubata</i>	Maned Duck		
<i>Columba livia*</i>	Feral Pigeon		
<i>Corvus mellori</i>	Little Raven		
<i>Cygnus atratus</i>	Black Swan		
<i>Epthianura albifrons</i>	White-fronted Chat		
<i>Falco berigora berigora</i>	Brown Falcon		
<i>Falco cenchroides cenchroides</i>	Nankeen Kestrel		
<i>Gavicalis virescens</i>	Singing Honeyeater		
<i>Grallina cyanoleuca cyanoleuca</i>	Magpielark		
<i>Gymnorhina tibicen</i>	Australian Magpie		
<i>Haliastur sphenurus</i>	Whistling Kite		
<i>Hirundo neoxena neoxena</i>	Welcome Swallow		
<i>Lepus europaeus*</i>	European Brown Hare		
<i>Pardalotus striatus</i>	Striated Pardalote		
<i>Passer domesticus domesticus*</i>	House Sparrow		
<i>Platycercus elegans</i>	Crimson Rosella		
<i>Psephotus haematonotus haematonotus</i>	Red-rumped Parrot		
<i>Rhipidura leucophrys leucophrys</i>	Willie Wagtail		
<i>Sturnus vulgaris vulgaris*</i>	Common Starling		
<i>Tadorna tadornoides</i>	Australian Shelduck		
* Introduced species			

Appendix C

BDBSA flora record located within 5 km of the project area



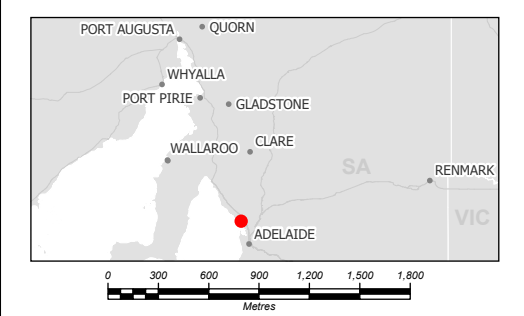


Legend

- Roads
- Watercourses
- Locality
- Project area
- 5km buffer around the project area

Threatened flora

- *Atriplex australasica* (NP&W: R)
- *Brachyscome paludicola* (Swamp Daisy) (NP&W: R)
- *Maireana decalvans* (Black Cotton-bush) (NP&W: E)
- *Maireana rohrlachii* (Rohrlach's Bluebush) (NP&W: R)



Coordinate system: GDA2020 MGA Zone 54
Scale ratio correct when printed at A3
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Data sources: WSP, SA Government, MetroMap Australia latest

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Appendix D

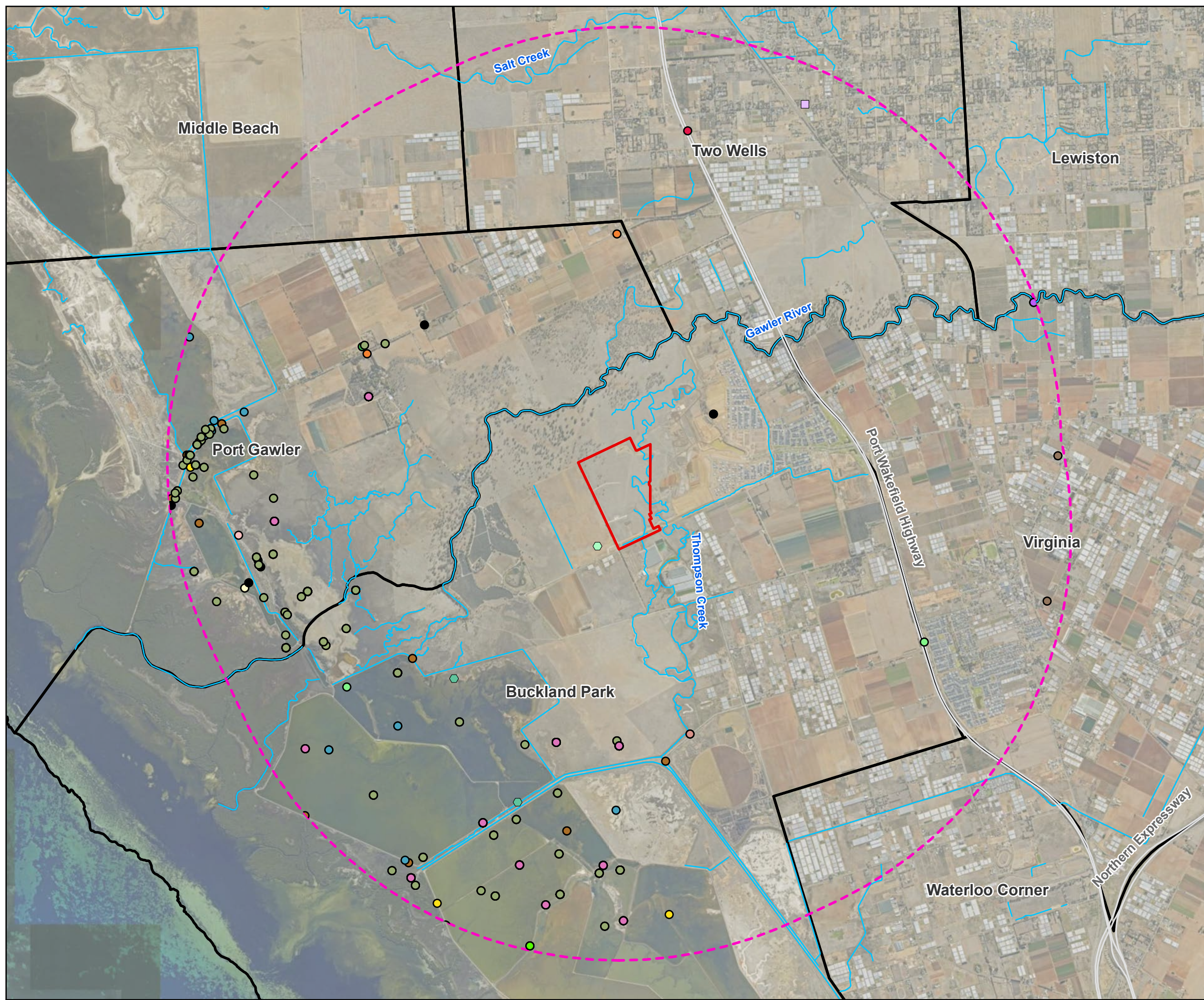
BDBSA fauna record located within 5 km of
the project area



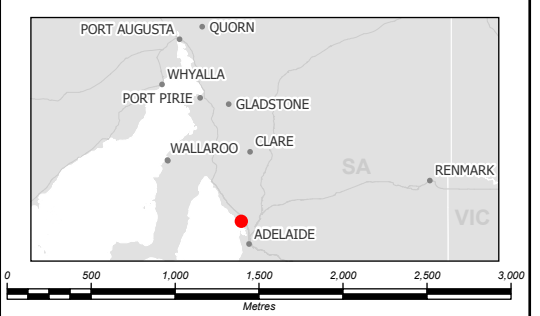


PS225662
Riverlea Precinct 3A

Figure D.1
Threatened and Migratory
Fauna Map (A-L)

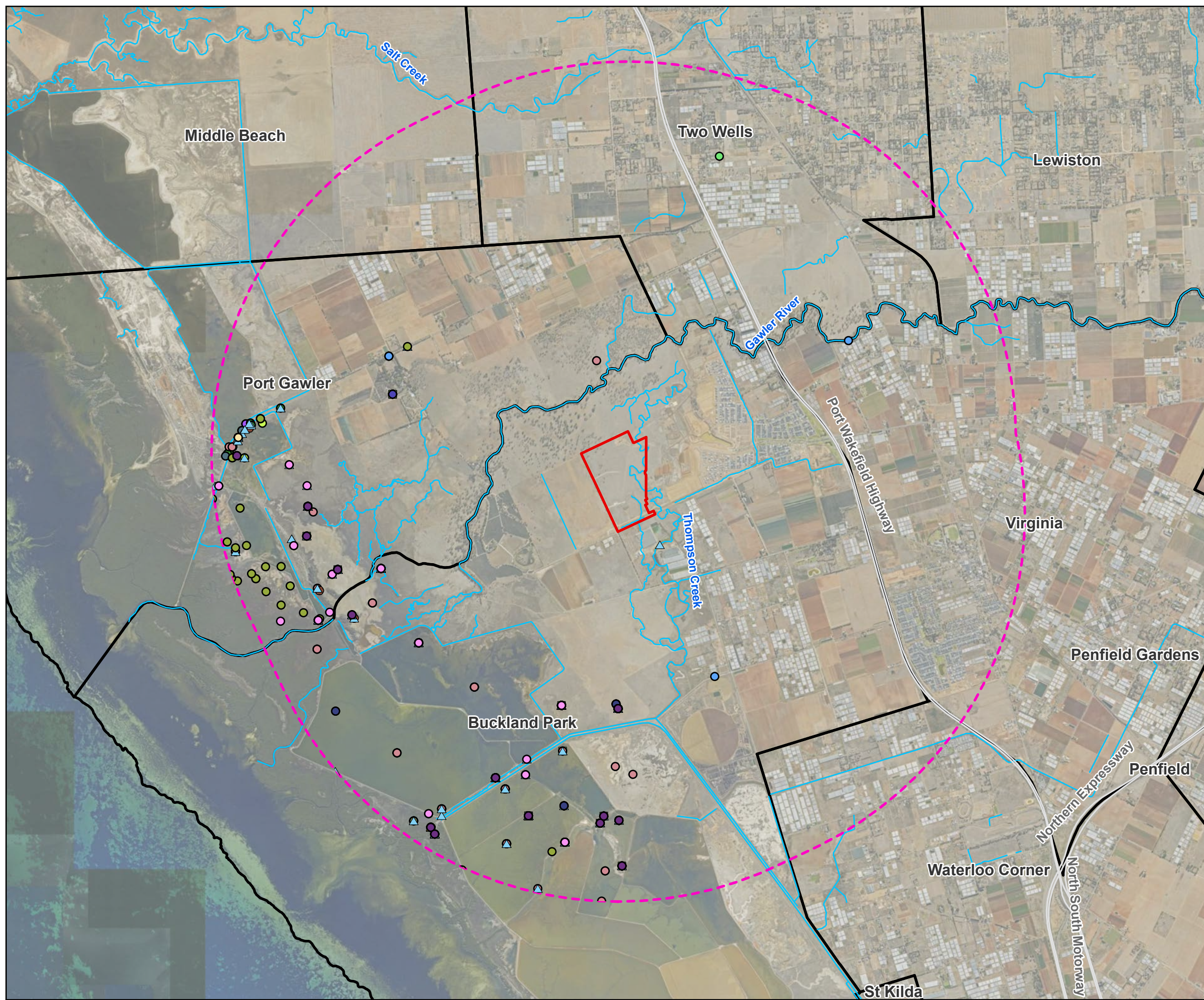


- Legend**
- Roads
 - Watercourses
 - Locality
- Threatened and migratory fauna**
- Australasian Darter (*Anhinga novaeollandiae*) (NP&W: R)
 - Australasian Shoveler (*Spatula rhynchotis*) (NP&W: R)
 - Banded Stilt (*Cladorhynchus leucocephalus*) (NP&W: V)
 - Bar-tailed Godwit (*Limosa lapponica baueri*) (EPBC: EN, Mi; NP&W: R)
 - Black Falcon (*Falco subniger*) (NP&W: R)
 - Black-backed Bittern (Australasian Little Bittern) (*Ixobrychus dubius*) (NP&W: E)
 - Black-tailed Godwit (*Limosa limosa melanuroides*) (EPBC: EN, Mi; NP&W: R)
 - Blue-billed Duck (*Oxyura australis*) (NP&W: R)
 - Blue-winged Parrot (*Neophema chrysostoma*) (EPBC: VU; NP&W: V)
 - Brown Quail (*Coturnix ypsilophora australis*) (NP&W: V)
 - Cape Barren Goose (*Cereopsis novaehollandiae*) (NP&W: R)
 - Common Brushtail Possum (*Trichosurus vulpecula*) (NP&W: R)
 - Common Greenshank (*Tringa nebularia*) (EPBC: EN, Mi)
 - Common Sandpiper (*Actitis hypoleucos*) (EPBC: Mi; NP&W: R)
 - Common Tern (*Sterna hirundo longipennis*) (NP&W: R)
 - Diamond Firetail (*Stagonopleura guttata*) (EPBC: VU; NP&W: V)
 - Double-banded Plover (*Charadrius bicinctus bicinctus*) (EPBC: Mi)
 - Eastern Cattle Egret (*Bubulcus ibis coromandus*) (NP&W: R)
 - Eastern Osprey (*Pandion haliaetus cristatus*) (EPBC: Mi; NP&W: E)
 - Eastern Shrikelet (*Falcunculus frontatus frontatus*) (NP&W: R)
 - Elegant Parrot (*Neophema elegans elegans*) (NP&W: R)
 - Fairy Tern (*Sterna nereis nereis*) (EPBC: VU; NP&W: E)
 - Freckled Duck (*Stictonetta naevosa*) (NP&W: V)
 - Glossy Ibis (*Plegadis falcinellus*) (NP&W: R)
 - Great Crested Grebe (*Podiceps cristatus australis*) (NP&W: R)
 - Great Knot (*Calidris tenuirostris*) (EPBC: VU; NP&W: E)
 - Grey Plover (*Pluvialis squatarola squatarola*) (EPBC: VU, Mi)
 - Grey-headed Flying-fox (*Pteropus poliocephalus*) (EPBC: VU; NP&W: R)
 - Grey-tailed Tattler (*Tringa brevipes*) (EPBC: Mi; NP&W: R)
 - Latham's Snipe (*Gallinago hardwickii*) (EPBC: VU, Mi; NP&W: R)
 - Lesser Sand Plover (*Charadrius mongolus mongolus*) (EPBC: EN, Mi; NP&W: E)
 - Little Curlew (*Numenius minutus*) (EPBC: Mi)
 - Little Eagle (*Hieraaetus morphnoides*) (NP&W: V)
 - Little Egret (*Egretta garzetta nigripes*) (NP&W: R)
 - Little Tern (*Sterna albibrons sinensis*) (NP&W: E)
 - Long-toed Stint (*Calidris subminuta*) (EPBC: Mi; NP&W: R)

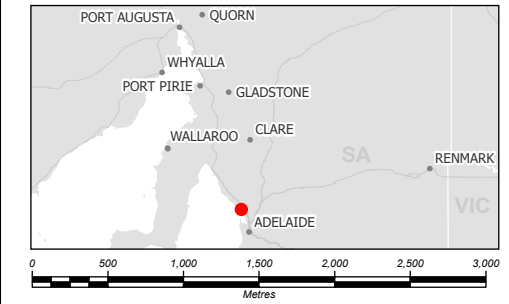


Coordinate system: GDA2020 MGA Zone 54
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Data sources: WSP, SA Government, MetroMap Australia latest World Imagery Maxar
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Figure D.2
Threatened and Migratory
Fauna Map (M-Z)



- Legend**
- Roads
 - Watercourses
 - Locality
- Threatened and migratory fauna**
- | | |
|---|--|
| ● Marsh Sandpiper (<i>Tringa stagnatilis</i>) (EPBC: Mi) | ● Ruddy Turnstone (<i>Arenaria interpres interpres</i>) (EPBC: VU; NP&W: R) |
| ● Musk Duck (<i>Biziura lobata menziesi</i>) (NP&W: R) | ● Ruff (<i>Calidris pugnax</i>) (EPBC: Mi; NP&W: R) |
| ● Pacific Golden Plover (<i>Pluvialis fulva</i>) (EPBC: Mi; NP&W: R) | ● Sanderling (<i>Calidris alba alba</i>) (EPBC: Mi; NP&W: R) |
| ● Pacific Swift (<i>Apus pacificus pacificus</i>) (EPBC: Mi) | ● Sharp-tailed Sandpiper (<i>Calidris acuminata</i>) (EPBC: VU) |
| ● Pectoral Sandpiper (<i>Calidris melanotos</i>) (EPBC: Mi; NP&W: R) | ● Shy Heathwren (<i>Hylacola cauta</i>) (NP&W: R) |
| ● Peregrine Falcon (<i>Falco peregrinus macropus</i>) (NP&W: R) | ● Slender-billed Thornbill (Gulf St Vincent) (<i>Acanthiza iredalei rosinae</i>) (EPBC: VU; NP&W: V) |
| ● Pied Oystercatcher (<i>Haematopus longirostris</i>) (NP&W: R) | ● Sooty Oystercatcher (<i>Haematopus fuliginosus fuliginosus</i>) (NP&W: R) |
| ● Plumed Egret (<i>Ardea intermedia plumifera</i>) (NP&W: R) | ● Spotless Crake (<i>Zapornia tabuensis</i>) (NP&W: R) |
| ● Red Knot (ssp. <i>rogersi</i>) (<i>Calidris canutus rogersi</i>) (EPBC: VU; NP&W: E) | ● Terek Sandpiper (<i>Xenus cinereus</i>) (EPBC: VU, Mi; NP&W: R) |
| ● Red-necked Phalarope (<i>Phalaropus lobatus</i>) (EPBC: Mi) | ● Whimbrel (<i>Numenius phaeopus variegatus</i>) (EPBC: Mi; NP&W: R) |
| ● Red-necked Stint (<i>Calidris ruficollis</i>) (EPBC: Mi) | ● White-bellied Sea Eagle (<i>Haliaeetus leucogaster</i>) (NP&W: E) |
| ● Rock Parrot (<i>Neophema petrophila zietzi</i>) (NP&W: R) | ● White-winged Chough (<i>Corcorax melanorhamphos</i>) (NP&W: R) |
| | ● Wood Sandpiper (<i>Tringa glareola</i>) (EPBC: Mi; NP&W: R) |



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Appendix E

Scattered Tree Using Species



E1 Scattered tree using fauna species in the project area

Scientific name	Common name	EPBC Act	NP&W Act	YP	Resource use	Habitat / status
Birds						
<i>Falco subniger</i>	Black Falcon		R	RA	P, N	s
<i>Falco peregrinus macropus</i>	Peregrine Falcon		R	EN	P, H, N	w/r
<i>Hieraaetus morphnoides</i>	Little Eagle		V	CR	P	w
<i>Neophema elegans elegans</i>	Elegant Parrot		R	RA	P, H	w
Mammals						
<i>Trichosurus vulpecula</i>	Common Brushtail Possum		R	EN	H, N, F	w/r
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	VU	R	RA	P, F	r
<p>EPBC Act: VU = Vulnerable</p> <p>NP&W Act: V = Vulnerable, R = Rare</p> <p>YP: RA = Rare, EN = Endangered, CR = Critically Endangered</p> <p>Resource use: P = perching/roosting, N = nesting, H = using hollow for nesting/roosting, F = feeding</p> <p>Habitat/status: s = seasonal (includes waterbirds using trees near seasonal wetlands, seasonal and nomadic species), w = woodland birds that occasionally use adjacent scattered trees, r = species that can reside in scattered trees.</p> <p>Sources: BSBSA records within 5 km of the Project area (Department for Environment and Water, 2025a). Scattered Tree Assessment Manual (Native Vegetation Council, 2024b).</p>						

10 October 2025

Walker Corporation Pty Ltd
 Attention: Patrick Mitchell
 9 Bonnin Crescent,
 Riverlea Park SA 5021

Dear Patrick,

Riverlea Park – Riverlea major development - Precinct 3A

I am writing to confirm SA Waters' current 2024 – 2028 commitments under the Housing Roadmap will support the servicing of precinct 3A of the Riverlea major development at Riverlea Park (formerly Buckland Park).

Figure 1 from the Housing Roadmap outlines the priority infrastructure spend for the 2024-2028 period which supports up to 3980 new water allotments and 3295 new wastewater allotments to the Riverlea development. This is in addition to the existing 980 water lots and 1840 wastewater lots already committed.

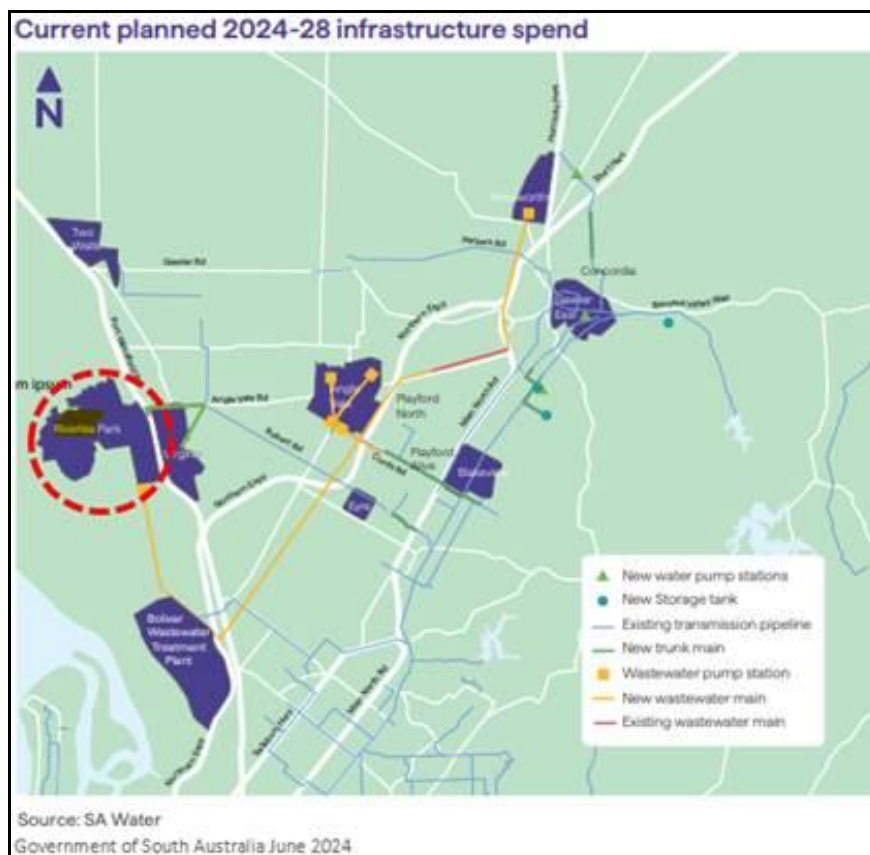


Figure 1: 2024-28 Infrastructure spend

SA Water will continue to work closely and negotiate with the developer to provide the required servicing at the relevant time.

OFFICIAL

Should you have any queries, please get in touch with me.

Regards



Aaron Pearce
SA Water Account Manager

27th October 2025

Walker Corporation Pty Ltd
Attention: Patrick Mitchell
9 Bonnin Crescent,
Riverlea Park SA 5021

Dear Patrick,

SA POWER NETWORKS - PRECINCT 3A - RIVERLEA MAJOR DEVELOPMENT, RIVERLEA PARK

SA Power Networks acknowledges Walker Corporation's ongoing development plans at Riverlea Park. We will endeavour to take these plans into consideration as part of our network infrastructure planning.

More detailed information regarding the potential network connection and associated requirements can be provided through the formal connection enquiry process. This process allows for the appropriate investigations to be undertaken and ensures that all relevant information is properly assessed in the context of SA Power Networks' planning and operational obligations.

Should you require further clarification regarding the connection enquiry process, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in blue ink, appearing to read "P.Damin", with a horizontal line extending to the right.

Peter Damin

Customer Solutions Manager – Metro North and Barossa



Walker Buckland Park Developments Pty Ltd

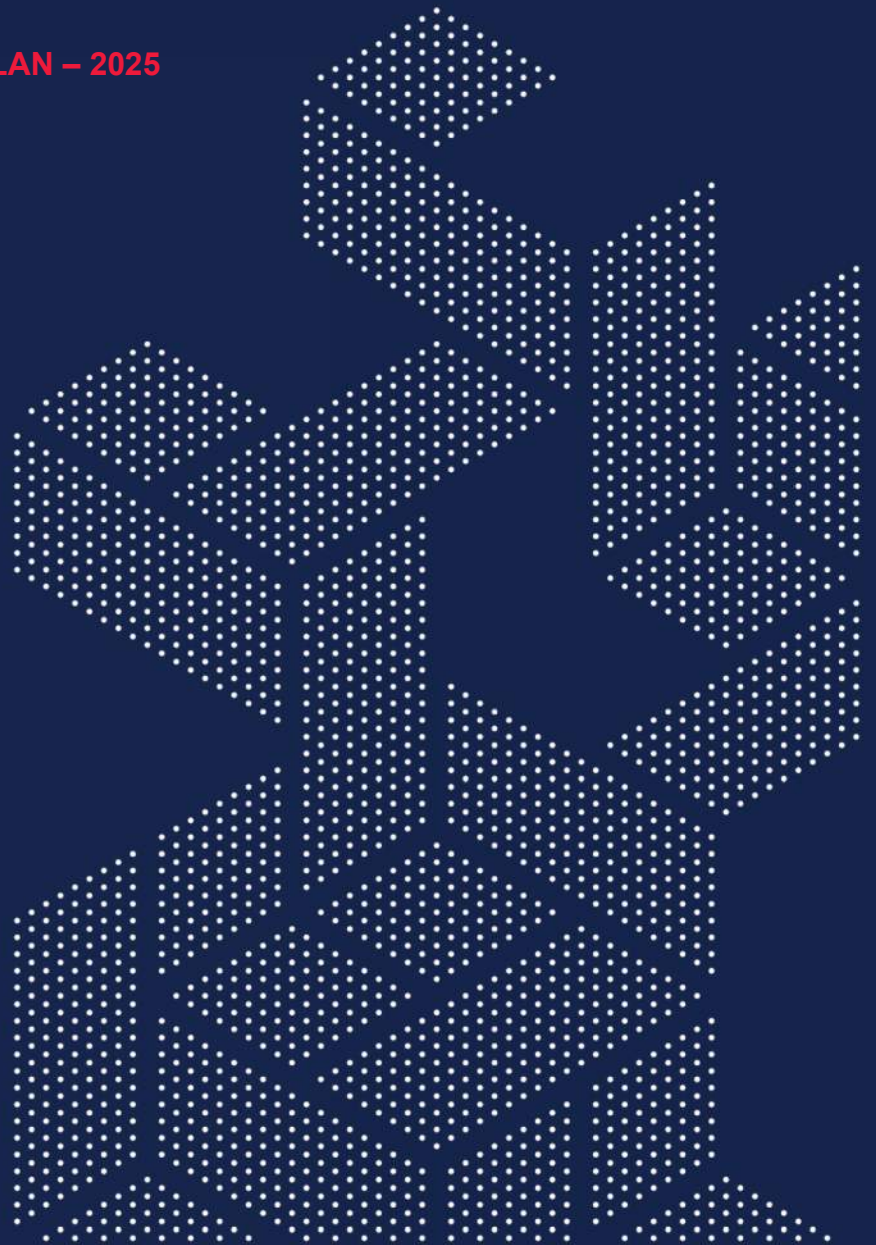
Precinct 1, 2 and 3a Interim and Ultimate Development

STORMWATER MANAGEMENT PLAN – 2025

WGA080163

WGA080163-RP-CV-0034_E

3 October 2025



Revision History

REV	DATE	ISSUE	ORIGINATOR	CHECKER	APPROVER
A	20 Dec 2023	For review	GLS/CIT	DB	DB
B	29 Jan 2024	For review	GLS/CIT	DB	DB
C	04 Oct 2024	For review	GL/CIT/MOF	DB	DB
D	05 Mar 2025	For review	MOF	DB	DB
E	03 Oct 2025	For review	CIT	DB	DB

CONTENTS

1	INTRODUCTION	1
1.1	Changes Since Previous Revision	6
1.2	Stormwater Management Requirements	6
2	CATCHMENT AREA OVERVIEW	8
2.1	Soils and Groundwater Setting	8
2.2	Existing Catchment	9
2.3	Development	10
2.4	Existing Known Assets	10
3	IDENTIFICATION OF PROBLEMS AND OPPORTUNITIES	11
3.1	Risk Management	11
3.2	Consideration for Climate Risk	12
3.2.1	Projections	12
3.2.2	Climate Change Multiplier	13
3.3	Strategies to Manage Risk	13
3.4	Construction Environment Management Plan (CEMP)	25
4	STORMWATER MANAGEMENT OBJECTIVES AND STRATEGIES	26
4.1	Objectives	26
4.2	Flooding	26
4.3	Stormwater Quality	27
4.4	Stormwater Reuse	28
5	STORMWATER DESIGN BASIS	29
5.1	Interim and Ultimate Development Scenarios	29
5.1.1	Interim Development	29
5.1.2	Ultimate Development	31
5.2	Design Criteria	31
5.2.1	Minor and Major Storms	31
5.2.2	Minimum Grades	31
5.2.3	Minimum Pipe Size	31
5.2.4	Freeboard and FFL	32
5.3	Modelling Approach	32
5.4	Modelling Parameters	32
5.4.1	DRAINS Parameters	32
5.4.2	HEC-RAS Parameters	33
5.4.3	TUFLOW Parameters	34
5.5	Design Envelope - Modelled Scenarios	37
5.5.1	Regional Flooding	38
5.5.2	Sea Level Rise (SLR), Storm-Surge and Tidal Effects	39
5.6	Modelling Outcomes	41
5.6.1	DRAINS Modelling	41
5.6.2	HEC-RAS Modelling	42

5.6.3	TUFLOW Modelling	42
6	WATER SENSITIVE URBAN DESIGN	43
6.1	Strategy	43
6.2	Modelling and Results	45
6.3	Management of Sediment Loads	53
6.4	Channel Sediment and Erosion Management	55
6.5	Management Strategy	55
6.6	Revegetation Guide - Planting List	58
7	IMPLEMENTING THE STRATEGY	62
7.1	Priorities and Timeframes	62
7.2	Interim Works	62
7.3	Future Works.....	62

Figures

Figure 1:	Extent of the Precinct 1, 2 and 3a – Interim Arrangement.....	2
Figure 2:	Extent of the Precinct 1, 2 and 3a – Interim Arrangement with Salt Water Lake 1 Constructed ...	3
Figure 3:	Ultimate Arrangement – Saltwater Lakes and Open Channel Network	4
Figure 4	Location of Precinct 1, 2 and 3a.....	5
Figure 5:	Depth to Groundwater	8
Figure 6:	Existing Site Levels.....	9
Figure 7:	Proposed Extent of Ultimate Channel Construction.	30
Figure 8:	TUFLOW MODEL – Surface Condition Assumptions	35
Figure 9:	Proposed Ultimate Channel System including Saltwater Lakes.....	36
Figure 10:	Port Wakefield Road Culverts	38
Figure 11:	Dependence Parameter Map for the Australian Coastline (Source: ARR2019 Book 6 Chapter 5)	40
Figure 12:	MUSIC Model Catchment Plan and WSUD Assets locations with Indicative Proposed Layouts for the Ultimate Development	46
Figure 13:	MUSIC Model Catchment Plan and WSUD Assets locations with indicative proposed Layouts for the Interim Scenario for Precinct 1 and 2.....	47
Figure 14:	MUSIC Model Schematic - Ultimate Development.....	49
Figure 15:	MUSIC Model Schematic – Interim – Precinct 1 and 2	51

Tables

Table 1:	Relevant Infrastructure Assets and their Corresponding Design Life and Climate Change Projections.....	12
Table 2:	Climate Change Projection Scenarios (Adelaide and Mount Lofty Ranges Climate Data).....	12
Table 3:	Likelihood and Consequence Matrix	14
Table 4:	Design Phase Risk Management Process.....	15
Table 5:	Construction Phase Risk Management Process	20

Table 6: Operations (Post Construction) Phase Risk Management Process.....	22
Table 7: Manning's n Value	36
Table 8.1 Summary of Modelled Scenarios within TUFLOW.	37
Table 9: Adopted MHWS Tide Levels for Outer Harbor Station	41
Table 10: MUSIC Modelling Parameters.....	48
Table 11: Water Quality Results Compared to Best Practice Standards – Ultimate Development	50
Table 12: Water Quality Results Compared to Best Practice Standards – Interim Scenario.....	52
Table 13: Revegetation Species Aquatic Zone	59
Table 14: Revegetation Species for the Riparian Zone	59
Table 15: Revegetation Species List for Upper Slope Zone.....	59
Table 16: Revegetation Species for Buffer Zone	61

Appendices

Appendix A CATCHMENT PLAN

Appendix B TUFLOW AND DRAINS RESULTS

Appendix C REGIONAL FLOODING

Appendix D MUSIC MODEL SCHEMATICS

Appendix E HEC-RAS OUTPUTS

Appendix F CHANNEL EROSION AND SEDIMENT MANAGEMENT PLANS

1 INTRODUCTION

The Riverlea development covers an approximate area of 1,308 hectares. The site is situated approximately 32 km north of the Adelaide CBD, bounded by Gawler River to the north, existing Cheetham salt fields to the south and west, Port Wakefield Road to the east.

The Riverlea Precinct is part of a proposed staged subdivision located in Buckland Park in northern Adelaide.

This report outlines the interim Stormwater Management Plan for Precinct 1, Precinct 2 and Precinct 3a prior to the construction of the proposed Saltwater Lakes through the construction of a temporary open channel network to connect to Thompson's Outfall Channel and includes the temporary condition when Salt Water Lake 1 is constructed.

The report also presents the Ultimate Development condition, representing all three salt water lakes constructed, and the large proposed detention basin developed at the southwestern corner of the site.

This is in accordance with the 'Playford Council Development Plan,' October 2011, for the purpose of Council approval. This report is an update of the previous SMP and includes all stages within Precinct 3a and the Ultimate development.

The intent of this report is to provide the design basis for the multi-objective management of stormwater on the development based on the following:

- Internal network drainage design (interim for Precinct 1, 2 and 3a and Ultimate)
- Design of regional flood conveyance channels
- The management of stormwater quality and its integrated approach within the overall project
- The management of stormwater within an overall risk management framework
- Staged implementation of the stormwater strategy

A previous stormwater study 'Stormwater Management, Water, Wastewater and Recycled Water – Technical Paper,' prepared by WGA dated December 2023 for the Buckland Park Environmental Impact Assessment has been considered as part of this SMP for the Precinct 2. This previous report developed the strategy for flood protection across the entire site and was at the time reviewed by the relevant State Government agencies including Emergency Services.

This Stormwater Management Plan (SMP) relates to Precinct 1, Precinct 2 and Precinct 3a of the Riverlea development as Shown in Figure 1.



Figure 1: Extent of the Precinct 1, 2 and 3a – Interim Arrangement

Figure 2 shows the interim arrangement when Salt Water Lake 1 is constructed. It includes an outlet pipe that connects directly to Thompson’s Outfall Channel.

Figure 3 shows the Ultimate arrangement when all three salt water lakes are constructed including the large detention basin at the southern end of the site.

All of the catchments within the red dotted lines are covered in the Interim solution. The green lines represent the proposed channels to be constructed to service Precinct 2 prior to development of the lakes.

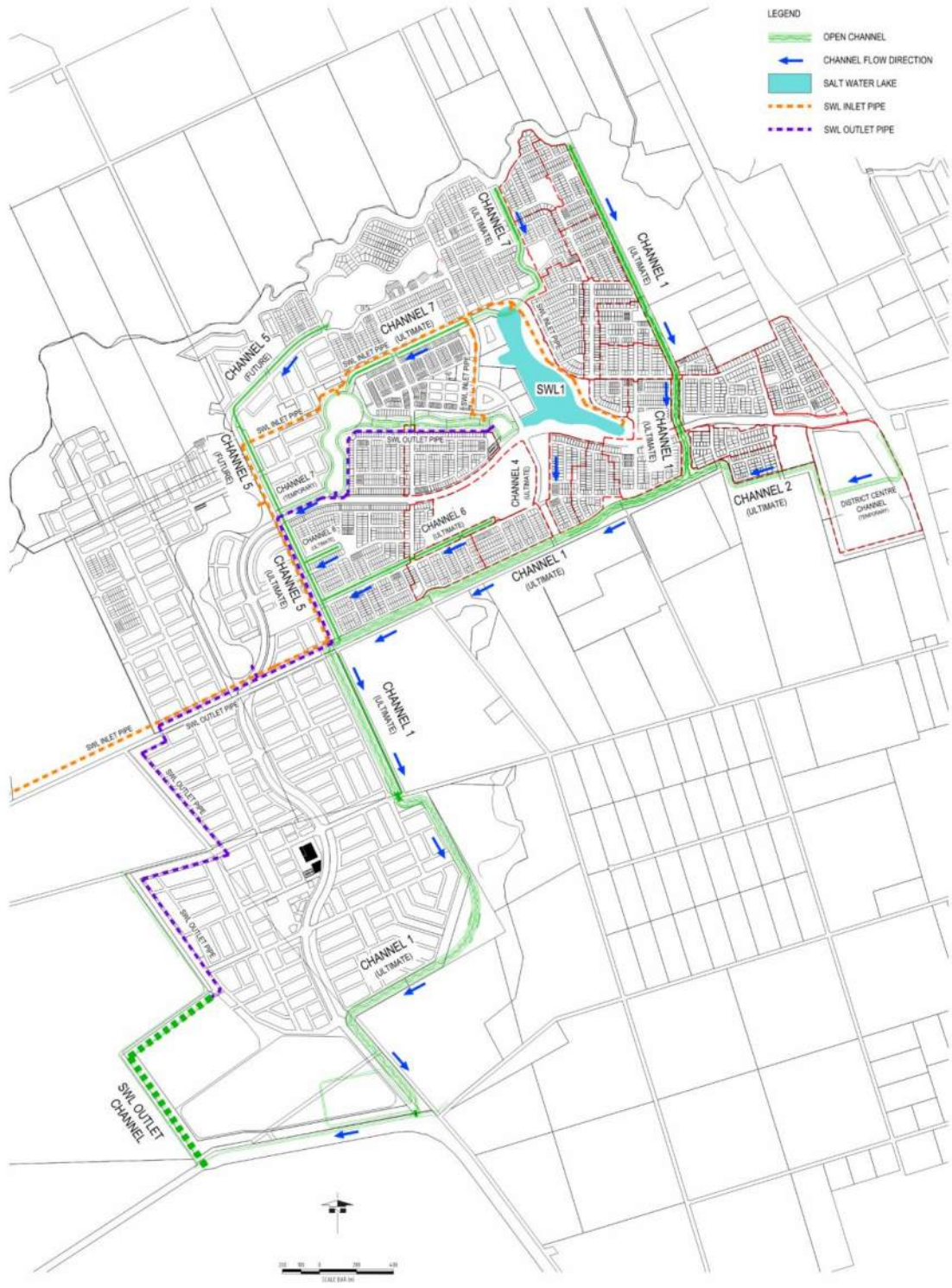


Figure 2: Extent of the Precinct 1, 2 and 3a – Interim Arrangement with Salt Water Lake 1 Constructed

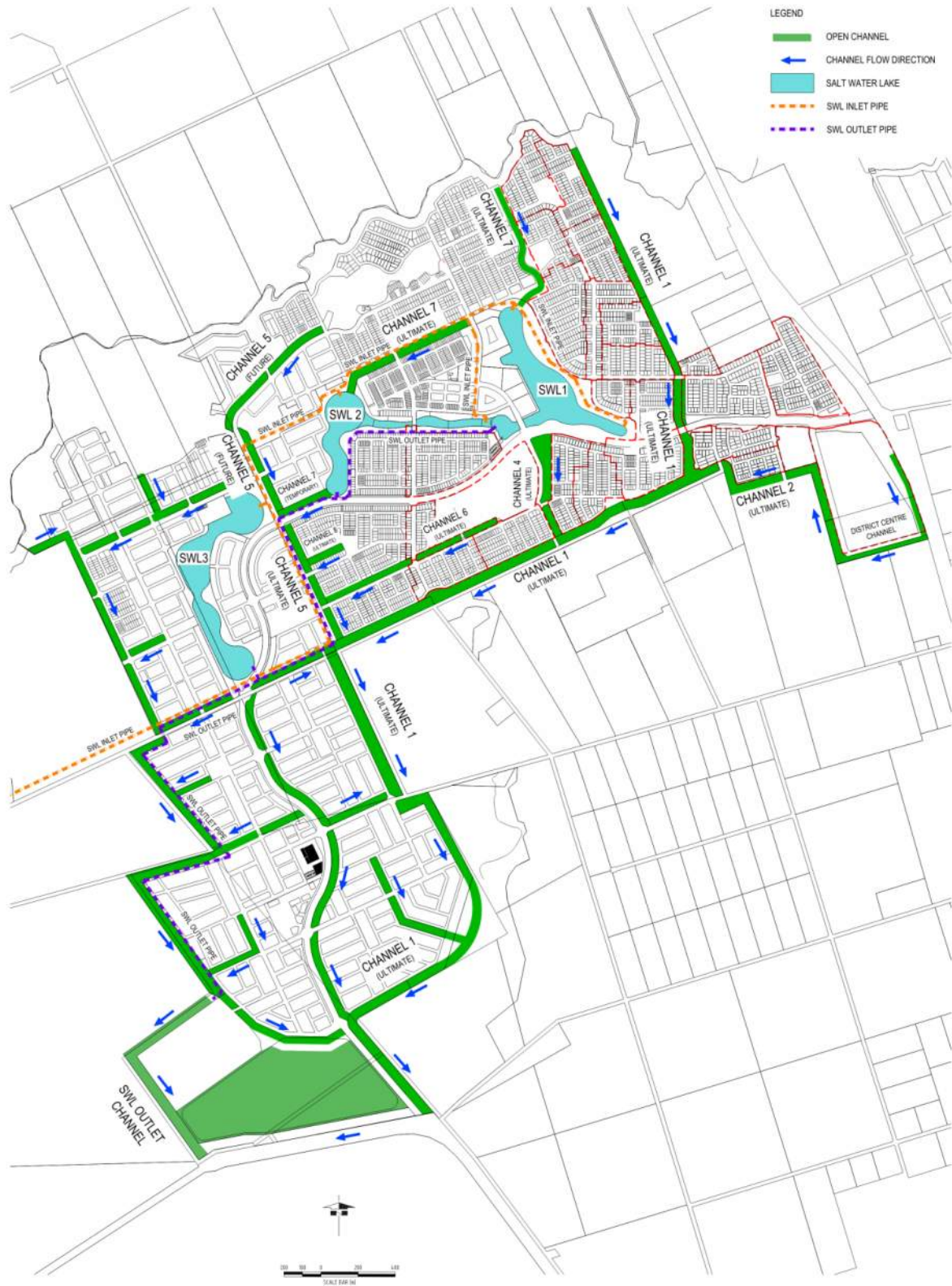


Figure 3: Ultimate Arrangement – Saltwater Lakes and Open Channel Network

Figure 4 below shows the delineation of Precinct 1 (PC1), Precinct 2 (PC2) and Precinct 3a (PC3a).

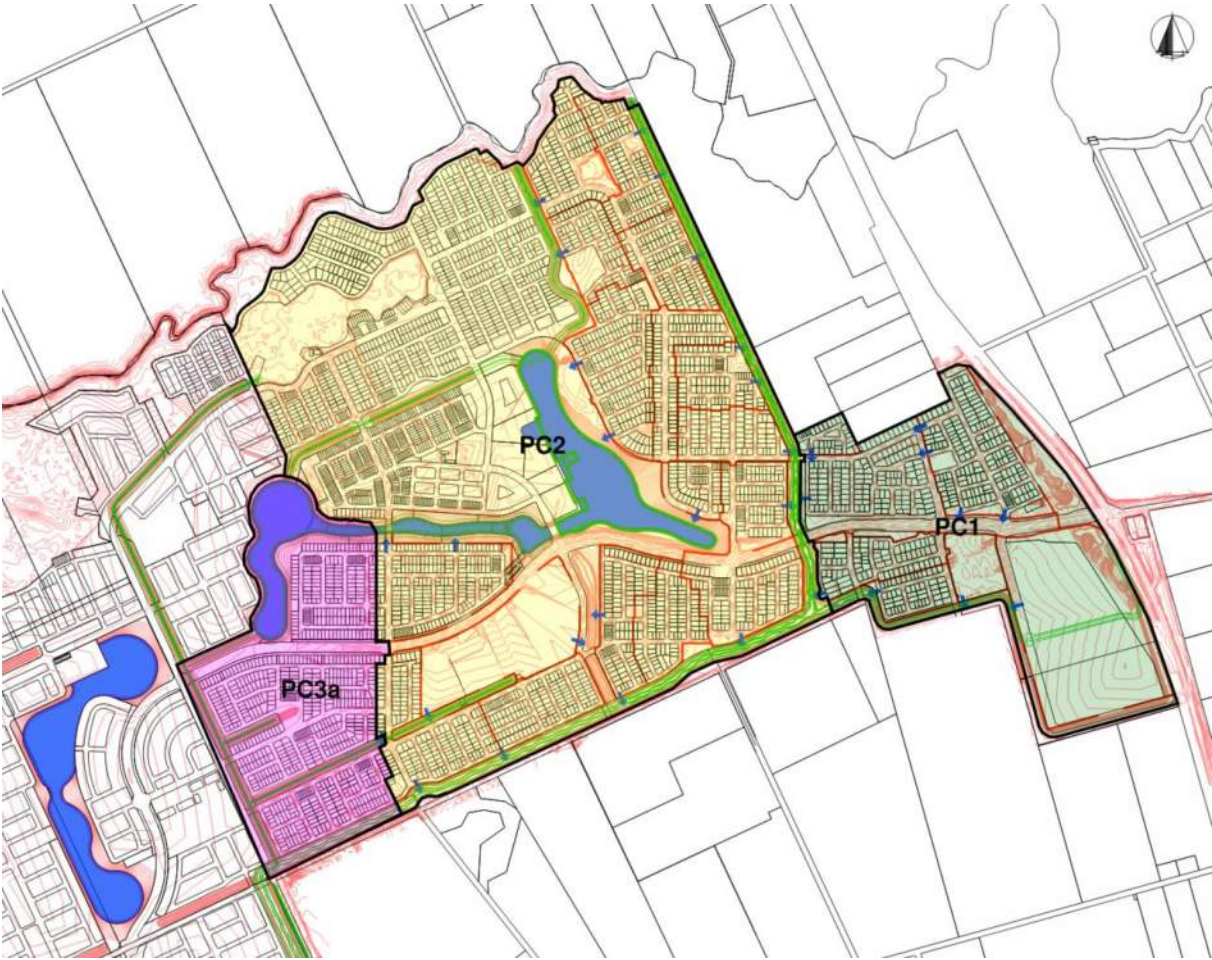


Figure 4 Location of Precinct 1, 2 and 3a.

1.1 Changes Since Previous Revision

As the previous revision of this report was prepared in March of 2025, this section has been incorporated to provide a summary of changes made to the Riverlea Precinct since the previous revision:

- Catchment plan has been updated with relevant pre-development and post-development areas, including Precincts 3a and 4.
- DRAINS Model has been extended to include the Precinct 3a catchments shown in Figure 1 and the proposed open channel network which includes some temporary channels until the future Saltwater Lakes are constructed.
- DRAINS Model also developed to include the temporary condition where Salt Water Lake 1 is constructed.
- DRAINS Model incorporates hydrograph from Smith Creek where development channel connects to Thompson's Outfall.
- HEC-RAS Model has been extended to capture the proposed channel arrangements for Precinct 1, 2 and 3a.
- HEC-RAS Model geometry has been updated to reflect changes channel low-flow extents and channel widths.
- TUFLOW Model has been used to model the Ultimate development condition with the Saltwater Lakes and open channel network including the proposed southern detention basin, to demonstrate the performance of the system when complete. Refer to WGA report, 2009 Technical Paper Update – Flood Assessment, November 2003 that outlines in detail the TUFLOW Modelling parameters.
- References to ARI updated to AEP as per latest 2019 AR&R Guidelines.
- Discussion added on sea-level rise, storm surge and tide levels.
- TUFLOW Model has been updated to include a tailwater condition to simulate Sea Level Rise (SLR) and tidal conditions at the outlet.
- TUFLOW modelling of the channel network has been updated and provided to demonstrate:
 - Compliance to provide flood protection within the floodplain (flooding from Gawler River).
 - Demonstrate flood capacity for a localised 1% AEP storm from within the development has suitable capacity to prevent flooding within the development and downstream to Thompson Creek.
- Risk assessment matrix and flood modelling have been updated following further flood plain modelling undertaken to demonstrate that flood risks have been addressed for flooding from Gawler River as well as 1% AEP runoff from within the development is detained within the new channel network.
- Section 6.4 has now been included to outline the strategy required to mitigate and manage erosion and sediment deposition within the channels prior to landscaping.
- Section 7 Climate Change is no longer up to date with current knowledge and has therefore been deleted. A climate change risk assessment has been included and discussed in Section 3.2.
- Climate change and scenarios have been evaluated as part of the hydrology and hydraulic modelling. Climate change parameters scenarios are now included.

1.2 Stormwater Management Requirements

The City of Playford and the Environmental Protection Authority provide their own guideline and requirements as relevant to stormwater management. These have been outlined below.

Environment Protection Authority

The EPA adopts the WSUD management approach which essentially define their requirements, which relate to management of both stormwater quantity and quality.

The EPA's minimum requirements are as follows:

- Where practical and feasible run-off rates should not exceed the rate of discharge from the site that existed pre-development.
- Water quality treatment reduction targets of the typical urban average annual load as follows:
 - Total Suspended Solids (TSS) 80%.
 - Total Phosphorus (TP) 60%.
 - Total Nitrogen (TN) 45%.
 - Retention of litter greater than 50 mm for flows up to a 3-month Average Recurrence Interval (ARI) peak flow.
 - No visible oils for flows up to a 3-month ARI peak flow.
- Environment Protection Policy (Water Quality) 2015, under the Environment Protection Act, 1993.

City of Playford

Further to the EPA requirements outlined above, there are a number of general Council requirements relating to stormwater design and assets as outlined below.

Council's guidelines require minimum gradients for both pipe and road grades. These are based on providing suitable provision to accommodate maintenance requirements and hydraulic performance. Council acknowledge that road gutter gradients have been reduced in some instances where necessary to accommodate the flatness of the terrain. In this regard, Council has advised the following compliance requirements:

- Councils standard minimum grade is 0.5%. This is considered the target minimum gradient that Council seeks to be achieved in the design.
- In some instances where constraints will result in the minimum gradient cannot be achieved, then Council may accept the following minimum gradients:
 - a. 375 mm RCP – 0.5%
 - b. 450 – 600 mm RCP at 0.4%
 - c. Greater than or equal to 675 mm RCP 0.3%
- All road crossings to shall not be less than 0.5%.
- In the upper reaches of the system, at the start of the stormwater network, the minimum grade is 0.5% (in order to achieve a sufficient velocity prior to joining the larger network).
- At Council's discretion an assessment of self-cleansing velocity check may be required.

The design criteria used is further discussed in Section 5.2.

2 CATCHMENT AREA OVERVIEW

2.1 Soils and Groundwater Setting

The geological survey of South Australia indicates that the majority of the site should be underlain by the Pooraka formation, typically comprising of pale red-brown sandy clay containing calcareous lenses. Bedrock is not expected to occur in the upper 30 m depth at the site. Reference is made to a geotechnical investigation undertaken by Coffey (1998) across the majority of the proposed development.

As a part of the initial site investigations ground water mapping was undertaken by Resource and Environmental Management (now Jacobs). This mapping indicated that the depth to ground water within the site ranges from 0.2 metres to 7 metres below the natural surface level. It can be seen in Figure 5 that approximately 75% of the site has a depth to ground water of approximately 3 metres below the surface level. Groundwater was found to be saline ranging from 1000 ppm to 5000 ppm.

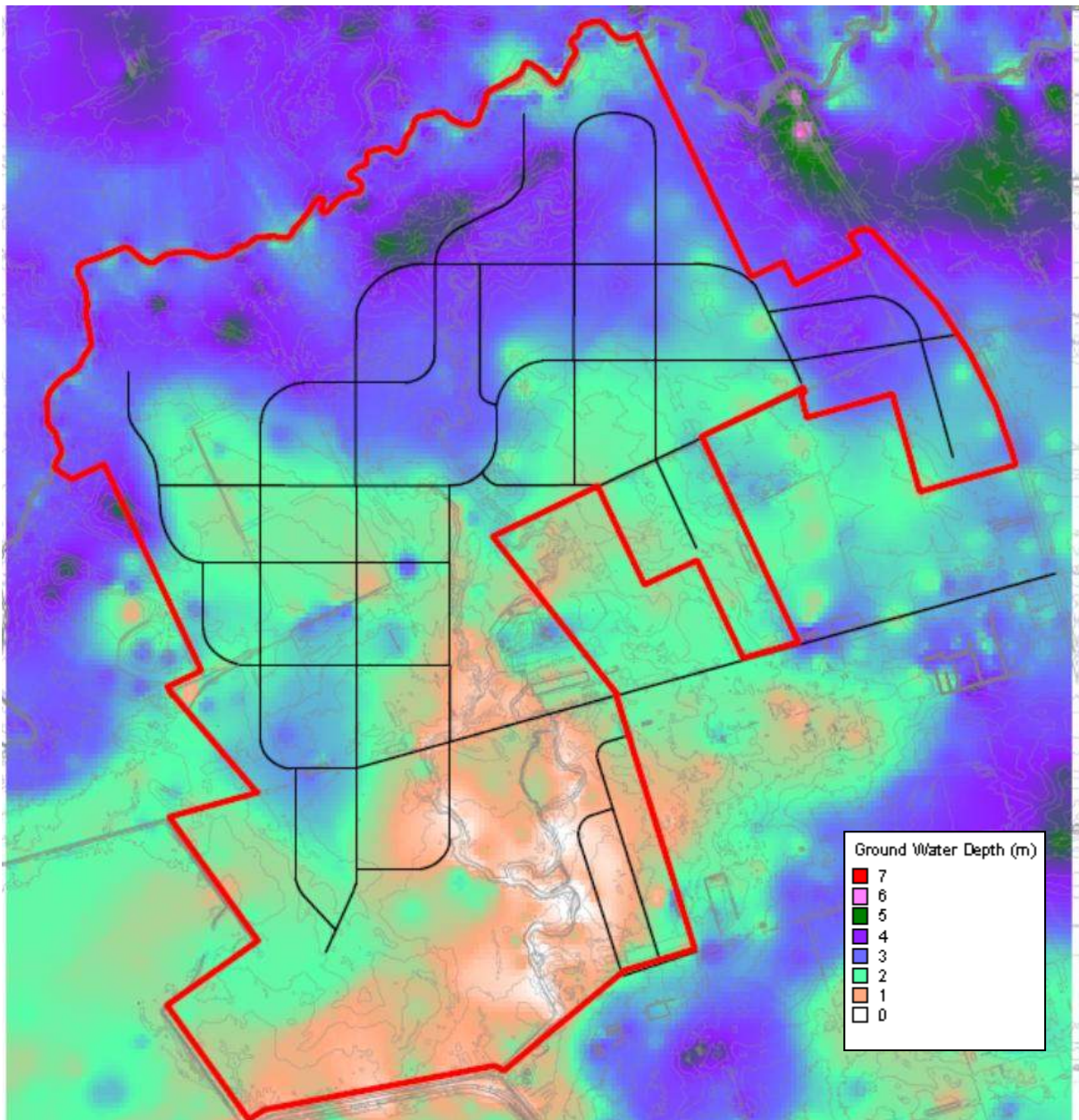


Figure 5: Depth to Groundwater

2.2 Existing Catchment

The Buckland Park site is situated approximately 2.7 kilometres inland of the Gulf St Vincent coastline and it is for this reason not considered to be a coastal site. The topography of the site is relatively flat with an approximate fall of 0.2% across the site from east to west. The site also lies within the Gawler River flood plain.

The Buckland Park site generally drains away from the Gawler River in a south westerly direction towards the Thompson Outfall Channel. The Development will naturally drain to Thompsons Creek and channel to the west of the site.

The Gawler River is situated within the Northern section of the Buckland Park site and is a perched river system. As the banks of the Gawler River are higher than the adjacent floodplain, stormwater runoff from the Buckland Park site will not drain to the Gawler River nor to the Buckland Park Lake System as they are both effectively located upstream of the Buckland Park development area.

Figure 6 shows the site levels in metres to Australian Height Datum (AHD) and shows that the site falls away from the Gawler River towards the Thompson Outfall Channel.

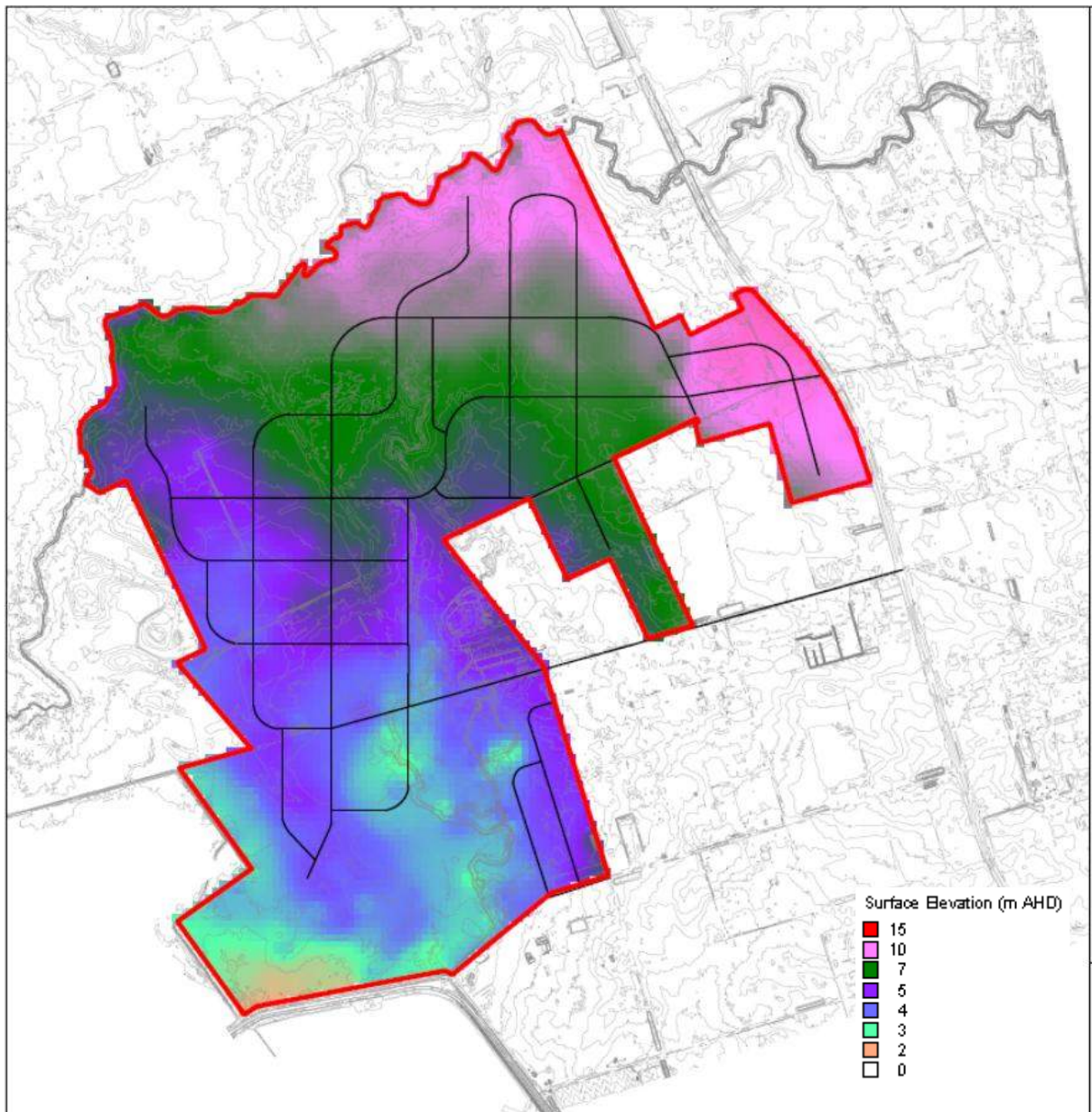


Figure 6: Existing Site Levels

2.3 Development

Precincts 1 and 2 including all stages are currently a combination of greenfield sites including current areas already developed or under construction with a total area of approximately 346 Ha. The development comprises of mixed size urban allotments. In order to facilitate appropriate gradients along proposed roadways and allotments, Precinct 1 and 2 allotments will be filled in some areas with material excavated from the new extensive open channel network and graded to ensure Council's minimum road and pipe network grades are achieved. This allows drainage (above and below ground) to drain to the proposed regional drainage channels and future lakes through the development. This is required as the overall natural site gradient is flatter than the permissible minimum gradients for kerb and water table and stormwater pipes.

As the site is characterised by relatively flat topography, stormwater drainage from Precinct 1 and Precinct 2 is proposed to discharge at a number of distinct locations to a proposed regional channel system which includes some temporary channels. Post-development of Precinct 2 with its interim channel arrangement, the project will begin to introduce the proposed Saltwater Lake system which will be used to provide stormwater detention and amenity for the northern catchments within the development.

2.4 Existing Known Assets

The current method of stormwater management within the Buckland Park site relies on a system of natural open channel lines and roadside open drains and culverts to move the stormwater runoff through the catchment and discharge it to the ocean via the Thompson Creek Outfall Channel. It is also understood that some groundwater is pumped to the Thompsons Creek from the Virginia area, however to date, no details have been able to be obtained. As this is a pumped arrangement, the volumes and peak flows are small compared to the predicted ultimate site runoff and this arrangement will not have any significant impact on the flood capacity of the proposed stormwater network.

WGA contacted Tony Fox of the Adelaide and Mount Lofty Ranges Natural Resource Management Board (AMRNRMB) in regard to obtaining further details about the system. Tony confirmed to date none are available. He did confirm that the outlet size from the pump discharge is only a 90 mm to 100 mm pipe, which confirms that the impact on flood capacity from this discharge is negligible.

3 IDENTIFICATION OF PROBLEMS AND OPPORTUNITIES

3.1 Risk Management

This risk management process aims to determine the potential nature, scale and likelihood of any impacts on water quality during the design, construction and operational phases of the development. This process is undertaken to assist in identifying appropriate management measures to manage the project impacts, and/or determine if intervention is required to manage these risks.

The main steps in the risk management process are:

- Identify risks – as determined by site and its characteristics
- Analyse risks – how likely is it to happen, what are the likely consequences
- Evaluate risks – against the likelihood and consequence matrix
- Treat risks – prioritise, address and mitigate identified risks

This Risk Management process covers a significant proportion of Precinct 1 and Precinct 2 of the development. The information sourced to inform this risk management process comes from various technical reports that have been undertaken for the Buckland Park development. These reports have been based on investigations associated with the site characteristics including groundwater, vegetation, soils and other physical aspects. These reports are listed below for reference to provide the background to this process:

- Buckland Park ASR, Groundwater Modelling, AGT (2011).
- Buckland Park Drain Model, AGT (2011).
- Buckland Park Flood Modelling Maps, AWE (2011).
- Buckland Park Biodiversity Strategy, EBS Ecology (2011).
- Bulk earthworks Modelling, W&G (2012).
- Buckland Park Country Township Master Planning Report, Connell Wagner (2007).
- Buckland Park Residential Development Stage 1, Geotechnical Investigation, Coffey Geotechnics (2011).
- Preliminary Acid Sulphate Soils Investigations, Buckland Park, Golder Associates (2008).
- Buckland Park Country Town Development, Thompson Creek Outfall Capacity Assessment, Connell Wagner (2007).
- Riverlea Development - Recycled Water Strategy, WGA (2012).
- Aquifer Storage and Recovery Potential for Buckland Park, REM (2008).
- Stage 1A and 6A Flood Management System Modelling, AWE (2012).
- Buckland Park Stage 1 Stormwater Quality Management, WGA (2011).
- Western Catchment Stormwater Master Plan, Tonkin (2008).
- Enviro Development Technical Standards National Version 1, UDIA (2011).
- Water Technology Floodplain modelling and mapping (updated 12 December 2021 and included in report).

Following a review of the referenced texts above the risk assessment has been prepared for the design, construction and operational phases of the project. This is presented in Table 4 and Table 6 inclusive. The likelihood and consequence matrix are provided in Table 3 for reference.

3.2 Consideration for Climate Risk

WGA have undertaken a climate risk assessment for the project to:

- To consider the potential nature, scale and likelihood of any impacts of future climate risk to the project.
- To assist in identifying appropriate treatment measures to manage the potential impacts of climate change on the project.

The following climate change projections were considered relevant for the site when considering the impact on stormwater management:

- Decrease in average rainfall
- Increase in potential evaporation
- Increase in solar radiation
- Increase in rainfall intensity

For drainage infrastructure with a long-term design-life both the Intergovernmental Panel for Climate Change (IPCC) scenarios RCP 4.5 and RCP 8.5 were considered for the assessment of drainage infrastructure.

3.2.1 Projections

The climate change projections consider the useful design life of the proposed asset to determine the appropriate climate change scenarios. Table 1 outlines the asset, useful design life and the climate change projections assessed.

For long-term scenarios (i.e. greater than 2050) both the RCP 8.5 and RCP 4.5 scenario has been assessed for a broader range of possible futures.

Table 1: Relevant Infrastructure Assets and their Corresponding Design Life and Climate Change Projections

ASSET	DESIGN LIFE	PROJECTIONS	CLIMATE SCENARIO
Accessible Drainage – stormwater assets including culverts	98 Years	Long-term asset 2050 and 2090	RCP 8.5 and RCP 4.5

Table 2 below summarises the climate change projections based on the above.

Table 2: Climate Change Projection Scenarios (Adelaide and Mount Lofty Ranges Climate Data)

VARIABLE	SCENARIO (RCP 8.5)			
	2030	2050	2070	2090
Increase in average temperatures (°C)	+1.1	+1.8	+2.6	+3.4
Decrease in average rainfall (%)	-5.4	-8.4	-13.6	-17.4
Increase in potential evaporation (%)	+3.1	+5.2	+7.4	+9.9
Increase in very high or extreme fire risk days	+0.5	+9.8	-	+20.3

VARIABLE	SCENARIO (RCP 8.5)			
	2030	2050	2070	2090
Increase in rainfall intensity (%)*	5.5%	-	13%	17%
Sea Level Rise	+0.13 (+0.08-+0.17)	0.25 (+0.16-+0.33)	-	+0.61 (+0.4-+0.84)
Storm Surge	State Government Policy is to allow for 0.3 m of sea level rise from 1990 to 2050 and 1.0m to 2100. The Coast Protection Board is able to advise on anticipated sea level rise at specific locations.			

*Interim factors. Refer to next section for further discussion

It is anticipated that the majority of climate change impacts can be managed with regular monitoring and maintenance of assets. However, the following adaptation actions should be considered during planning and design:

- Materials selection to consider the future climate conditions (e.g. consideration of saline conditions for culvert design as sea level rises), consider new technology where available.
- Consideration of climate change scenarios during the design phase.
- Flood modelling and stormwater design to consider climate change projections.
- Maintenance and monitoring plans to consider increased frequency following major climatic events (flood, fire, extreme heat).
- Maintenance planning to consider the impacts of extreme climatic conditions on staff and provide necessary management (training, PPE, flexibility).

3.2.2 Climate Change Multiplier

A climate change multiplier of 1.2 has been applied to the rainfall intensities in the hydrologic and hydraulic modelling. This was above the 17% increase by 2090 as stated in the interim factors.

In September 2024, AR&R was updated with new advice relating to climate change. The multipliers are now storm duration-dependent and have been revised upwards from the interim factors. To provide some context, the adopted factor of 1.2 equates to:

- 2100 projections for SSP2.6 (9-hour duration)
- 2060 projections for SSP4.5 (9 hour duration)
- 2050 projections for SSP7.0 (9 hour duration)
- 2040-2050 projections for SSP8.5 (9-hour duration)

The adopted factor of 1.2 is therefore considered appropriate for a short-term scenario (2050) for the most conservative Shared Socioeconomic Pathway (SSP) of SSP8.5.

The ARR Data Hub provides a climate change factor of 1.5 for a 9-hour storm duration for SSP8.5 for 2100.

It is also noted that initial losses and continuing loss factors are expected to reduce with climate change. Continuing loss factors could increase by up to 27%, however this relates more to the upstream rural catchments than for a development that is urbanised.

3.3 Strategies to Manage Risk

The response measures are outlined in the Risk Management Table 4 to Table 6 inclusive for Precinct 1 and Precinct 2. In addition to these management measures, the Construction Contractor will be required to prepare a Construction Environmental Management Plan (CEMP) including a Soil Erosion and Drainage Management Plan (SEDMP).

Water Sensitive Urban Design (WSUD)

A design framework that uses the principles of WSUD to manage risks is a widely accepted approach to manage stormwater in an environmentally sensitive approach. In this regard the design of the regional channels would adopt the multi-objective approach to stormwater management such that the development incorporates corridors not solely for conveyance of flood waters. As part of this project a framework will provide the methodology for the design of the regional channels project.

Principles in this framework are proposed for:

- Reducing mains water usage
- Improving quality runoff
- Managing the rates of runoff
- Managing the volume of runoff
- Enhancement in amenity, environmental values, habitat and biodiversity

Table 3: Likelihood and Consequence Matrix

	CONSEQUENCE		
LIKELIHOOD	Low Minor adverse social or environmental impact	Medium Measurable adverse environmental or social impact. Will result in annoyance or nuisance to community	High Significant damage or impact on environmental systems and local community
Low The event could occur only rarely, or is unlikely to occur	Low Risk	Low Risk	Medium Risk (could be high)
Medium The event will occur occasionally or could occur	Low Risk	Medium Risk	High Risk
High The event will occur often or is most likely to occur	Medium Risk	High Risk	High Risk

Table 4: Design Phase Risk Management Process

1. DESIGN PHASE								
ID	Issue	Potential Impact	Likelihood	Consequence	Level of Risk	Response/Management Measure	Notes	Residual Risk
A	Flooding - local catchment	Increased flooding potential due to increase impervious areas and flat gradients.	Low	High	Medium	Drainage systems (including culverts, drainage networks, kerb and channel and open drains) shall cater for 1 in 5 Average Recurrence Interval (ARI) storm events, with a one in 100-year ARI storm event checked for overland flooding through flow paths. The system shall have sufficient capacity to accommodate the design drainage flow in accordance with the drainage requirements and without causing damage or nuisance to surrounding landowners and properties. Council requirement to provide detention to reduce post development flows to predevelopment level, which for Precinct 1 will be accommodated within the Stage 1 open channel construction as the volumes that can be contained within this system, which provides protection largely from the Gawler River flooding is significant.	Drainage network designed in accordance with Council standards.	Low
B	Flooding - Gawler River	Flooding (large magnitude) of low-lying land due to overland flooding from floodwater breaking out of Gawler River.	Medium	High	High	Incorporate a network of regional drainage channels in design - elements to be designed to maximise stormwater interception of overland flooding with no flows to surrounding low lying areas. Regional drainage channels to be located and tested with flood plain modelling by Water Technologies. Regional channels to be hydraulically sized and modelled as part of the design.		Low

1. DESIGN PHASE								
C	Flooding - Increase downstream flooding/exceeding capacity of Outfall channel	Flooding of low-lying land and erosion of channel and adjacent area.	Medium	High	High	Incorporate a network of regional drainage channels in design - elements to be designed to maximise stormwater interception of overland flooding with no flows to surrounding low lying areas. Detention to control rate of discharge to pre-development levels.	Low	
D	Erosion at outlets	Scouring and erosion associated with increase velocities, peak, volume of water.	Medium	High	High	Drainage outlets to incorporate rock pitching, energy dissipation and vegetation	Low	
E	Shallow ponding/stagnant water conducive to mosquito breeding	Nuisance issues, health risks to community.	Medium	High	High	Minimise ponding to controlled areas Incorporate naturalistic design principles to create habitat for natural predators in channels and pools Incorporate porous rock riffles that enable pools to drain out slowly after rainfall events Swales and drainage channels designed with longitudinal gradients to avoid stagnant and isolated pools	Regional channels incorporate a pool and riffle sequence for stormwater treatment. The pools are designed to drain out through porous rock riffles. The channel has been designed using naturalistic design principles and incorporates vegetation to create habitat and biodiversity which provides natural control of mosquito population.	Medium

1. DESIGN PHASE								
F	Waterway function - Thompson Outfall channel	Decrease in waterway function due to changes to hydrological regimes, sedimentation, erosion, water quality.	Medium	Medium	Medium	<p>The design and layout for stormwater treatment ponds will follow the rationale and design features associated with naturalistic water design, and wetland design. The treatment flow adopted in the design will be based on a three month to one-year ARI peak discharge rate from the local catchment. This will allow for 98 percent of all annual rainfall and daily runoff events from the local catchment will receive treatment to the WSUD standards. Any flows of a higher rate above the one-year ARI would still pass through a stormwater treatment system and receive some treatment.</p> <p>The regional channels are designed to slow the flow of stormwater through the local catchment. The regional channels will accommodate a large retention storage during the interim phase of the development which will hold back stormwater.</p>	<p>The regional channel will accommodate a large detention volume in the interim phase to hold back urban flows from Precinct 1 and 2 with the channel being extended to connect to Thompson' Creek.</p> <p>Ultimately a detention basin is proposed at the downstream end of the development where it connects to Thompson Outfall channel. This is modelled together with the future lakes in the Ultimate Development scenario.</p>	Medium
G	Acid Sulphate Soils	Long term impacts on infrastructure associated with acid (from the disturbance of acid sulphate soils).	Low	Medium	Low	Undertake geotechnical investigations to determine if these soils are present.	Acid sulphate soils have not been encountered within the Precinct 1 development site.	Medium

1. DESIGN PHASE								
H	Water Sensitive Urban Design	Runoff quality leads to long term water quality impacts to receiving environments. **while impacts are operational, unless addressed during design, little chance of addressing impacts during operations.	Medium	Medium	Medium	<p>Project based treatment design using treatment train approach.</p> <p>The design and layout for stormwater treatment ponds will follow the rationale and design features associated with artificial wetlands and naturalistic waterway design principles. The treatment flow adopted in the design will be based on a three month to one-year ARI peak discharge rate from the Local catchment. This will allow for 98% of all annual rainfall and daily runoff events from the Local catchment will receive treatment to the best practice standards. Any flows of a higher rate above the one-year ARI would still pass through a stormwater treatment pond and receive some treatment.</p> <p>Treatment will achieve reductions in total pollutant load from the contributing roadway catchment. The WSUD Guidelines for the Greater Adelaide Region (2013 seeks the following pollutant reduction targets.</p> <ul style="list-style-type: none"> - 80% reduction of total suspended solids (TSS). - 60% reduction of total phosphorus (TP). - 45% reduction of total nitrogen (TN) - 90% reduction of gross pollutants, and retention of litter greater than 50mm for up to the 3-month ARI peak flow. - Oil and grease, no visible oils for flows up to the 3-month ARI peak flow. 	<p>**MUSIC modelling used to verify treatment systems adopted in design.</p> <p>Design demonstrates meets targets as specified</p> <p>Using best practice criteria for pollutant reduction targets and checked against EPA Water Quality Policy (2003)</p>	Medium

1. DESIGN PHASE							
I	Groundwater	Increase in groundwater levels due to increased runoff from paved areas.	Medium	Medium	High	<p>AGT had assessed the likelihood of increased groundwater levels due to the increase in impervious areas in their report titled. <i>Buckland Park Drain Model</i>, AGT (2011) and the report suggests there may be some local raising of water levels at the inverts of the open channel system, but that water levels will remain largely unchanged across the site.</p> <p>The open channel system will intercept shallow groundwater in some locations across the site, however, the flow rates of groundwater passing through the extensive open channel system are estimated to be of the order of 200l/s which is considered small given the scale of the network.</p>	Low
J	Thompson's Creek in private ownership	Modification of the creek by private landowners increasing the risk of flooding.	Low	Medium	Medium	<p>There is a section of Thompson's Creek that is outside the development boundary and is in private ownership. There is a risk that private landowners could fill or modify the creek, and impact on its capacity.</p> <p>Modifications to the creek would be a 'Water Affecting Activity' under the Natural Resource Management Act and would require a permit, so there are penalty measures in place should this occur notwithstanding there is still a risk.</p> <p>Ultimately the main channel will be constructed down to the Thompson's Outfall Channel, and the system will not rely on any part of the existing Thompson's Creek, and the risk will be removed.</p> <p>In the short term, the extent of storage provision within the main channel constructed down to Thompson's Creek will result in only very minor flow rates in Thompson's Creek.</p>	Medium

Table 5: Construction Phase Risk Management Process

2. CONSTRUCTION								
ID	Issue	Potential Impact	Likelihood	Consequence	Level of Risk	Response/Management Measure	Notes	Residual Risk
A	Sedimentation	Sedimentation impacts on receiving water quality: - increase in turbidity/total suspended solids/total dissolved solids - to aquatic ecosystems by reducing light and smothering organisms.	High	Low	Medium	SEDMP		Medium
B	Vegetative matter	Increase in natural organic matter impacts on receiving water quality including: - increase in Nitrogen/Phosphorus and reduced oxygen levels - algae outbreaks and eutrophication - visual/surface scum.	Low	Medium	Medium	SEDMP		Low
C	Gross pollution (litter)	Impacts on receiving waters: - visual/aesthetics - decreased water quality.	Medium	Low	Medium	Construction Environmental Management Plan (CEMP) Waste recycling and reuse.		Low

2. CONSTRUCTION							
D	Accidental spills (including hazardous materials)	Impacts on receiving water quality: - increased toxicity - aquatic flora death/breakdown and increases in organic matter - aquatic fauna death/breakdown and increases in organic matter.	Low	Medium	Medium	CEMP	Low
E	Hydrocarbons	Impacts to water quality including: - increased toxicity - algae outbreaks and eutrophication - visual/surface scum.	Low	Medium	Medium	CEMP	Low
F	Acid Sulphate Soils	Impacts on receiving water quality including: - decreases in pH - increases in heavy metals - increased toxicity to aquatic flora/fauna - soil contamination along flow lines.	Low	High	Medium	Site does not lie in the extent of Coastal acid sulphate soils.	Low
G	Interception of groundwater (<3m unconfined saline aquifer)	Impacts on receiving water quality (associated with dewatering activities).	Low	Low	Medium	CEMP	Medium
H	Accidental spills and/or release of contaminated soil into groundwater systems	Contamination of groundwater.	Low	High	Medium	CEMP	Low

2. CONSTRUCTION								
I	Temporary changes in direction and flow of surface water and groundwater	Pooling in undesirable areas, including excavations.	Medium	Low	Low	CEMP		Low
J	Increased volume of surface water flow	Increased turbidity levels in receiving channels for excessive sediment accumulation within the bed of channel.	Medium	Medium	Medium	CEMP Temporary drainage systems required during the construction of the works	Regional channel will retain stormwater without direct discharge to Thompson Outfall channel.	Low

Table 6: Operations (Post Construction) Phase Risk Management Process

3. OPERATIONAL - POST CONSTRUCTION								
ID	Issue	Potential Impact	Likelihood	Consequence	Level of Risk	Response/Management Measure	Notes	Residual Risk
A	Urban stormwater pollution	Impacts to water quality including: - increased toxicity - accumulation in aquatic sediments.	High	Medium	High	Project based treatment design e.g. drains, wetlands, detention basins (interchanges), treatment train approach. Maintenance and monitoring of system to achieve design outcomes.		Low
B	Hydrocarbons	Impacts to water quality including: - increased toxicity - algae outbreaks and eutrophication - visual/surface scum.	High	Medium	High	No runoff from any part of the project shall be discharged out of the road corridor unless it is in an underground or surface drainage system that is intercepted by a treatment wetland prior to entering a watercourse.		Low

3. OPERATIONAL - POST CONSTRUCTION							
C	Sediment	Impacts on receiving water quality: - increase in turbidity/total suspended solids/total dissolved solids - to aquatic ecosystems by reducing light and smothering organisms - release of associated metals and nutrients.	Medium	Medium	Medium	Project based treatment design e.g. sediment ponds. Treatment train response. Existing regional drainage catchments and flow patterns should be maintained where practicable and drainage flows shall not cause scour, damage or nuisance to surrounding landowners and properties.	Medium
D	Nutrients	Impacts on receiving water quality: - increase in Nitrogen/Phosphorus and reduced oxygen levels - aquatic flora death/breakdown and increases in organic matter - aquatic fauna death/breakdown and increases in organic matter.	Low	Medium	Low	Design response. Treatment train response (primary treatment).	Low
E	Vegetative matter	Increase in natural organic matter impacts on receiving water quality including: - increase in Nitrogen/Phosphorus and reduced oxygen levels - algae outbreaks and eutrophication - visual/surface scum.	Low	Medium	Low		Low
F	Gross pollution (litter)	Impacts on receiving waters: - visual/aesthetics - decreased water quality.	Medium	Low	Low	Maintenance Provision of gross pollutant traps at stormwater outlets.	Low

3. OPERATIONAL - POST CONSTRUCTION								
G	Increased runoff volumes due to increased impermeable surfaces	Impact to flow regimes and function of receiving waters.	High	Medium	High	Using WSUD techniques to slow rate of runoff through swales, soakage systems and pool and riffle sequence in regional channel Revegetate regional channels with indigenous plant species to slow surface water flow, protect from erosion, and restore habitat and environmental values.		Medium
H	Rising groundwater levels due to irrigation of playing field and residential properties	Impact on infrastructure, vegetation due to rising saline groundwater.	Low	High	Medium	Regional channel intercepts groundwater and therefore water levels remain unchanged.	Study report by Australian Groundwater Technology suggests that this is unlikely.	Low
I	Climate Change	Sea-level rise resulting in elevated tailwater levels.	High	High	High	Sea-level rise scenarios have been incorporated into tailwater levels within modelling.		Low
J	Climate Change	Increased rainfall intensity	High	Medium	High	Climate change factor of 1.2 has been adopted for hydrological models.		Low

3.4 Construction Environment Management Plan (CEMP)

The CEMP is expected to be developed to mitigate the risks associated with construction and to address risks appropriate to avoid impacts to the downstream waterways. The CEMP is expected to have contents similar to that listed as follows:

Overview

Introduction

- Project Scope
- Purpose
- Roles and Responsibilities
- Project Environmental Process
- Environmental Management System
- Induction and Training
- Contractor and Subcontractor Management
- Communication
- Feedback and Enquiries
- Document Control
- Monitoring, Inspection and Audits
- Emergency Preparedness and Response
- Incidents/non-Compliance Reporting
- Reporting and Review
- Environmental Control Planning

Project Environmental Objectives

Key Environmental Risks and Controls

- Noise and Vibration
- Air Quality
- Water Quality – Sediment, Erosion and Drainage Management
- Waste Management
- Dangerous Goods Storage
- Energy Use and Greenhouse Gas Emission/Sustainability

Conclusion

The Construction Environment Management Plan will be prepared by the Construction Contractors (for each stage of the development) and will be submitted to Council for approval prior to construction. The CEMP will incorporate a SEDMP, which will form an important part of the site management during the construction phase. It is expected that the SEDMP will be developed using a risk-based approach that considers all contributing site physical factors that contribute soil erosion. The CEMP will be prepared by the Construction Contractor and therefore not covered in this report. These stages will follow the principles as outlined in this report.

4 STORMWATER MANAGEMENT OBJECTIVES AND STRATEGIES

4.1 Objectives

The key aspects to achieve in the strategy for the management of stormwater runoff from the development relate to the following:

- Flooding
- Water Quality
- Water Use
- Environmental Protection and Enhancement

From these key aspects, broad objectives for management of stormwater runoff can be developed and are identified as follows:

Objective 1: Flood Management - Provide and maintain flood protection to Precinct 1 and parts of Precinct 2 and future development based on local catchment (Development) and flooding arising from the broader Gawler River system (Regional).

Objective 2: Water Quality Improvement – Treat stormwater to meet the requirements for protection of the receiving environment to EPA and WSUD standards. Use green infrastructure to manage water quality and to integrate with Objective 4.

Objective 3: Water Use – Capture and use of stormwater runoff for beneficial purposes.

Objective 4: Amenity, Recreation and Environmental Enhancement and Protection - Where possible, develop land used for stormwater management purposes to facilitate recreation use, amenity and environmental enhancement.

The development of the stormwater strategy for Precinct 1, Precinct 2 and Precinct 3a requires these broad objectives to be further refined to identify specific management objectives. These specific objectives are outlined in the following Sections and will then enable targeted management strategies to be identified, assessed, and implemented.

4.2 Flooding

A number of strategies have been implemented to achieve the objectives for flood management set out in Section 5. These strategies are briefly set out below.

Strategy 1: Primary Drainage Infrastructure

The inclusion of a drainage network designed to manage the minor/major principles for Precinct 1, Precinct 2 and Precinct 3a. The standards are described in Section 5 have been applied to the detailed design of all current stages and will be applicable for the remainder of Precinct 1, Precinct 2, Precinct 3a and the entire development.

Strategy 2: Regional Flood Management

The inclusion of a network of channels designed to intercept overland flooding from Gawler River. Refer to Section 5 for further detail. This has been updated to include an extended length of open channel network to connect the drainage system to Thompson's Creek in the interim to allow for an outfall connection to Thompson's Outfall channel. The initial SMP used stormwater retention in the open channel network to control outflows from the site, however, this did not allow for a free draining channel, which has resulted in difficulty being able to undertake the proposed channel planting which is part of the stormwater quality treatment needs.

The flood modelling conditions were based off the modelling of the floodplain carried out by Water Technology (refer to Appendix C). Pre-development, current and future development conditions were considered to ensure flood management objectives were met.

4.3 Stormwater Quality

Strategy 1: Green Infrastructure (WSUD)

The provision of WSUD elements is to be incorporated at key locations in the development for management and treatment of stormwater. The construction of regional drainage channel system for the management of flood flows will provide the opportunity to incorporate linear ephemeral wetland pools for water quality improvement. Based on the significant length of channel and based on their widths, several potential sites are highlighted in Section 6.

Other WSUD opportunities are to be pursued within the development include the use of:

- Vegetative swales
- Ephemeral wetland pools along the regional channel network
- Ephemeral wetland ponds will also be included where pipe outfalls are in close proximity to the proposed saltwater lakes to achieve nutrient reductions prior to discharge to the lakes

The ephemeral wetlands will be based on a shallow, densely vegetated basins that will incorporate a temporary average pool depth of 300 mm (the pool depth will vary from 200 mm to 600 mm). The residence time will be controlled using a discharge control pit to release treated stormwater over a period of 60 - 72 hours. Treatment will occur using settling, absorption, and uptake of nutrients through wetland processes.

The ephemeral wetland ponds will accommodate a rainfall runoff volume from a 20 mm rain event to temporarily fill the ephemeral wetland. This pond will slowly drain down over a two- to three-day period to a dry condition. It is envisaged that the ephemeral wetland pond will exhibit strong environmental value through biodiversity, habitat, and sustainability.

For stages locally interfacing with the future Salt Water Lakes 1-3, the agreed stormwater treatment system is to treat flows using gross pollutant traps (GPT) and Atlan Flowfilter cartridge systems prior to discharging into the lake. The currently documented treatment is subject to change post planning approval for the Salt Water Lakes Environmental Impact Statement and agreement with City of Playford.

Walker has engaged Water Engineering Partners (WEP) to undertake a Water Quality Assessment of the performance of the saltwater lakes and to determine the recommended turnover times for the lakes. A DRAFT of the WEP is expected in late October 2025.

Strategy 2: Interception of Gross Pollutants

The development drains within Precincts 1, 2 and 3a include a number of outfalls into the regional channels which will ultimately drain out to the Gulf St Vincent. The outfalls will each accommodate a GPT using Continuous Deflection Separation (CDS) technology to intercept gross pollutants, as will any other outlets to the open channel system that are required for the balance of Precinct 1, Precinct 2 and Precinct 3a..

The detailed engineering of relevant stages will seek to optimise the landform and stormwater pit/pipe network to consolidate the number of GPTs within the development.

4.4 Stormwater Reuse

Strategy 1: Implement Aquifer Storage and Recovery Scheme

Provision of a stormwater harvesting scheme within Precinct 1, Precinct 2 and Precinct 3a is not considered viable at this early phase of development due to the lack of development and runoff to generate sufficient water.

Walker Corporation have negotiated with SA Water to have a Northern Adelaide Irrigation Scheme (NAIS) water brought into the development to supply irrigation water for streetscapes and reserves. The need therefore for consideration of an ASR scheme is no longer warranted. Walker has recently started work on the detailed design of the irrigation supply water and distribution scheme.

5 STORMWATER DESIGN BASIS

5.1 Interim and Ultimate Development Scenarios

General

A system of regional channels has been proposed throughout the Buckland Park Development in order to manage and convey breakout flows from Gawler River for long duration flooding events, in addition to managing stormwater outflows from the development during short duration events. The regional channel network will protect the development from flooding both regional and localised flood events. The basis on which the channels were designed is the flood modelling undertaken by Water Technology (formerly Australian Water Environments). Figure 6 also depicts those channels which are considered Dual Use i.e. Gawler River known breakout interception plus regional flows, Emergency Use i.e. if there was a breakout of failure of Gawler River levee, and those channels purely for interception and collection of regional flows within the development.

In the Ultimate Development scenario, three saltwater lakes are proposed which will provide for stormwater detention above the permanent lake level. Outflows from the lakes will be conveyed to Thompson's Outfall channel via a gravity pipe network so that saltwater flows are prevented from entering the open channel network and therefore risk infiltration into the shallow groundwater systems.

Appendix C shows flood modelling results provided in Water Technology floodplain maps for the 1% AEP flood event in the context of Riverlea Precinct 1, 2 and 3a. This demonstrates that the extent of channel systems proposed to be constructed within Precincts 1, 2 and 3a will provide protection to those stages. The channel network will need to be extended in the future as further development occurs, but the extent of channel network required will be dependent on the location of the next precinct.

5.1.1 Interim Development

For the purpose of Precinct 1, 2 and 3a, it is suggested that construction of the ultimate detention basin is not required at that stage, and an interim solution requiring a lesser proportion of channel construction is more appropriate including a smaller interim basin. Figure 7 shows the proposed channel layout for Precinct 1 and 2. The following is noted for the assessment of the 'Interim Development':

- Precincts 1, 2 and 3a are fully-developed with the balance of Precinct 3 and Precinct 4 contributing as undeveloped areas.
- The saltwater lake system is not yet installed, and the following stages are assumed to contribute flows directly to the channel system during the 'interim' scenario.
 - Stage 9A
 - Stage 9B
 - Stage 14A
 - Stage 14B
 - Stage 15
 - Stage 16
 - Stage 18
 - Stage 19
 - Stage 20

There is a higher peak flow in the Precinct 1 and 2 channels in the 'interim scenario' due to the fact that all stages are discharging to the channels and there is no buffer capacity from the lakes (as in the ultimate scenario). The channels will therefore be sized for the ultimate capacity but have an appropriate level of protection for the interim development (given that this is a temporary arrangement). This is discussed further in Section 5.2.1.

The catchment plan for the interim scenario is included as Appendix A. Note there are two separate plans showing the contributing catchment to the main channel and a larger catchment for the basin (noting Precincts 3 and 4 do not drain to Channel 1).

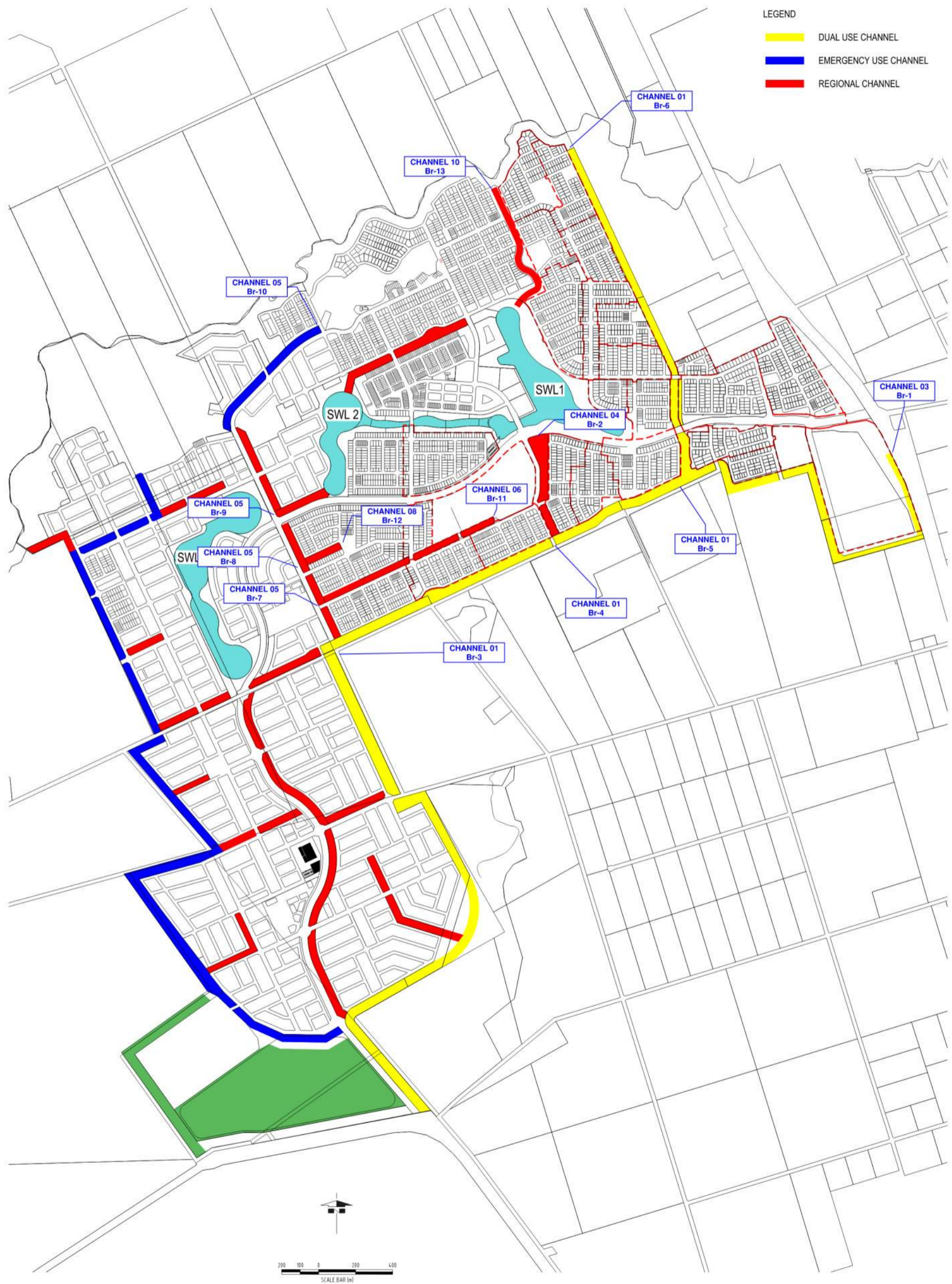


Figure 7: Proposed Extent of Ultimate Channel Construction.

The open channel network is outlined in green, and includes some temporary channels aligned along the future salt water lakes until such times as the proposed lakes are constructed.

5.1.2 Ultimate Development

The ultimate development scenario considers the ultimate channel network, the salt-water lakes constructed and assumes Precincts 1, 2, 3 and 4 are fully developed. Refer to Appendix A for relevant catchment plan.

5.2 Design Criteria

5.2.1 Minor and Major Storms

The internal stormwater system is designed for the following Annual Exceedance Probability (AEP)

- Minor storms (internal underground drainage) 20% AEP
- Major storms (overland flow) 1% AEP
- Permanent channels 1% AEP
- Temporary channels 5% AEP

A lesser design standard has been adopted for the temporary channels as the likelihood of a rare storm event occurring within a shorter, fixed period of time is lower. The probability of exceedance within a fixed time period of an event with a constant probability can be modelled with a binomial probability distribution. If the channels are designed to a 5% AEP, the probability of having at least one exceedance for different fixed periods of time is shown below:

- 1 year – 5% chance of exceedance
- 2 years – 9.8% chance of exceedance
- 5 years – 22.6% chance of exceedance
- 10 years – 40% chance of exceedance
- 20 years – 64% chance of exceedance

5.2.2 Minimum Grades

A minimum grade of 0.50% for the internal drainage system should be achieved where possible. Where a 0.50% grade could not be achieved due to constraints, the following minimum grades for the relevant pipe sizes have been decided upon as per discussions with Council:

- 375 mm 0.50%
- 450 mm – 600 mm 0.40%
- Greater than or equal to 675 mm 0.30%

The minimum grade at all road crossings shall remain at 0.50%. In addition, the minimum grade for the upper reaches of a system shall also remain at 0.50% so as to achieve sufficient velocity prior to joining the larger network.

5.2.3 Minimum Pipe Size

The following criteria are used for the minimum allowable pipe size:

- Reinforced concrete pipe 375 mm dia
- uPVC pipe (allotment connections) 150 mm dia
- Minimum freeboard (minor storm) 150 mm

5.2.4 Freeboard and FFL

The underground internal drainage system will be designed to accommodate flows from a 20% AEP storm event with no surcharging. A minimum freeboard at pits for minor storms of 150 mm will be adopted so that the hydraulic grade line (HGL) is at least 150 mm beneath all pit openings.

Overland flow paths were defined for the 1%AEP storm event.

The minimum floor level for dwellings is also required to be 150 mm higher than the top of kerb.

Internal stormwater runoff from catchments will be discharged at a number of locations into the regional stormwater channel system. Each outlet is proposed to be fitted with a gross pollutant trap (GPT) in order to satisfy primary stormwater treatment requirements, so that stormwater runoff is improved and pollutant transfer to receiving waters is minimised. The treatment flow for each GPT was calculated using the 4EY (3-month ARI) storm event and they have been sized on this basis.

5.3 Modelling Approach

The modelling approach used for stormwater management of the site has adopted a combination of different software packages. These include:

- DRAINS software for the internal development stages with pit and pipe networks and defining safe overland flow paths. The peak flows from DRAINS have been used as an input into the channel design in HEC-RAS 1D.
- HEC-RAS 1D for the internal channel network based on extracted sections from the Civil 3D model and hydrological inputs from DRAINS at tie-in points along the channel.
- TUFLOW for the 2D regional floodplain mapping including scenario mapping for upstream and downstream boundary conditions. TUFLOW has also been used for the sizing of the downstream detention basin.

5.4 Modelling Parameters

5.4.1 DRAINS Parameters

5.4.1.1 Catchment Parameters

A catchment plan outlining the modelled area for the interim and ultimate scenario can be found in Appendix A. In the ultimate scenario, Precincts were assumed to be fully 'developed', with the following catchment breakdown applied:

- 60% paved area
- 20% supplementary area
- 20% grassed area

5.4.1.2 Hydrological Model Parameters

An IL-CL model has been used for the regional hydrology to be consistent with the TUFLOW assumptions obtained from the ARR Data Hub. This has been used for the sizing of the detention basin but not the individual stages for the site.

An IL-CL model has been used for the regional hydrology to be consistent with the TUFLOW assumptions obtained from the ARR Data Hub. This has been used for the sizing of the detention basin but not the individual stages for the site as basin sizing requires the inclusion of undeveloped areas, which are best suited to the IL-CL model.

- Initial Loss of 30 mm
- Continuing Loss of 4 mm/hr
- Paved Area Depression Loss of 1 mm

ILSAX has been for the detailed design of individual stages and used to model catchment hydrology in DRAINS. The following runoff parameters have been selected for the purpose of stormwater modelling:

- Paved (impervious) area depression storage 1 mm
- Supplementary area depression storage 1 mm
- Grassed (pervious) area depression storage 10 mm
- Soil type 3
- Antecedent moisture condition 3 (all storms)

The model utilised channel cross-sections and modelling was carried out using the Unsteady State mode to reflect channel storage.

5.4.1.3 Tailwater Condition Assumptions

A tailwater condition has been set at the end node of the model to reflect the conditions in the existing Thompson's Creek Channel.

The existing Thompson's Creek channel has been modelled at the outlet of the basin. A dummy hydrograph has been adopted to simulate a variable tailwater condition in the channel consisting of an upstream flow that starts at 9 hours, peaks at 1 m water depth at 15 hours and subsides after 21 hours. This is largely governed by the contributing hills catchment in Smith's Creek that feeds into Thompson's Outfall Channel that has a long time to peak. Further scenarios of the variable tailwater condition are explored within the TUFLOW model outputs. This tailwater condition is considered suitable for the sizing of the detention basin for the ultimate development.

5.4.2 HEC-RAS Parameters

HEC-RAS is a hydraulic software package developed by the US Army Corp of Engineers that enables one-dimensional steady flow calculations. To determine the hydraulic performance of the proposed channel, HEC-RAS (Version 6.5) was used to create a steady-state 1D model of the system.

Flows were generated from the DRAINS model of the ultimate development during the 1% AEP event. The DRAINS model provided the hydrological component in addition to rainfall runoff routing required for the simulation of flows (DRAINS modelling parameters can be found in Section 5.4.1). The flows generated from DRAINS were then used to inform the flows used for the channels and at flow change locations within the HEC-RAS model.

15 m³/s of flow generated from the catchments upstream of the Port Wakefield culverts was also simulated within the HEC-RAS model to test the hydraulic capacity of the channel during peak events. As it is unlikely that this peak duration would coincide with the 1% AEP event duration of the ultimate development, this scenario was tested separately to the development flows. Regional flooding is discussed in more detail in Section 0.

The following design parameters have been adopted within the model:

- Culvert manning's n = 0.015
- Channel manning's n (with no low-flow section) = 0.050
- Channel manning's n (with low-flow section):
 - Low-flow section = 0.060
 - Main channel section = 0.035
- Average channel longitudinal gradient of 0.04%-0.1%
- Average channel dimensions 28 m wide, 1 in 5 batters, ~ 2 m deep
- A maximum channel spacing of 20 m was used (with the exception of overlapping cross-sections). More frequent channel spacings were used in specific areas to allow for more stable computation and convergence within model calculations.
- Minimum 600 mm freeboard
- No blockage factor has been applied to culverts
- Normal depth used as boundary conditions

Due to the invert of the channels relative to the groundwater level on the site, the base of the channel will intercept groundwater. A low flow channel has been designed into the base to convey 250 L/s of continual 'base-flow'. The low flow channel has been defined in order to mitigate the risk of siltation across the entire channel floor and also manage the risk of localised scour across the channel floor.

Refer to design drawings for channel sizes and relevant details.

5.4.3 TUFLOW Parameters

A 1D/2D TUFLOW model has been developed in accordance with AR&R 2019 guidelines. The latest design surface for the development site has been used. The modelling has been undertaken for 1% AEP event.

The model shown in Figure 9 and covers about 10.2 km².

A range of storm durations was selected and for each duration 10 temporal patterns were modelled. The median of all 10 temporal patterns for each duration was processed and the maximum of the medians were then extracted to form the critical results. This approach ensures only the critical results are presented for each modelling cell. The results have been checked for all the modelled durations to ensure the peak results have been captured.

Hydrological data including rainfall and losses has been entered directly into the model using the Rain on Grid (RoG) approach, which directly applies rainfall to the modelling area. By using this approach, both hydrologic and hydraulic modelling can be simulated together in TUFLOW rather than separately.

5.4.3.1 Digital Elevation Model (DEM)

The latest development site design DEM has been used. Minor modifications have been undertaken to correct identified DEM generated anomalies.

5.4.3.2 Durations and Temporal Patterns

A wide range of short and long rainfall durations were modelled to ensure peak flood elevations for the development site were captured. Durations modelled included 15 min, 30 min, 60 min, 120 min, 180 min, 360 min, 540 min, 720 min, 1,080 min, 1,440 min, 1,800 min, 2,160 min and 2,880 min. For each duration 10 temporal patterns were modelled.

5.4.3.3 Rainfall Data

Rainfall depths and temporal patterns have been sourced from the AR&R 2019 data hub and the Bureau of Meteorology (BOM). The design rainfall inputs adopted, used the coordinates below, which is the centroid of the modelling area:

- Latitude : -34.658
- Longitude : 138.517

5.4.3.4 Loss Estimation

The initial and continuing loss method has been used for the modelling. The losses have been sourced from the AR&R 2019 data hub. The initial and continuing loss adopted was 29 mm and 4 mm/hr respectively. The initial loss has been adjusted to model the pre-burst rainfall. The pre-burst rainfall depths have been deducted from the initial losses.

5.4.3.5 Surface Materials and Manning's n Value

The development site has several different surfaces and terrains to account for with the flood modelling. The surfaces have different loss and roughness coefficients (Manning's n value). To model this, the modelling area was classified based on the different land use that will be present with completion of the development site. The surface material classification assigned for the site are shown in Figure 8.

The following surface material categories were used in the model:

- Saltwater lakes (standing water)
- Open channel, straight banks, and well-maintained channel
- Roads
- Park reserves, containing light shrub and tree planting and grass lands
- Lots, block of lands containing high density of impervious area such as roofs, concretes and it was assumed 70% of the area was impervious
- Water surface, which covers tall shrubs and average depth of flow

The Manning's n value used for the modelled land uses are presented in Table 7.

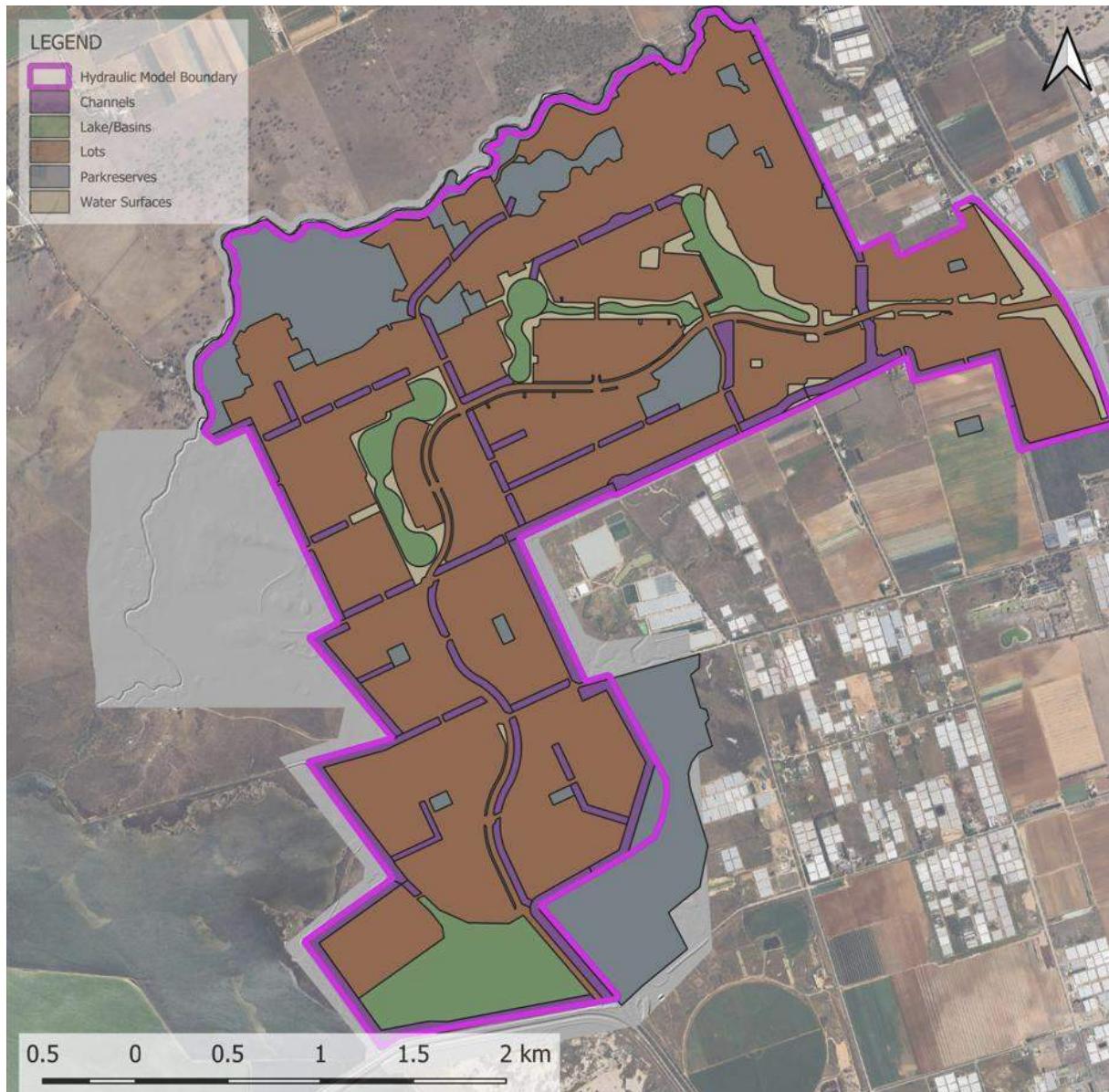


Figure 8: TUFLOW MODEL – Surface Condition Assumptions

Table 7: Manning's n Value

LAND USE	MANNING'S N VALUE
Saltwater lakes	0.03
Park reserve	0.04
Open space/channel	0.03
Water surface	0.05
Lots	0.30
Roads	0.02

5.4.3.6 Detention Basin

A detention basin has been included within the TUFLOW model with a total volume of 250,000m³. The detention basin has been modelled in the location in Figure 9 and was chosen for the following reasons.

- Lowest point on the site
- Low possibility of encountering acid sulphate soils
- Limited development potential of this area as the site elevations are low
- Site can be used to generate fill for the development

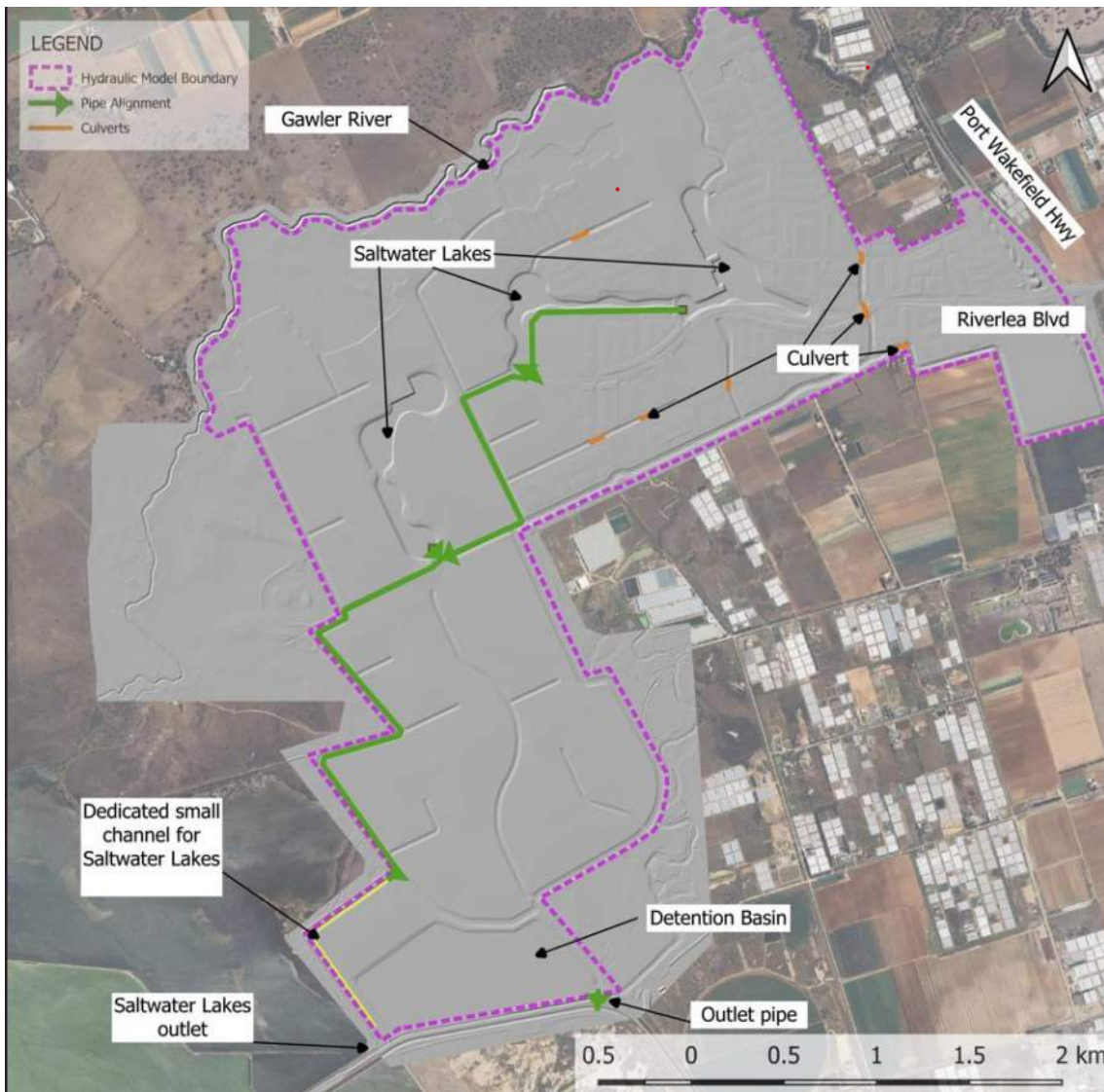


Figure 9: Proposed Ultimate Channel System including Saltwater Lakes

5.5 Design Envelope - Modelled Scenarios

The following scenarios have been adopted as a sensitivity check for the flood modelling and to understand the design envelope of possible scenarios with the intent of informing the client and relevant stakeholders of the potential flood risk as a result of climate change and conditions external to the site.

The scenarios have been modelled in TUFLOW as it is important to understand the 2D behaviour of floodwaters across the site. The following scenarios have not been modelled in DRAINS or HEC-RAS as a 2D flood model provides a more robust assessment of flood extents across the site.

Due to the complexities surrounding coincident probabilities for a range of different factors, a scenario-based approach has been adopted to explore the impact on flood risk.

The combinations of flooding and tide shown in Table 8 provide a balanced approach between accounting for potential rainfall, impacts of climate change, upstream catchment effects, and tidal interactions.

Table 8.1 Summary of Modelled Scenarios within TUFLOW.

SCENARIO	UPSTREAM BOUNDARY CONDITION	DEVELOPMENT FLOWS	DOWNSTREAM BOUNDARY CONDITION
Scenario 1	15 m ³ /s from Port Wakefield Culvert	1% AEP with 1.2 climate change multiplier	1.3 mAHD
Scenario 2	N/A	10% AEP with 1.2 climate change multiplier	2100 Scenario SLR (1m) + Mean High Water Springs (MHWS) tide from 1m AHD to 2m AHD over 0-6 hours and 2m AHD to 1m AHD over 6-12 hours. Tailwater condition is looped for longer duration events.
Scenario 3	N/A	10% AEP with 1.2 climate change multiplier	2100 Scenario SLR (1 mAHD) + Mean High Water Springs (MHWS) tide from 2m AHD to 1 mAHD over 0-6 hours and 1m AHD to 2m AHD over 6-12 hours. Tailwater condition is looped for longer duration events.
Scenario 4	N/A	1 EY (63.21% AEP) with 1.2 climate change multiplier	Storm Surge 2.5 mAHD for duration of storm event.

Table 8.2 Summary of Peak Water Levels in each lake Scenarios within TUFLOW.

SCENARIO	LAKE 1 (WL 4.5M AHD)	LAKE 2 (WL 4.0M AHD)	LAKE 3 (WL 3.5M AHD)
Scenario 1	4.97	4.63	3.855
Scenario 2	4.68	4.28	3.67
Scenario 3	4.68	4.28	3.67
Scenario 4	4.55	4.05	3.60

5.5.1 Regional Flooding

The regional flooding within the development area is a result of breakout flow from the Gawler River. Extensive flood plain hydraulic modelling was undertaken to inform the extent and risks for pre and post development flooding scenarios. A network of regional flood conveyance channels was developed to manage and convey flood waters safely through the development. These channels not only provide protection to the development from regional flooding (Gawler River) but also form part of the development’s flood conveyance for short duration storm events.

WGA has been in discussions with WaterTech to understand the impact of Gawler River breakout flows on the development. The breakout flows are conveyed to the site via the existing culverts under Port Wakefield Road. These are shown in Figure 10.



Figure 10: Port Wakefield Road Culverts

The design of the channel system has considered a peak-flow of 15 m³/s from the culverts under Port Wakefield Road based on advice from Water Technology. The critical storm duration for the Gawler River is 72 hours compared with approximately 4.5 hours from the development. The probability of the coincident flooding is therefore less likely than the probability of flooding from the development alone for the same AEP. However, this scenario has been assessed as a sensitivity check for the site.

Flood mapping was undertaken by Water Technology to inform the extent of regional flooding for pre-development, current and post-development conditions (refer to Appendix C Further discussion and flood mapping is outlined in the following Sections. The map in Appendix C provide water surface elevations for flooding from the Gawler River in the 1% AEP event.

5.5.2 Sea Level Rise (SLR), Storm-Surge and Tidal Effects

The development discharges into Thompsons Outfall, which has an invert level of approximately 1.0 mAHD. The existing Thompson's Outfall channel has a grade of 0.02% and aerial imagery shows water present in the channel. Thompson's Outfall has been identified as being within a tidal inundation zone and it is important for the modelling to consider the impacts of variable tailwater conditions.

5.5.2.1 Literature Review

In order to understand the precedents within the Adelaide Metropolitan coastal regions, a literature review has been undertaken of similar areas that have considered the impact of SLR, storm surge and tidal effects. The following reports have been considered:

- Department for Environment and Water 2021, South Australian Flood Hazard Plan.
- Wavelength Consulting 2022, Assets Vulnerability and Risk Assessment: Coastal Hazards Study, prepared for City of Charles Sturt.
- Tonkin Consulting 2018, Western Adelaide Region Climate Change Adaption Plan, prepared for City of Charles Sturt, City of Port Adelaide Enfield and City of West Torrens.
- Department for Infrastructure and Transport 2015, Climate Change Adaptation Guideline, viewed 13th August, <https://dit.sa.gov.au/__data/assets/pdf_file/0010/165943/DIT_Climate_Change_Adaptation_Guideline.pdf>.
- City of Port Adelaide Enfield 2021, Engineering and Infrastructure Statement of Requirements (EISOR).
- City of Port Adelaide Enfield 2016, Stormwater Infrastructure Design Criteria.
- Jensen Planning and Design 2009, Gillman Structure Plan Final Report, prepared for Land Management Corporation.
- Tonkin Consulting 2014, Stormwater Management Plan Coastal Catchments Between Glenelg and Marino, viewed 12th August 2024, https://www.sma.sa.gov.au/wp-content/uploads/Glenelg-MarinoSMP2014_WEB.pdf
- South Australian Coast Protection Board 1992, Coastal erosion, flooding and sea level rise standards and protection policy, viewed 12th August 2024, <https://cdn.environment.sa.gov.au/environment/docs/no26.pdf>
- Southfront 2021, Barker Inlet Central Stormwater Management Plan, prepared for City of Port Adelaide Enfield and City of Prospect, viewed 12th August 2024, https://hdp-au-prod-app-pae-haveyoursay-files.s3.ap-southeast-2.amazonaws.com/5216/3280/4255/Barker_Inlet_Central_SMP_-_Draft_for_final_review.pdf
- Tonkin Consulting 2013, Port Adelaide/LeFevre Peninsula (Phase 2) Port Adelaide River Seawall Study, prepared for Port Adelaide Enfield Council.
- URPS, SEED consulting and AECO 2014, AdaptWest Research Paper – Assets, Infrastructure and Economy, prepared for Port Adelaide Enfield Council, <https://www.adaptwest.com.au/sites/adaptwest/media/pdf/adaptwest-assets,-infrastructure-and-economy-research-paper.pdf>

5.5.2.2 Sea Level Rise (SLR)

SLR has been assessed based on a 1 m rise in mean sea level by the year 2100. This equates to 1 mAHD, which is approximately equal to the invert of the Thompson's Outfall at the tie-in point. It is noted that this equates to SLR associated with the most conservative climate change emissions pathway of RCP8.5.

5.5.2.3 Storm Surge

The storm surge scenario has adopted a tailwater level of 2.5 mAHD consistent with the Port Adelaide/LeFevre Peninsula (Phase 2) Port Adelaide River Seawall Study. An event in May 2016 resulted in an observed sea level (tide plus storm surge) of 2.51 m, which is the highest observed historical sea level for the Outer Harbor/LeFevre Peninsula area.

Version 4.2 of ARR 2019 (updated August 2024) Book 6 Chapter 5 discusses the statistical dependence between rainfall intensity and storm surge. A study by Zheng et al (2013)¹ analysed daily rainfall and daily maximum storm surge date throughout the Australian coastline. The study showed that if the events were completely statistically independent, it would be expected that one event every $100 \times 100 = 10,000$ days would exceed the joint threshold by random chance. The actual number varied between 8 and 27, which is an order of magnitude higher than what it would be if the two events were completely independent.

The degree to which storm surge and rainfall are dependent was found to vary across the Australian coastline. The higher the dependence value, the weaker the dependence (i.e. more independence between storm surge and rainfall). The south Australian coast was found to have a relatively high dependence value (between 0.90 and 0.95 depending on the storm duration) compared to the rest of Australia.

Due to the possibility of compound probability storm surge value of 2.5 mAHD has been adopted in combination with a 1EY storm event, which is in-line with what was adopted in the Western Adelaide Region Climate Change Adaptation Plan (Tonkin Consulting, 2018) that assumed a 100-year ARI tide with a 1-year ARI storm event.

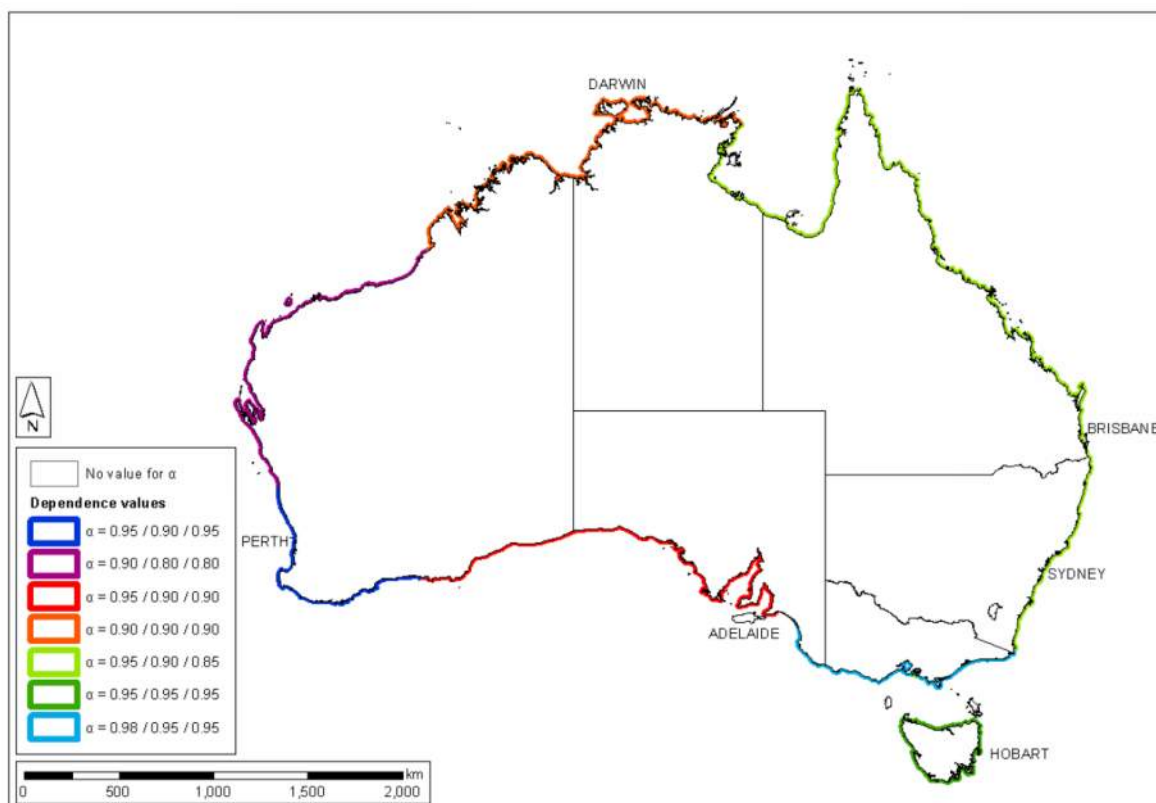


Figure 11: Dependence Parameter Map for the Australian Coastline (Source: ARR2019 Book 6 Chapter 5)

¹ Zheng, F., Westra, S. and Sisson, S.A. (2013), The dependence between extreme rainfall and storm surge in the coastal zone, Journal of Hydrology, 505: 172-187.

5.5.2.4 Tidal Effects

The Mean High Water Springs (MHWS) tide is the average throughout the year of two successive high waters during the periods of 24 hours when the range of the tide is at its greatest. This typically occurs once a fortnight or twice a month, during full and new moon. This means that on any given day there is a probability of approximately 1/15 (6.6%) that a MHWS tide is occurring.

Table 9: Adopted MHWS Tide Levels for Outer Harbor Station

PARAMETER	UNIT	MHWS
Peak Water Level	mAHD	1.02
Mean Water Level	mAHD	0
Amplitude	m	1.02
Period	hrs	12.4

5.6 Modelling Outcomes

Council's requirement for the Buckland Park Development is that post-development outflow does not exceed the pre-development level. The need for an ultimate major detention basin to service the entire development and the basis of its design are discussed in detail in 'Stormwater Management, Water, Wastewater and Recycled Water- Technical Paper,' prepared by Wallbridge & Gilbert, 2022. The following is a summary of key outcomes from the stated technical paper relating to stormwater detention requirements:

Pre-development peak 1% AEP flow rate was calculated to be approximately 10 m³/s.

5.6.1 DRAINS Modelling

DRAINS models were established with channel cross-sections and run in the Unsteady State Mode to model the effect of channel storage. Two different modelling scenarios were considered; the Interim scenario incorporated developed Precincts 1 and 2, while the Ultimate scenario incorporate fully developed Precincts 1, 2, 3 and 4.

The modelling approach and parameters used within DRAINS can be found in Sections 5.3 and 5.4.1. Results of the DRAINS modelling can be found in Appendix B.

5.6.1.1 Restriction of Post-Development Outflows – Interim Scenario

A 125,000 m³ Interim detention basin is required to be constructed when the channel system is extended to Thompson's Outfall Channel to restrict the peak flows of the 2% AEP event to 10 m³/s. The critical duration for this storm was found to be the 9-hour event.

In order to restrict the 5% AEP event to 10 m³/s, a 75,000 m³ basin is required.

The 2% AEP event was used for detention basin sizing in the Interim scenario due to the lower level of risk presented in the Interim scenario. The arrangement has also been tested for the 1% AEP event, where a 285,000 m³ basin would be required to detain flows. This was considered impracticable for the application of the interim scenario (given the temporary nature) and would be achieved as the development progresses into the Ultimate scenario. Under the ultimate scenario, the saltwater lakes would act as additional detention storage and would provide a buffer for catchments with direct connections. The peak flows into the basin are therefore lower under the ultimate scenario.

A summary of the actual flows within the channel system for the Interim scenario during the 2% AEP event is provided in Appendix B.

5.6.1.2 Internal Stormwater Runoff

Internal stormwater runoff from Precinct 1 and 2 is discharged at a number of locations into the regional stormwater channel system as by the outlet locations marked on the catchment plan (Appendix A). Each outlet is proposed to be fitted with a gross pollutant trap (GPT) in order to satisfy primary stormwater treatment requirements, so that stormwater runoff is improved and pollutant transfer to receiving waters is minimised. The treatment flow for each GPT was calculated using the 4EY storm event and they have been sized on this basis.

5.6.2 HEC-RAS Modelling

The outputs from the Ultimate scenario DRAINS model were also inputted into HEC-RAS to demonstrate that the channel system has sufficient capacity to cope with the 1% AEP flows. Details of the modelling approach and HEC-RAS parameters can be found in Sections 5.3 and 5.4.2.

HEC-RAS outputs for the channel system are provided in Appendix E for the 1% AEP event.

5.6.2.1 Carmelo Road Culvert Sizing

HEC-RAS was also used to size culvert crossings along Carmelo Road. The following modelling parameters were used:

- Manning's n for culverts is assumed to be $n = 0.015$
- Base width of channel assumed to be 28 m
- Culvert wingwalls with 30-75° flare have been used
- Culvert lengths assumed to be 35 m
- Deck height set at 3.94 mAHD
- Flows from the 1% AEP Ultimate Scenario have been used

5 x 3.6 m (W) x 1.5 m (H) culverts have been specified at the crossing on Carmelo Road. A profile plot of the channel and crossing can be found in Appendix E.

5.6.3 TUFLOW Modelling

The TUFLOW model results outputs for the 4 scenarios discussed in Section 5.4.3.6 are included as Appendix B. The maps show both peak flood depth (m) and level (m AHD).

It is important to note that due to discrepancies of the Triangular Irregular Network (TIN) surface within the 3D model some areas are shown as ponding within the network. These are particularly defined in Precincts 3 and 4 where the designed 3D surface is much less refined than the areas within Precinct 1 and 2 where a more detailed 3D surface exists.

The TUFLOW model does not contain the 1D pit and pipe network, which explains why the sag points within the roadways are shown as inundated. The detailed design pit/pipe network along with overflow routes has been modelled in DRAINS and should be referred to for the internal stages of the development. The TUFLOW model is intended to demonstrate the regional flooding behaviour of the site.

5.6.3.1 Restriction of Post-Development Outflows – Ultimate Scenario

The basin size for the ultimate scenario was modelled in TUFLOW to better account for flow routing, attenuation via storage and to consider the sensitivity under the scenarios discussed in Section 5.5.

The detailed design of the ultimate basin will need to consider a spillway to convey the upstream peak flows of 15m³/s that are not required to be detained. Floodgates will also need to be considered as part of the detailed design of the ultimate arrangement.

This basin is proposed to be augmented in the future to a minimum of 250,000 m³ to service the ultimate development for the 1% AEP event. This basin size was found to be sufficient to limit post-development outflows to less than 10m³/s.

A summary of the actual flows within the channel system for the Interim and Ultimate scenarios is provided in Appendix B.

6 WATER SENSITIVE URBAN DESIGN

6.1 Strategy

The implementation of a water sensitive urban design (WSUD) strategy is based on the following considerations:

- Selection of techniques that suit the site's physical, climatic and environmental setting.
- Selecting techniques that are robust and sustainable, and therefore will suit the water regimes.
- Locating techniques such that they are maintainable.
- Development of a strategy that is integrated within the site and contributes to deliver multi-objective outcomes for the development.

Further discussion about the WSUD is outlined below and in this Section.

The overall WSUD and water quality management strategy has been based on the inclusion of the following key elements into Precinct 1 of the development, noting that detailed design has been progressed for Stages 1 to 12 of Precinct 1:

- Gross pollutant traps at major stormwater outlets.
- Integration of vegetated swales for localised sub catchments.
- Linear ephemeral wetland pools which have been incorporated into pool and riffle sequences within the low flow channels of the larger regional drainage channels.
- Design the regional channels to incorporate naturalistic waterway design principles. (See further information below with regards to the multi objective approach).

The key WSUD design features for the development is the design of the regional drainage channels. Their design adopts a multi-objective approach within the development to incorporate functions that go beyond flood conveyance. These are summarised in the following points:

- The design adopts a landscape design approach that aims to enhance existing environmental values while adding to create new habitat opportunities through restoration and revegetation using local indigenous species.
- Development of wetland habitat pools into the low flow channels and riparian areas along the regional drainage channels to enhance their function as habitat, biodiversity and ecological service corridors.
- The integration of the above features into passive recreation uses for the community through the inclusion of share path networks and linkages.
- Avoiding the direct connection of stormwater drainage systems into existing waterways downstream of the development by limiting the number of outlets and locating these at treatment pools within the regional channel. These outlets have been designed with rock and plantings to reduce their visual impact and prevent erosion.
- The regional drainage channels have been designed to operate as living ephemeral streams through the incorporation of design features that mimic natural waterways. Such design features include:
 - Incorporation of pool and riffle sequences within the low flow channels which facilitate stormwater treatment from the development.
 - Creating batters of varying slopes.
 - Ensuring velocities are managed appropriately to prevent bed and bank erosion.
 - Revegetation to facilitate filtering, sediment deposition, nutrient uptake and while also providing opportunities for habitat and visual amenity.
 - Inclusion of porous rock riffles which aim to allow stormwater to be released from the online wetland pools at a slow rate in order to facilitate treatment while reducing risks associated with mosquito breeding.

The functionality of the online wetland pools is discussed in detail in Section 5.2. The treatment performance of the online wetland pools and other associated WSUD elements are presented in Section 5.4. A general layout plan showing the location of the treatment wetland pools together with the WSUD strategy is provided in Appendix D.

Ephemeral Wetland Treatment Pools

A series of online ephemeral wetland pools have been designed and integrated as part of the low flow channels which are within the regional drainage channels. These pools are densely vegetated shallow water bodies of 200 to 300 mm depth that provide treatment of urban stormwater from the development. Their treatment function provides enhanced sedimentation, fine filtration, adhesion and biological uptake, and chemical processes to remove pollutants from urban stormwater.

The online pools consist of a macrophyte zone which is a shallow densely vegetated (reed bed) which is wide and shallow. The pools are controlled by a porous rock riffle which allows water to be held within the pond for a sufficient duration to facilitate treatment. These riffles are porous, in that they have been designed to incorporate an open rock structure to allow seepage through the voids, which provides a detention time of approximately 4 to 10 hours for each pool. The pools lie in succession along the channel and therefore a total detention time of approximately 2 to 3 days is provided which follows the principles of wetland design. It is expected that the pools will dry out following the emptying time.

The porous rock riffle designs offer an effective and sustainable means of controlling water levels within the pools using an informal approach. The riffles are of a robust design comprising of an open graded rock matrix along the crest to facilitate seepage, while the base or apron will comprise of a densely well graded matrix of rock which is held into position by a row of toe rock (rock key which anchors the riffle) to prevent downstream migration of rock.

The wetland systems will dry out seasonally which mimics natural flood plains. Such systems are considered to be highly biologically productive that provide habitat and ecological value within an urban setting.

As the wetland pools are located online, treatment effectiveness is limited by the ability of the pools and vegetation to entrain pollutants and assimilate them to prevent transfer downstream. In this regard it is necessary to ensure that the 100-year storm flow velocity through the regional drainage channel resulting from a major flood within the Gawler River catchment is not in excess of 0.5 m/s. This follows the recommendations contained in the "Constructed Wetland Guidelines – Melbourne Water, April 2010". The guidelines suggest that the flow velocity during the major storm flow should not exceed 0.5 m/s for online systems to avoid the removal of trapped pollutants to downstream environments. This design requirement has been checked using Mannings equation for normal flow and Hec ras hydraulic river model, and it has been confirmed that the requirement is met. Further to this point, given that the maximum velocity does not exceed 0.5 m/s, there is no risk associated with erosion along the channel and loss of plantings.

Sedimentation processes associated with coarse particles within the low flow channel/online pools is expected to occur upstream of the treatment systems. Coarse sediments that may enter the regional channel at the upstream of the development from the broader Gawler River catchment are expected to drop out of suspension quickly as a result of deep flow and low velocity. Coarse sediments require velocities not exceeding approximately 0.8 m/s to settle out of suspension. Once they are entrained into the bottom of the main channel, it is expected that they cannot be re-entrained into the flow due to the low velocities of less than 0.5 m/s. As is the case with similar regional channels and constructed urban wetland systems, it is envisaged that the channel and online pools will require dredging of sediments and removal of decayed vegetation at approximately 20-year frequencies. This process is not uncommon for vegetative stormwater treatment systems within an urban setting.

It is noted that there are two groups of pools that are located on the upstream and downstream side of the main road bridge crossing. These pools have been designed using similar principles as per other ephemeral wetland pools, however they differ in that they incorporate a pool storage volume that is semi-permanent. Council have raised a concern with regards to the potential for these pools to create favourable conditions for mosquito breeding.

It is expected that these pools will dry out, however as the water level drops, it is expected that groundwater intrusion will replace the stormwater and hence maintain aquatic fauna. Mosquito control is reliant upon maintaining a healthy population of aquatic fauna. Hence it is concluded that a permanent water body that is maintained by groundwater and stormwater can provide an environment whereby aquatic fauna can survive and provide a natural means of control.

Gross Pollutant Traps

There are a number of gross pollutant traps (GPT) proposed, located at each of each of the outlets for to the open channel system. This methodology will be applied for all future outlets into the open channel system. These GPTs will provide an effective means of pre-treatment to trap debris and coarse sediments prior to entering the downstream system.

6.2 Modelling and Results

In preparing this stormwater management plan, we have developed MUSIC models for both the Ultimate scenario where the full saltwater lake scheme has been implemented, and the Interim stage where temporary channel system is used to capture and treat flows from Precinct 1 and 2. The interim solution relies on the channel being constructed all the way to Thompson's Outfall channel, which will then provide for a free draining channel solution which will allow the low flow channel inverts to be suitably planted to achieve the required water quality outcomes.

Figure 12 outlines the MUSIC model catchments for the Ultimate Development scenario and Figure 13 outlines the catchments for the Interim Scenario.

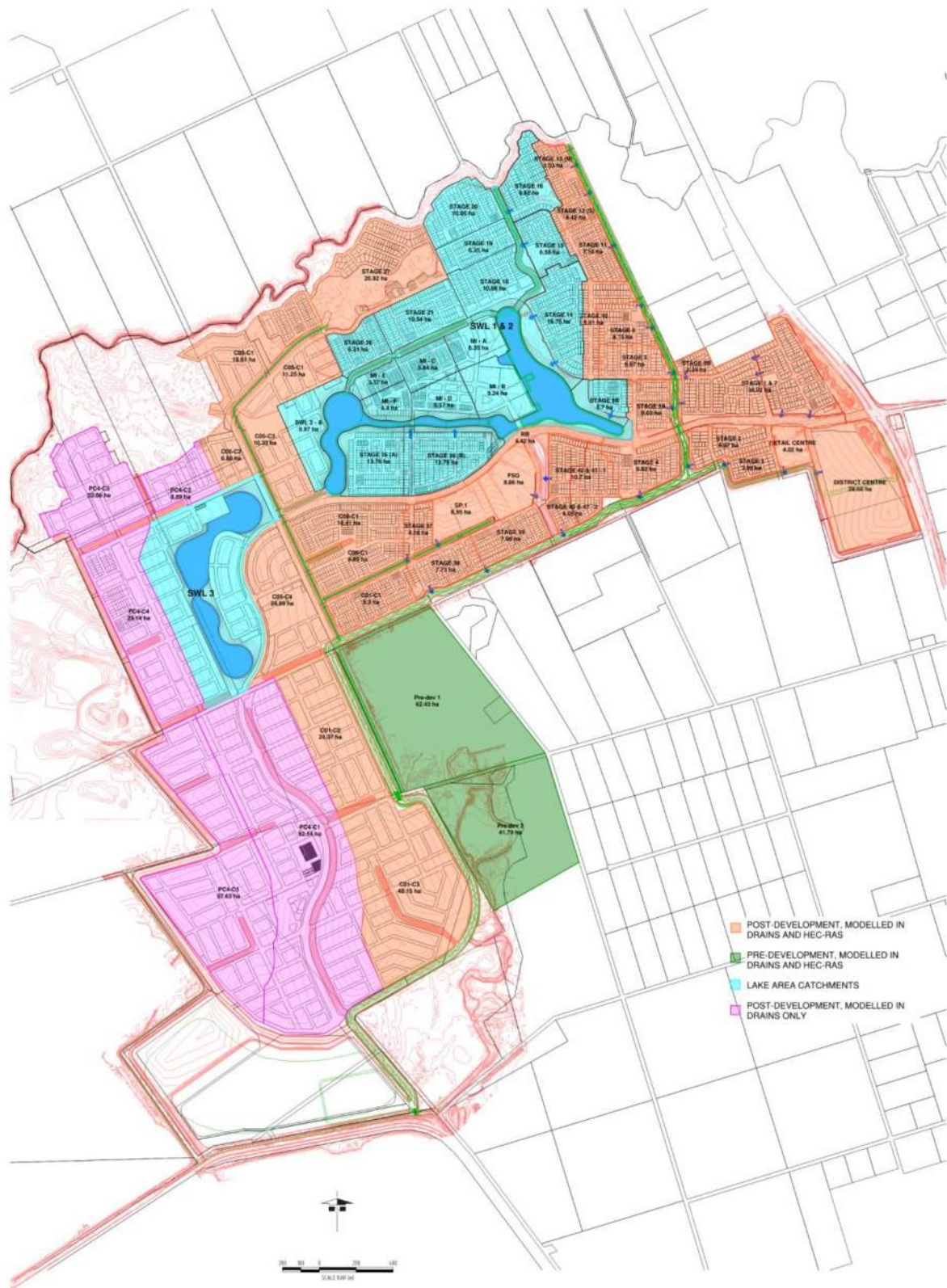


Figure 12: MUSIC Model Catchment Plan and WSUD Assets locations with Indicative Proposed Layouts for the Ultimate Development

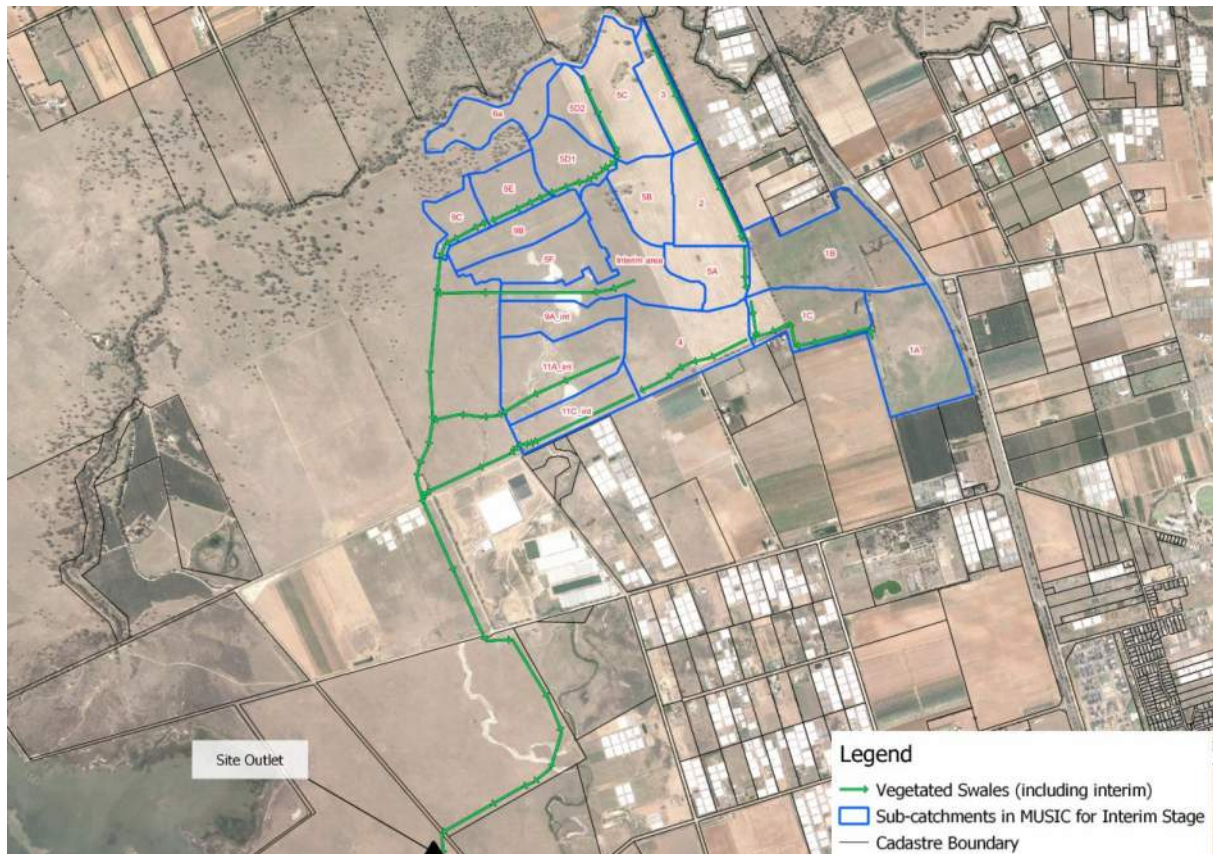


Figure 13: MUSIC Model Catchment Plan and WSUD Assets locations with indicative proposed Layouts for the Interim Scenario for Precinct 1 and 2

This section summarises the water quality simulation carried out using MUSIC software and compares the outcomes to the EPA Water Policy and WSUD treatment guidelines for pollutant reduction targets as defined in the WSUD Guidelines for the Greater Adelaide Region (2013).

MUSIC modelling is utilised to conceptually confirm the required surface areas of the wetland treatment pools to ensure that the treatment requirements can be met from for the development of Precinct 1. Refer to Appendix D showing the extent of the modelled catchment that is covered within the MUSIC model. The extent of modelling includes future stages beyond Stage 1A and 6A which ensures that this strategy considers the ultimate development of Precinct 1 and parts of Precinct 2.

MUSIC version 6 has been used to assess the performance of the design. The model layout has been included in Appendix D and shows that adjacent/future catchments have been included in the model to provide proof of concept that the treatment strategy will accommodate the immediate adjacent future stages of development.

MUSIC Software

MUSIC is the Model for Urban Stormwater Improvement Conceptualisation, developed by the CRC for Catchment Hydrology in Victoria. MUSIC provides the ability to simulate both quantity and quality of runoff from catchments ranging from a single house block and urban areas up to many square kilometres, and the effect of a wide range of treatment facilities on the quantity and quality of runoff downstream. MUSIC predicts the performance of the stormwater quality management systems.

This simulation is based on an assessment of the treatment systems required for the development of Stages 1 to 12. Preliminary sizes were developed using first design principles for wetland design, and this formed the basis for testing and modelling in MUSIC to ensure that the space requirement for treatment can be met for the development.

MUSIC Modelling

Stages 1 to 12 development characteristics and parameters have been entered into the MUSIC model based on the sub-catchments. Refer to Appendix D for screen output of the model showing catchment nodes and treatment systems graphically displayed. The treatment elements of the system, including gross pollutant traps and vegetated swales are all included in the model as per their adopted design configurations shown on the design drawings. MUSIC model uses climatic data comprising of daily rainfall interval and evaporation data from Edinburgh RAAF from 1979 to 2010. This data is used to simulate the rainfall runoff on site and the subsequent treatment performance for the development. The results and outcomes are in this Section.

The parameters entered into MUSIC model for the source and treatment nodes are summarised in Table 10. The table is not intended to provide details of each node within the model, instead it provides a general overview of the typical parameters used for the source and treatment nodes. In this case the source nodes are represented by “urban nodes”, and the treatment nodes are represented by, gross pollutant trap and vegetated swales.

Table 10: MUSIC Modelling Parameters

NODE TYPES	PARAMETERS				
Urban	Soil storage capacity 40 mm	Field capacity 30 mm	Typical impervious fraction 75%	Stochastically generated pollutants	Initial storage capacity of 25%
Treatment	Parameters				
Swale	Gradient 0.2% (Varies)	Vegetation height 250 mm	Base width 15 m (Varies)	Infiltration loss 1.0 mm/hr	Batter 1 in 3 Depth 2.0 m (Varies)
GPT	Treatment flow typically to the 3-month ARI (4EY), with discharge points into the lake areas using treatment flows to the 6-month ARI (6EY).	TSS removal rate 70%	TP removal rate ZERO	TN removal rate ZERO	Gross pollutant removal rate 90%

Treatment Requirements

The design of the site treatment system aims to treat stormwater in accordance with the standards as defined by:

The South Australian EPA water quality policy WSUD targets.

WSUD best management practice pollutant reduction targets as defined in the WSUD Guidelines for the Greater Adelaide Region.

The pollutant treatment criteria are presented in Table 11 which have been compared to the simulated results using MUSIC.

Stormwater Quality Simulation Results – Ultimate Development

The results presented in this section demonstrate water quality compliance in accordance with the target values specified. These are assessed against the standards defined in the tables below. These standards were entered into the model to enable a direct comparison to be made. The results have been reported at the downstream node located at the development stage boundary.

Based on the EPP Water Quality limiting concentrations, the model results are presented in Table 11 and compared to the target values.

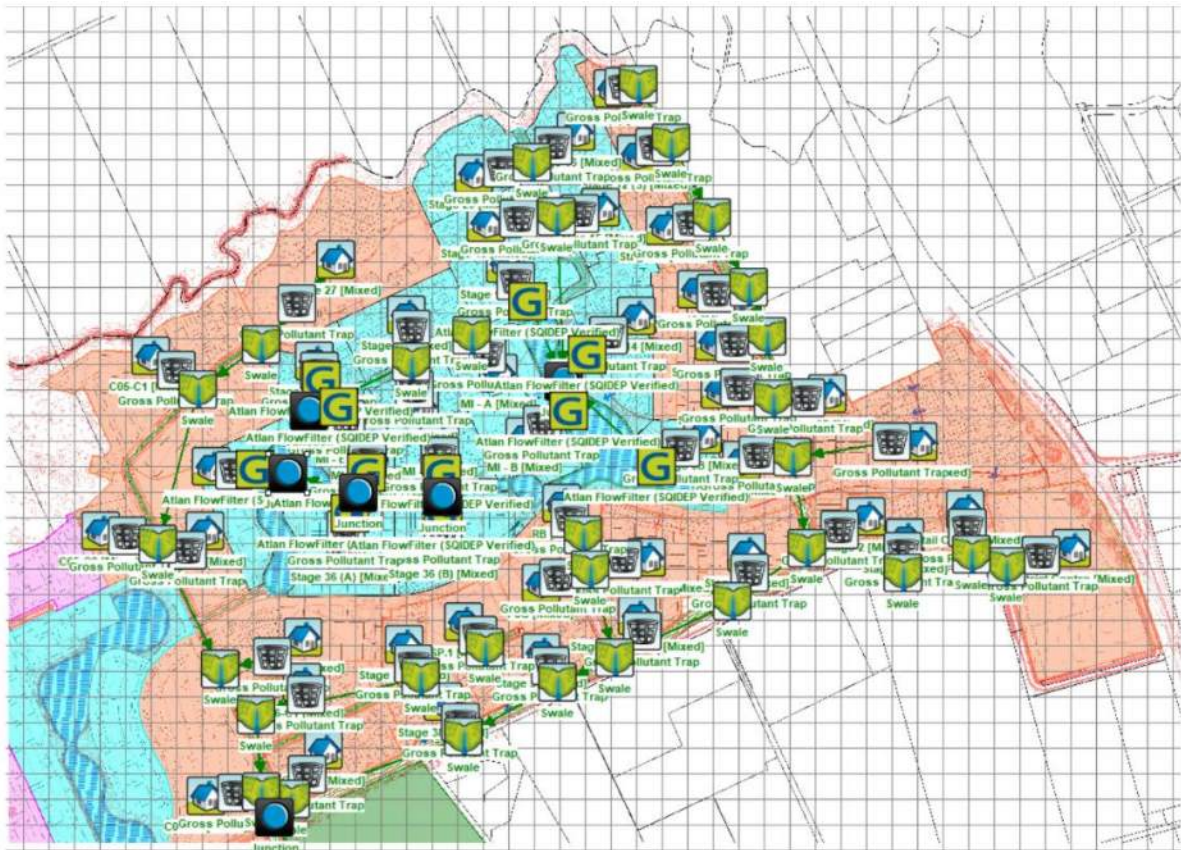


Figure 14: MUSIC Model Schematic - Ultimate Development

The results were also compared to the WSUD Guidelines for the Greater Adelaide Region, which are based on recognised Australian best practice. These are presented in Table 11 along with the results achieved.

Table 11: Water Quality Results Compared to Best Practice Standards – Ultimate Development

POLLUTANT TYPE	TSS	TP	TN	GROSS POLLUTANTS/LITTER
Target percentage reduction (%)	80	60	45	>50 mm and retention in 3-month ARI (4EY)
Reduction achieved at SWL1 (%)	97.1	86.3	46.3	100% trapped (averaged over the simulated period)
Reduction achieved at SWL2 (%)	97.6	88.4	45.0	100% trapped (averaged over the simulated period)
Reduction achieved at Site Overall (%)	95.9	81.7	57.1	100% trapped (averaged over the simulated period)

The results summarised in Table 11 demonstrate that the suspended solids, TP and TN reductions will meet the required performance criteria. Whilst other pollutant loads are not considered due to the limitations of MUSIC, the software assumes that other pollutants would be effectively removed and or treated. The rationale is based on the premise that very fine pollutants are attached to other particulate pollutants such as phosphorous (TP) and total suspended solids (TSS). Therefore, while targeting TP and TSS, it is reasonable to expect that many more pollutants are in fact being removed, trapped and or treated.

In summary, the resultant pollutant concentrations attained from the simulations revealed that each fall within the average (mean) limits set by the EPA in South Australia in addition to complying with the best management performance targets set in the referenced codes and guidelines Therefore the design of the site treatment system is satisfactory in terms of meeting the required performance limits of pollutant concentrations.

Stormwater Quality Simulation Results – Interim Solution Precinct 1 and 2

The results presented in this section demonstrate water quality compliance in accordance with the target values specified for the Interim development stage. These are assessed against the standards defined in the tables below. The results have been reported at the downstream node located at the development stage boundary.

Based on the EPP Water Quality limiting concentrations, the model results are presented in Table 12 and compared to the target values

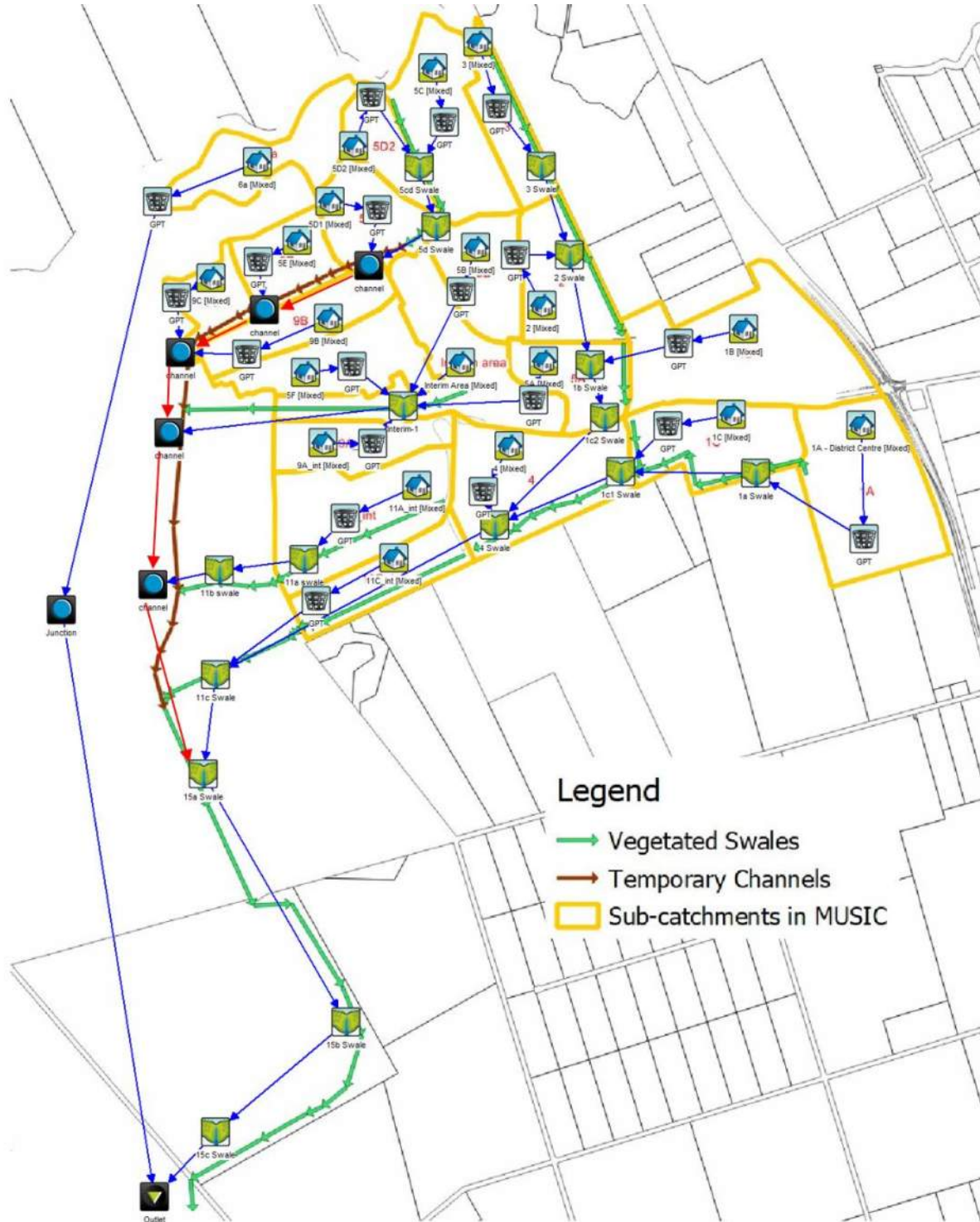


Figure 15: MUSIC Model Schematic – Interim – Precinct 1 and 2

Table 12: Water Quality Results Compared to Best Practice Standards – Interim Scenario

POLLUTANT TYPE	REDUCTION ACHIEVED AT INTERIM STAGE (%)	TARGET REDUCTION (%)
TSS	95.30	80
TP	79.80	60
TN	59.90	45
Gross Pollutants/ Litter	99.5% trapped (averaged over the simulated period)	> 50 mm and retention in 3-month ARI

The permanent channels are intended to be fully planted out, however, the temporary channels will be topsoiled and just grassed and are not intended to contribute to water quality improvements. The MUSIC model does not include any contribution to water quality improvements from the temporary channels.

The results summarised in Table 12 demonstrate that the suspended solids, TP and TN reductions will meet the required performance criteria for the Interim development scenario where there is a combination of temporary and permanent open channels. Whilst other pollutant loads are not considered due to the limitations of MUSIC, the software assumes that other pollutants would be effectively removed and or treated. The rationale is based on the premise that very fine pollutants are attached to other particulate pollutants such as phosphorous (TP) and total suspended solids (TSS). Therefore, while targeting TP and TSS, it is reasonable to expect that many more pollutants are in fact being removed, trapped and or treated.

In summary, the resultant pollutant concentrations attained from the simulations revealed that each fall within the average (mean) limits set by the EPA in South Australia in addition to complying with the best management performance targets set in the referenced codes and guidelines Therefore the design of the site treatment system is satisfactory in terms of meeting the required performance limits of pollutant concentrations.

6.3 Management of Sediment Loads

Land Division Construction Phase SEDMP

During the construction phase of the development a Stormwater, Erosion and Drainage Management Plan (SEDMP) shall be implemented in accordance with the Environment Protection Act 1993. The SEDMPs for all stages will be prepared to meet the requirements in accordance with the Code of Practice for the Construction and Building Industry (1999). The SEDMPs will be developed for each design stage during the detailed design process. These plans are submitted as part of the Engineering approval process attached to this report. SEDMPs for future stages will be undertaken as part of the engineering design and will be submitted via a separate engineering design report for those stages. It is noted that these will follow the principles as outlined in this report.

The SEDMP encompasses surface stormwater management practices that shall be implemented during the construction phase by the constructor. The SEDMP provides a guide to the constructor to plan site management measures that should be implemented in order to prevent sediment and pollutant exports during the construction stages. Whilst the site's conditions will change as the construction progresses, it is the environmental duty of the constructor to ensure that the site SEDMP is progressively maintained and upgraded to suit changing site conditions and stages of construction.

The SEDMP has been prepared to include several techniques to be implemented during the land division construction phase. Typical techniques include (but are not limited to), sediment traps/basins, silt fences, diversion swales to control site flow, single site access point with shaker pad and other measures as deemed necessary. It is noted that the SEDMP will not be limited to the adoption of sediment basins within the regional channels, the SEDMP will require a sequence of management techniques to work collectively. The Contractor shall consider other techniques that form part of the strategy within the SEDMP. This includes:

- The minimisation of cleared land to minimised exposure to wind and rain
- Focussing efforts on minimising soil loss through erosion
- Techniques to minimise the generation of airborne dust

It should be noted that the proposed in-line pools within the channels will be constructed during the early phase of construction and can function as a sediment capture basin during the major earthworks and roadwork construction phases. In this regard these will ensure that all site generated runoff will pass through the pools prior to discharge downstream from the development. Upon completion of the development works, these pools will be reinstated in accordance with the design documentation to ensure that their ultimate design function of stormwater treatment is restored in accordance with the design intent.

The SEDMP will form a key component of the constructor's environmental management plan (CEMP) that will be developed prior to construction.

Post Land Division Construction Phase SEDMP (Private House Building Phase)

It is widely acknowledged and understood that sediment loads and debris resulting from individual house building can be quickly conveyed via the stormwater network. These pollutant loads can be significant. However, the amount of pollution generated by individual house builders is highly dependent upon their level of compliance to the EPA Codes of Practice for building sites.

The SEDMP has been developed to provide provisions to manage this issue to ensure that the impacts during the house building phase are appropriately addressed to prevent downstream impacts. In this regard, the provisions include:

- Gross pollutant traps are located on all major stormwater outlets into the regional channel. These will trap debris and coarse sediment.
- Sedimentation traps located at each of the stormwater outlets into the regional channels. These will trap medium to finer sediment.

The sediment traps should remain functional for a period of time not less than to the equivalent of 70% of the houses completed or as advised by Council. Upon this timeframe, the sediment traps should be removed, and the channel should be reinstated in accordance with the design documentation.

Dust Control

During the land division construction phase of the development an Environmental Management Plan (EMP) will be prepared by the constructor and implemented in accordance with the Environment Protection Act 1993 and its associated regulations (2009). The plan shall also be prepared to meet the requirements in accordance with the Code of Practice for the Construction and Building Industry (1999).

The contractor shall implement measures to minimise and manage nuisance issues associated with the mobilisation of dust resulting from earthworks and construction activities undertaken on site as part of the land division construction phase. Measures to control dust shall be implemented and maintained at all times. Measures will include but not be limited to the following:

- Minimise the area of land that is cleared and exposed to wind any given time during the construction phase.
- Perimeter dust filter screen attached to fencing.
- Covering stockpiles with mulch.
- Maintain adequate moisture levels to all site access tracks and earthworks areas.
- Adopting a proactive approach to dust control by remaining informed of forecast weather conditions and preparing strategies in advance of high-risk days.
- Hydro seeding areas left exposed for periods of time.

Post Land Division Construction Phase Sediment Loading

In consultation with approval authorities, concerns have been raised in relation to the absence of a sedimentation basin to trap sediments from the local catchment (Buckland Park development). Sediment loads have been estimated and used to assess the potential depth of sediment expected to accumulate within the ephemeral wetland pools over time.

Sediment loads from developing and established catchments can vary significantly depending upon a number of factors. According to the widely adopted text "Managing Urban Stormwater, Soils and Construction, Landcom NSW (2006), a developing catchment can be expected to discharge between 50 m³/ha and 200 m³/ha of sediment each year. In a developed catchment, the annual sediment export is generally one to two orders of magnitude lower with an expected mean annual rate of 1.60 m³/ha. These rates are adopted as standard practice in NSW.

Therefore, it is acknowledged that these loading rates are based on the climatic conditions experienced along the east coast of Australia where higher rainfall intensity and annual totals vary considerably from local conditions in Buckland Park. It is envisaged that these rates would be lower for South Australian conditions.

For the purpose of this exercise, we have adopted a loading rate of 1.60 m³/ha, while acknowledging that this rate is based on conditions experienced along the east coast of Australia and is therefore expected to provide a conservative estimate. The calculation of estimated potential sediment load and depth along the regional channels is outlined below.

Catchment area = 170 Ha

Sediment loading rate = 1.60 m³/ha/a

Volume of sediment/annum = 270 m³

Length of channel in Stages 1 to 12 = 5000 m

Annual depth of sediment accumulation (assuming uniform distribution) = 5 mm

Estimated depth accumulation in 5 years = 25 mm

These estimates are only intended to provide a guide only.

6.4 Channel Sediment and Erosion Management

Purpose and scope

A management plan to address the current and future issues associated with erosion and sediment deposition within the channel has been deemed necessary. This sediment stems from sources associated with:

- Open channels primary earthworks undertaken with no stabilisation measures to control surface runoff and erosion on exposed subgrades, and
- Overland runoff from sites that have undergone the first phase of earthworks with limited SEDMP measures, and or have not been developed following the primary earthworks phase.

Both above issues provide a source of sediment into the channel, which has raised concerns for the City of Playford (Council), particularly when landscaping works are imminent. Subsequently, Council has requested a long-term sediment and erosion management plan to reduce the risk of siltation within the primary channel network within Riverlea. The main section of concern lies between Riverlea Boulevard and the Gawler River. The Stages of Development along the channel has been characterised based on their current level of soil exposure on their current state of development at the time of writing this report. For this purpose, the most recent aerial photography has been adopted. Sheet 1 in Appendix F indicates the following:

- Stages that are developed, partially developed, and currently exposed earthworks
- Channel sections that are landscaped, exposed with or without topsoil

The aim of this management plan is to:

- Prepare a channel sediment and erosion management plan to suit longer timeframes
- Indicate measures required to manage the risk associated with the mobilisation of exposed soils either by:
 - land surface runoff
 - bank erosion by direct rainfall and land runoff
 - Silt deposition within the channel
- Identify suitable management measures.
- Prepare a strategy plan.
- Provide a guide for routine maintenance.

6.5 Management Strategy

The management strategy focusses on a broad area wide measures based on:

- Surface runoff control measures that aim to prevent or reduce soil erosion caused by broad areas of undeveloped and exposed land surfaces.
- Channel embankment erosion control and stabilisation measures to reduce soil erosion processes caused by raindrop impact, sheet flow and rill erosion over the exposed earthworks batters.
- Sediment control measures that aim to trap and retain sediment that has already entered the channel and conveyed along the channel causing siltation.

This management strategy adopts measures along the perimeters of the underdeveloped/exposed land sites adjacent to the channel. This approach allows for flexibility and for construction of those land areas at any time. While it is important to note that this strategy relates to the current situation over the subject land area, some adjustments to this overarching strategy will be necessary to allow for progressive development of land areas. This also applies to channels, such that landscaping of various sections can occur, if erosion and sediment control measures are implemented and managed upstream of each length of channel that is landscaped.

Management techniques

The management techniques (measures) have been selected and planned into the site to provide longer term management of surface runoff and erosion along the channel embankments. These have been adopted to provide a robust approach to account for the longer-term operational requirements, and therefore are in addition to the SEDMP measures that are normally provided during the construction of each Development stage.

The following listed control measures have been selected to offer a longer-term management approach, and are outlined together their application:

Land surface management control measures

- Soil stockpile management – Ensure these are not located near to the channel, drainage line/overland flow path and a road. Long term stockpiles should be hydromulched.
- Diversion drains – temporary surface drainage lines to control and direct surface runoff flow to a sediment trap. These are shallow swales measuring 300mm deep with a broad flat cross section with 600mm wide base and 1 in 5 batters. Diversion drains should be hydroseeded with a grass mix.
- Sediment traps – a small basin that collects surface runoff or from a diversion drain that allows sediment to settle or trap. The sediment is periodically removed and can be respread/reused on site where appropriate. Sediment traps 10m Long, x 3m wide x 1m deep with 1 in 3 batters.
- Organic mulch buffer strip 1.5m wide.0.15m high. Located 1m off from the adjacent top of channel (overbank area), heavy organic mulching (not wood chipping) to form barriers or overland buffer strip. These strips of organic mulch are used to slow the progress of surface runoff to allow for infiltration, pooling and or slow seepage from runoff generated over a broad land area. The mulch should be fibrous to allow for good interlocking and to integrate with the land surface. Alternatively, use a silt fence in lieu of the mulch strip and noting that a silt fence will require ongoing and regular maintenance.
- Grassed buffer strip 10m wide, Hydroseed buffer strip (HBS) – a dryland grassed area to form a buffer that will assist to manage and absorb rainfall and runoff adjacent to the channel.

Channel management control measures

- Stabilisation of channel banks – Tyne and rip the subgrade, place topsoil and hydromulch (Bonded fibre matrix) including a grass seed mix.
- Channel check dams – in channel sediment trap barriers using temporary sandbags stacked to 400mm high and partially up the side batter 300mm to prevent outflanking.
- Prepare the site for the expected weather conditions – Refer to maintenance guidance in Section 3.
- Site inspection and monitoring - as part of the maintenance regime, the site will need to be monitored and measures repaired and maintained. Refer to maintenance guidance in Section 3 below.

The above control measures have been tried and tested recently on the first channel packages locally to channel 01, stages 05 - 12. Refer to Appendix F for details which will be progressively monitored and adapted as necessary to provide suitable and functional control measures. The details are typical and will continue to be deployed on all future drainage channel packages at the delivery of the civil works, to ensure the controls are fully established, functional and inspected prior to any landscape works commencing.

Below are actual images of the control measures implemented for the aforementioned stages:



Maintenance

All erosion and sediment control measures are to be progressively inspected, repaired, maintained, and updated as needed by Walker Corporation and their sub-contractor until the relevant channel package is handed over to Council. It is important to note that such measures are not considered a set and forget installation and therefore should be inspected and maintained. The following inspection regime provides guidance, which has been adapted to suit Riverlea:

- Winter and Spring – every 2 weeks to ensure measures are in good working order and additional inspections to comply with the parameters outlined below.
- Summer autumn – every 3 weeks to ensure measures are in good working order and additional inspections to comply with the parameters outlined below.
- Each time (within 2 days) preceding a forecast large rain event (say > 20mm).
- Immediately following a large rainfall event and in addition to following prolonged rainfall over several days where cumulative totals may exceed 20mm over a 3-day period.

Maintenance activities include:

- Checking measures to ensure these are in good condition and operating effectively.
- Making repairs and adjustments to measures to maintain good operating condition.
- Desilting sediment traps to ensure capacity is regularly available.
- Checking and topping up mulch barriers if required to ensure these are operating as required.
- Updating any existing measures to respond to changes in land use, and or for stages of development.
- Responding to damage and at times when storms and rain events as required to ensure the measures are operating effectively.

6.6 Revegetation Guide - Planting List

A study report prepared by EBS Ecology titled “Buckland Park Significant Environmental Benefit (SEB) 5 Revegetation Management Plan, September 2012” has been prepared to define the vegetation communities to be incorporated into the regional drainage network. The aim is to establish a functioning ecosystem while also meeting the requirements of the Native Vegetation Council to provide SEB offset areas associated with the residential development. The Development open space areas will be subsequently revegetated with a range of indigenous flora species that will contribute to improvement of biodiversity values in the regional landscape.

The revegetation of the regional channels and ephemeral pools are intended to provide a vegetation community of native vegetation that aims to restore pre-European ecosystems and biodiversity. The revegetation management plan sets out the vegetation communities for each zone associated with the regional channels. These zones generally correspond to the water regimes and aspect associated with the channels.

The following species lists in Table 13 to

Table 16 have been provided by EBS Ecology for each vegetation zone. These are intended to provide general information only.

Table 13: Revegetation Species Aquatic Zone

STRATUM	SPECIES NAME	COMMON NAME
Understorey <1m	<i>Bulboschoenus caldwellii</i>	Salt Club Rush
	<i>Cyperus gymnocaulos</i>	Spike rush
	<i>Cyperus vaginatus</i>	Stiff Flat-sedge
	<i>Juncus kraussii</i>	Sea Rush
	<i>Juncus subsecundus</i>	Finger Rush
	<i>Muehlenbeckia florulenta</i>	Lignum
	<i>Phragmites australis</i>	Common Reed

Revegetation within the aquatic zone has been designed to re-establish reed bed/sedgeland vegetation within the aquatic and riparian zones. These zones will become self-regulating over time based on seasonal variation.

Table 14: Revegetation Species for the Riparian Zone

STRATUM	SPECIES NAME	COMMON NAME
Understorey <1m	<i>Atriplex paludosa</i> ssp. <i>cordata</i>	Marsh Saltbush
	<i>Atriplex semibaccata</i>	Berry Saltbush
	<i>Chenopodium pumilio</i>	Small Crumbweed
	<i>Disphyma crassifolium</i> ssp. <i>clavellatum</i>	Round-leaf Pig-face
	<i>Einadia nutans</i>	Climbing Saltbush
	<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush
	<i>Maireana aphylla</i>	Leafless Cotton-bush
	<i>Maireana brevifolia</i>	Short-leaf Bluebush
	<i>Rhagodia candolleana</i>	Sea-berry Saltbush
	<i>Suaeda australis</i>	Austral Sea-blight
	<i>Threlkeldia diffusa</i>	Coast Bone-fruit
	<i>Vittadinia cuneata</i>	Fuzzy New Holland Daisy

Riparian - is intended to provide a buffer of 1-2 m around the aquatic zone which will allow some self-transitioning of the vegetation dependent on seasonal flows and storm events. These will not significantly reduce flow rates of the drainage network. These shrubs will provide increased habitat values for small birds and reptiles while also outcompeting alien species which are expected to invade from storm water transport and upstream run-off flows.

Table 15: Revegetation Species List for Upper Slope Zone

STRATUM	SPECIES NAME	COMMON NAME
Understorey <1m	<i>Austrostipa scabra</i>	Spear Grass
	<i>Themeda triandra</i>	Kangaroo Grass
	<i>Aristida behriana</i>	Brush Wire grass
	<i>Chloris truncata</i>	Windmill Grass
	<i>Rhytidosperra setacea</i>	Wallaby Grass
	<i>Rhytidosperra caespitosa</i>	Wallaby Grass

Upper Slopes - include the banks from the riparian zone to the top of the bank.

Table 16: Revegetation Species for Buffer Zone

STRATUM	SPECIES NAME	COMMON NAME
Overstorey	<i>E. camaldulensis</i> var. <i>camaldulensis</i>	River Red Gum
Small trees/large shrubs >1m	<i>Acacia pycnantha</i>	Golden Wattle
	<i>Pittosporum angustifolium</i>	Native Apricot
	<i>Callitris gracilis</i>	Southern Cypress Pine
	<i>Dodonaea viscosa</i> ssp. <i>spatulata</i>	Sticky Hop-bush
	<i>Aristida behriana</i>	Brush Wire-grass
Understorey <1m	<i>Atriplex semibaccata</i>	Berry Saltbush
	<i>Rhytidosperra setacea</i>	Small-flower Wallaby-grass
	<i>Chloris truncata</i>	Windmill Grass
	<i>Convolvulus remotus</i>	Grassy Bindweed
	<i>Dianella brevifolia</i>	Black-anther Flax-lily
	<i>Enchylaena tomentosa</i> var. <i>tomentosa</i>	Ruby Saltbush
	<i>Maireana brevifolia</i>	Short-leaf Bluebush
	<i>Rhagodia parabolica</i>	Mealy Saltbush
	<i>Themeda triandra</i>	Kangaroo Grass

Buffers- will serve important ecological functions in the drainage network. Primarily, it will act as an amenity for the drains with this section providing a break in the flat landscape and greening the site significantly. It will also serve as a buffer for weed invasion with the natural mulched surface being readily maintainable for weed management.

7 IMPLEMENTING THE STRATEGY

7.1 Priorities and Timeframes

The staging of the works will depend on the timing of land releases into the future. It is anticipated that the overall development will have a completion timeframe in the order of 20 to 30 years.

The key priorities for Precinct 1 and Precinct 2, are based on achieving the key objectives outlined in Section 4 of this report. In this regard these are:

- Flood protection from local catchment and regional catchment (Gawler River). The release of stormwater to pre-development flow rates to the Thompson Creek outfall channel.
- Water Quality management from the current land release to meet the required standards defined in Section 6.
- Environmental Protection and Enhancement by using a multi-objective approach to stormwater management such that it contributes to the delivery of this objective.

The scope outlined in this report sets out to deliver these priorities. It is intended that all subsequent land releases will set to deliver the same objectives.

Assuming that the timing of future land releases is not a limiting factor, we would anticipate the following key stormwater infrastructure elements could be implemented within the sequence and timeframes as outlined below:

- Year 2024/2025:
 - Open Channel network and 125,000m³ basin to protect Precincts 1 and 2 are implemented.
- Years 2025 to 2035 – Extensions to the network of regional flood conveyance channels with integrated online treatment systems and development of the salt water lake network.
- Year 2035 – Detention basin and wetland downstream of Buckland Park at connection with Thomson Creek outfall channel. Further modelling work is required to determine the likely timing for this basin which will largely depend on the rate of development.

These works are discussed in more detail in Sections 7.2 and 7.3.

7.2 Interim Works

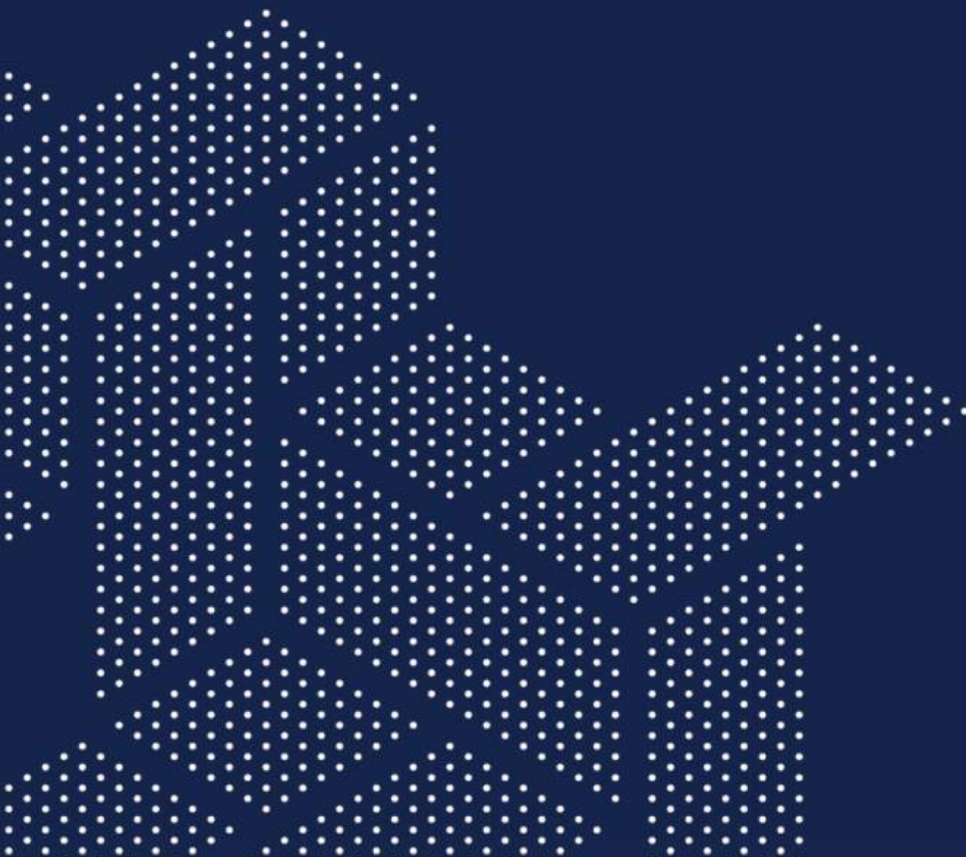
The interim works relate to permanent stormwater infrastructure elements that will be constructed as part of Precinct 2. These works include:

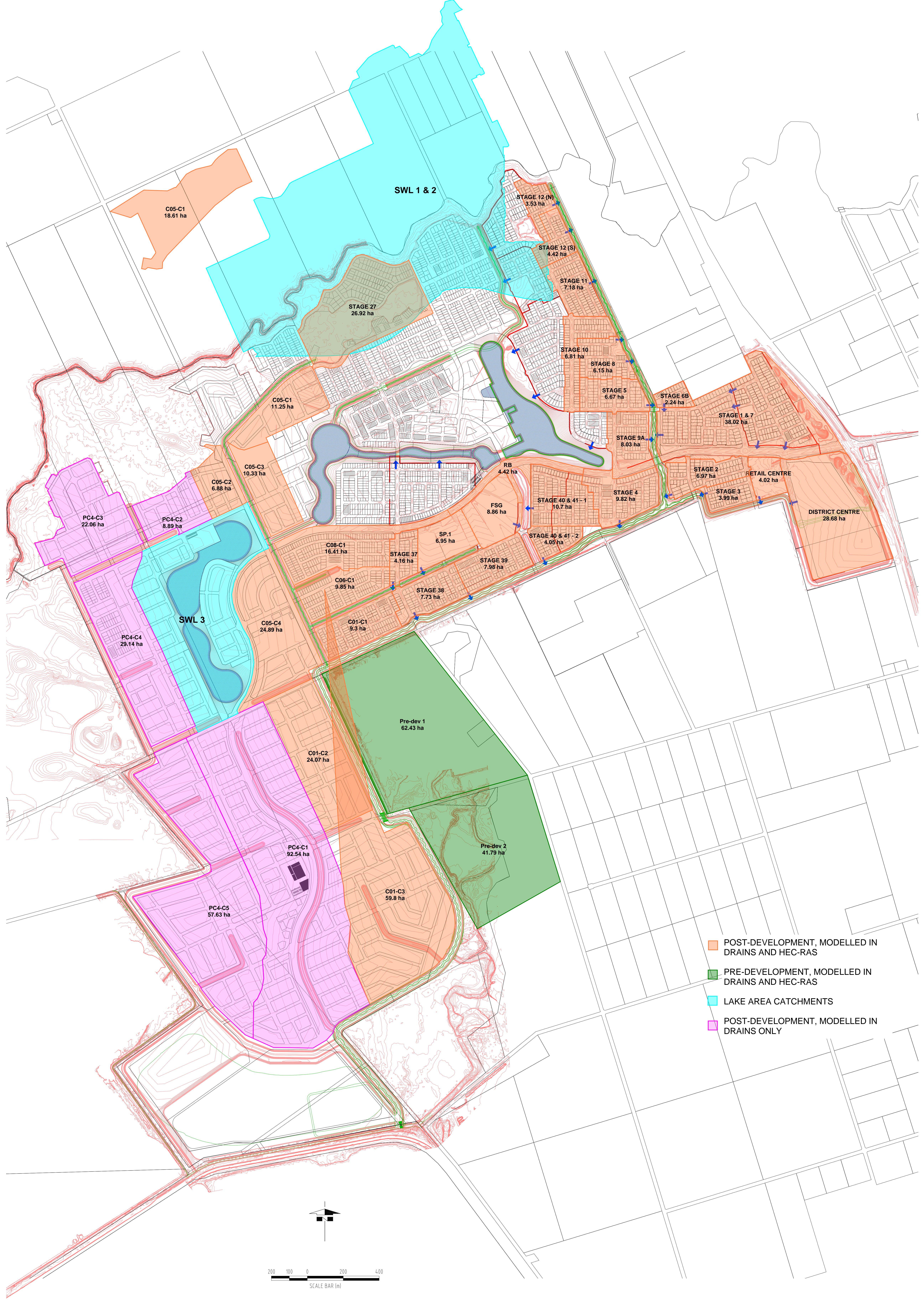
- Stormwater drainage infrastructure associated with the road network to collect and convey runoff to the regional channel at two outlet points.
- Regional drainage channels required to protect Precinct 1 and 2 which include some temporary channel sections. Refer to Appendix F.
- When Salt Water Lake 1 is constructed a new 750mm outlet pipe will need to be constructed as the outfall from the lake. The pipe will serve two purposes, one to provide circulation to the salt water lakes, and secondly to provide an outfall for stormwater discharging to the lake.
- Stormwater treatment systems integrated into channels as discussed in Section 6 of this report.

7.3 Future Works

Ultimately the full extent of regional channels and the future salt water lakes proposed will provide flood protection to all subsequent developed stages of Buckland Park. Further studies will be required to determine the staging of future drainage requirements and their timing.

APPENDIX A
CATCHMENT PLAN

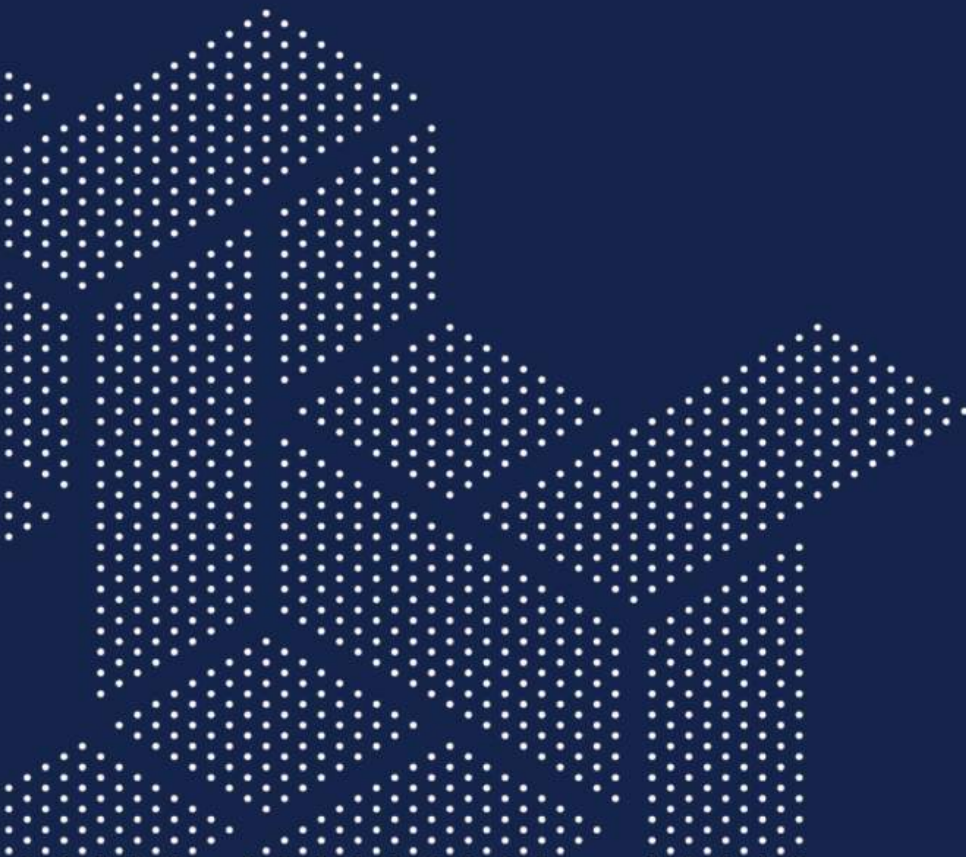




- POST-DEVELOPMENT, MODELLED IN DRAINS AND HEC-RAS
- PRE-DEVELOPMENT, MODELLED IN DRAINS AND HEC-RAS
- LAKE AREA CATCHMENTS
- POST-DEVELOPMENT, MODELLED IN DRAINS ONLY



APPENDIX B
TUFLOW AND DRAINS RESULTS



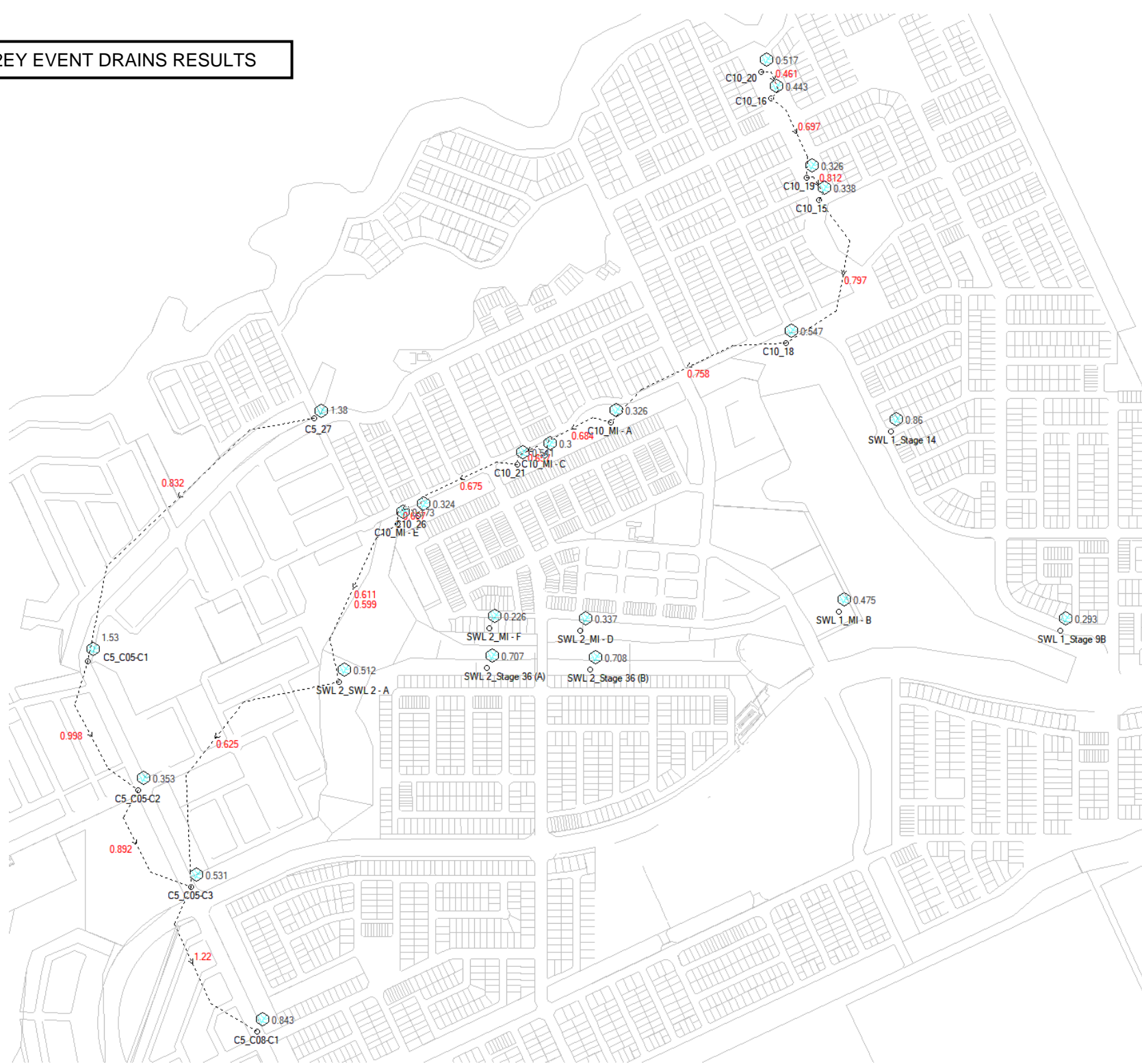
DRAINS MODEL LAYOUT

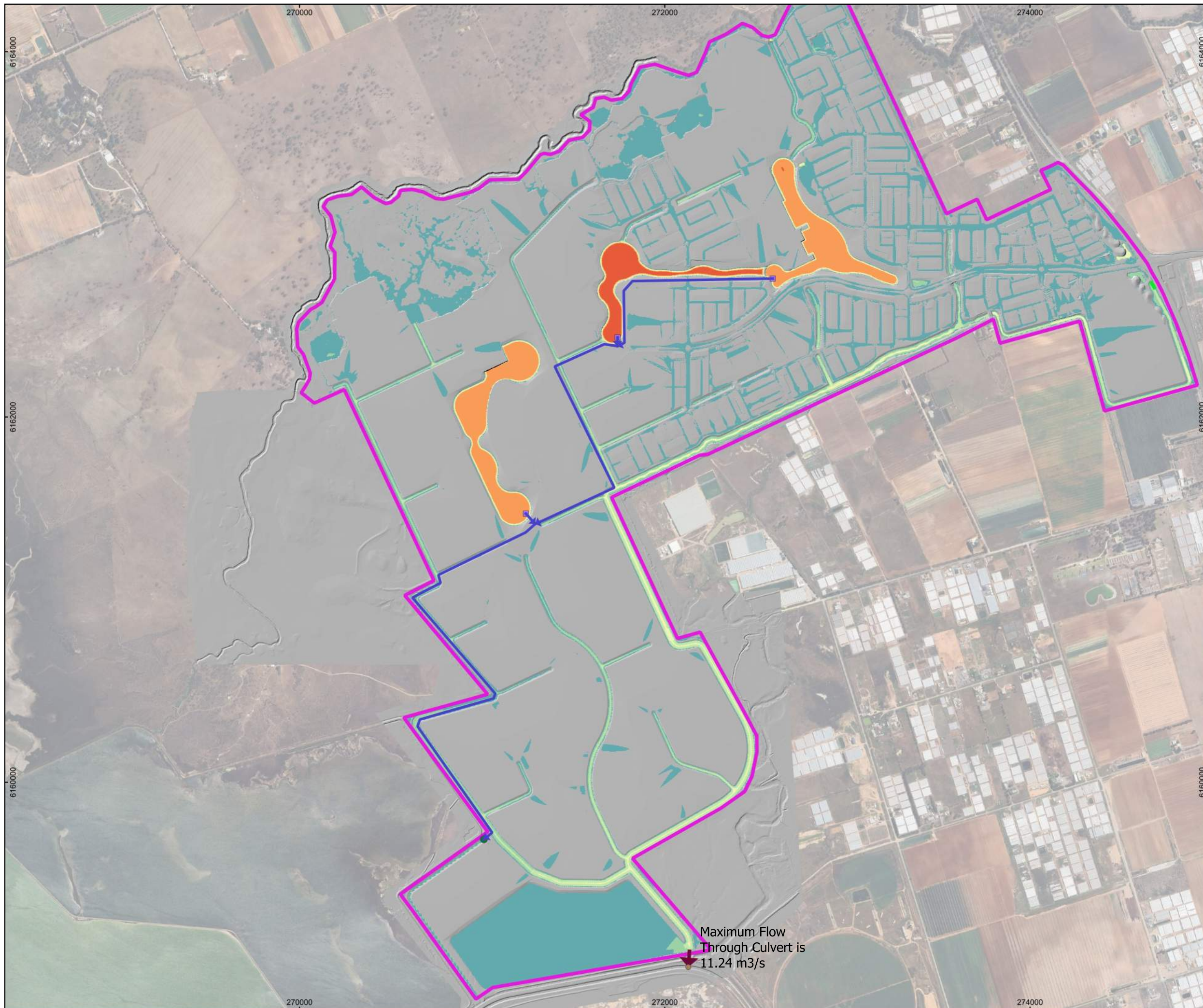


4EY EVENT DRAINS RESULTS



LAKE ONLY - 2EY EVENT DRAINS RESULTS



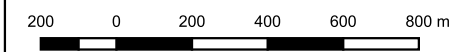


LEGEND

Hydraulic Model Boundary

PEAK FLOOD DEPTH (m)

- ≤ 0.05
- 0.05 - 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- 2.00 - 2.50
- 2.50 - 3.00
- 3.00 - 3.50
- 3.50 - 4.00
- > 4.00



Scale 1:20,000 on A3

Coordinate System: GDA 1994 MGA Zone 54

WGA

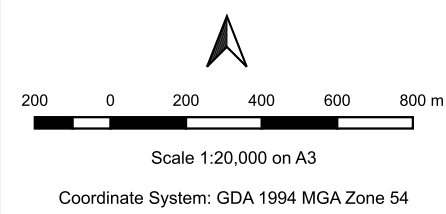
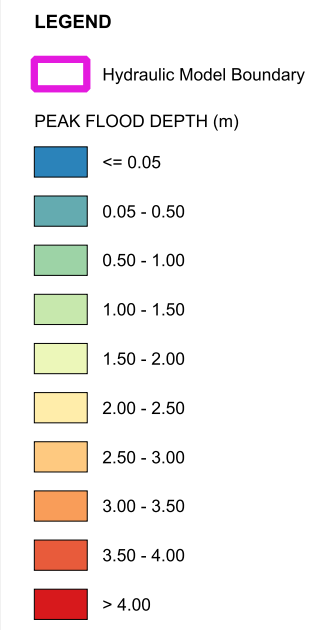
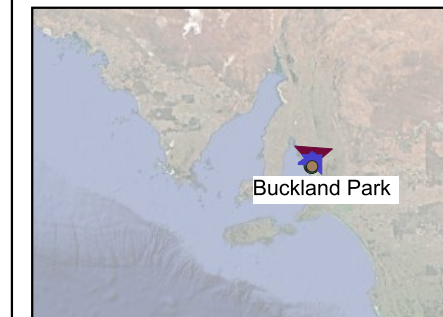
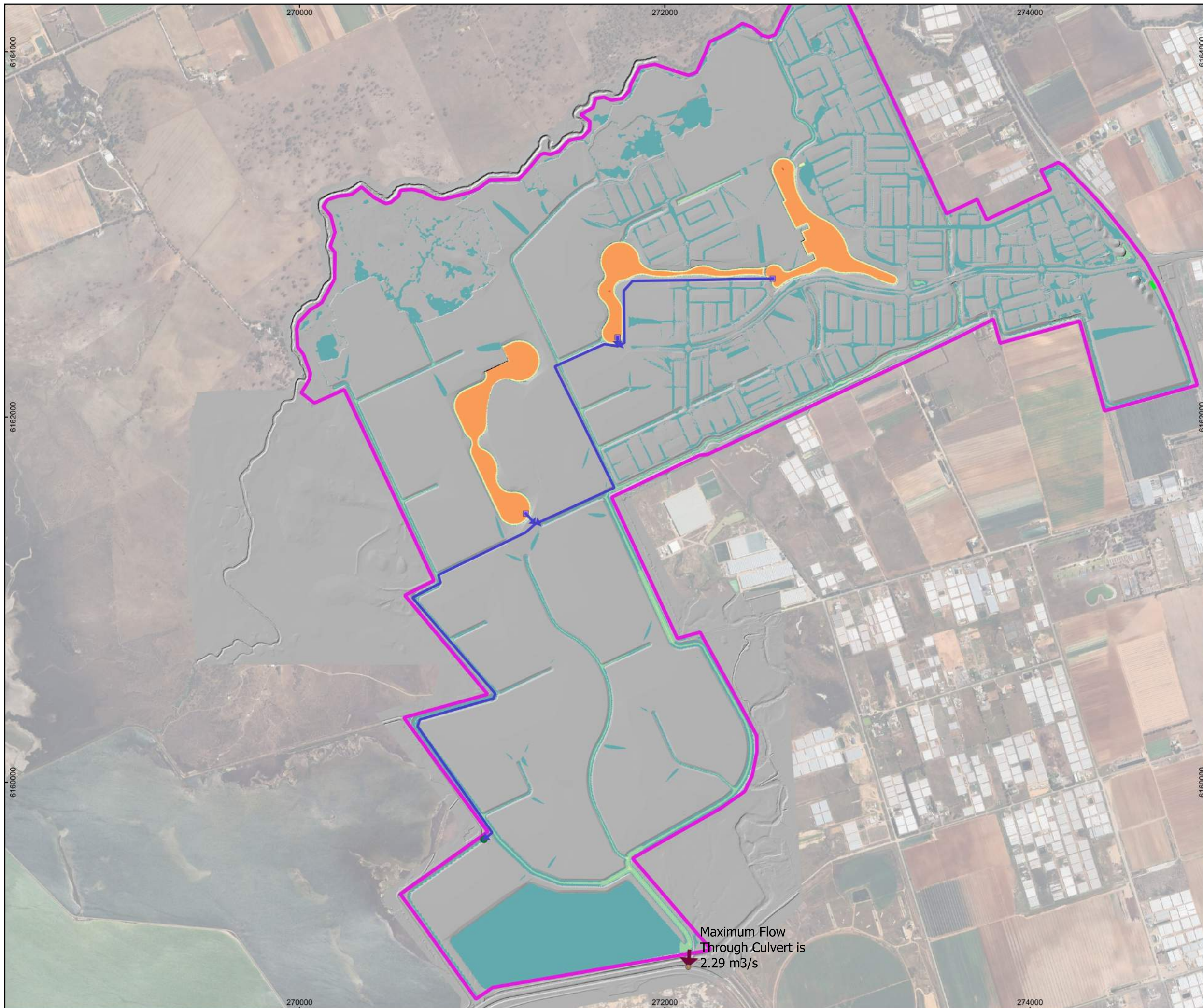
Map B01

Riverlea Development

Peak Flood Depth
1% AEP Scenario 1

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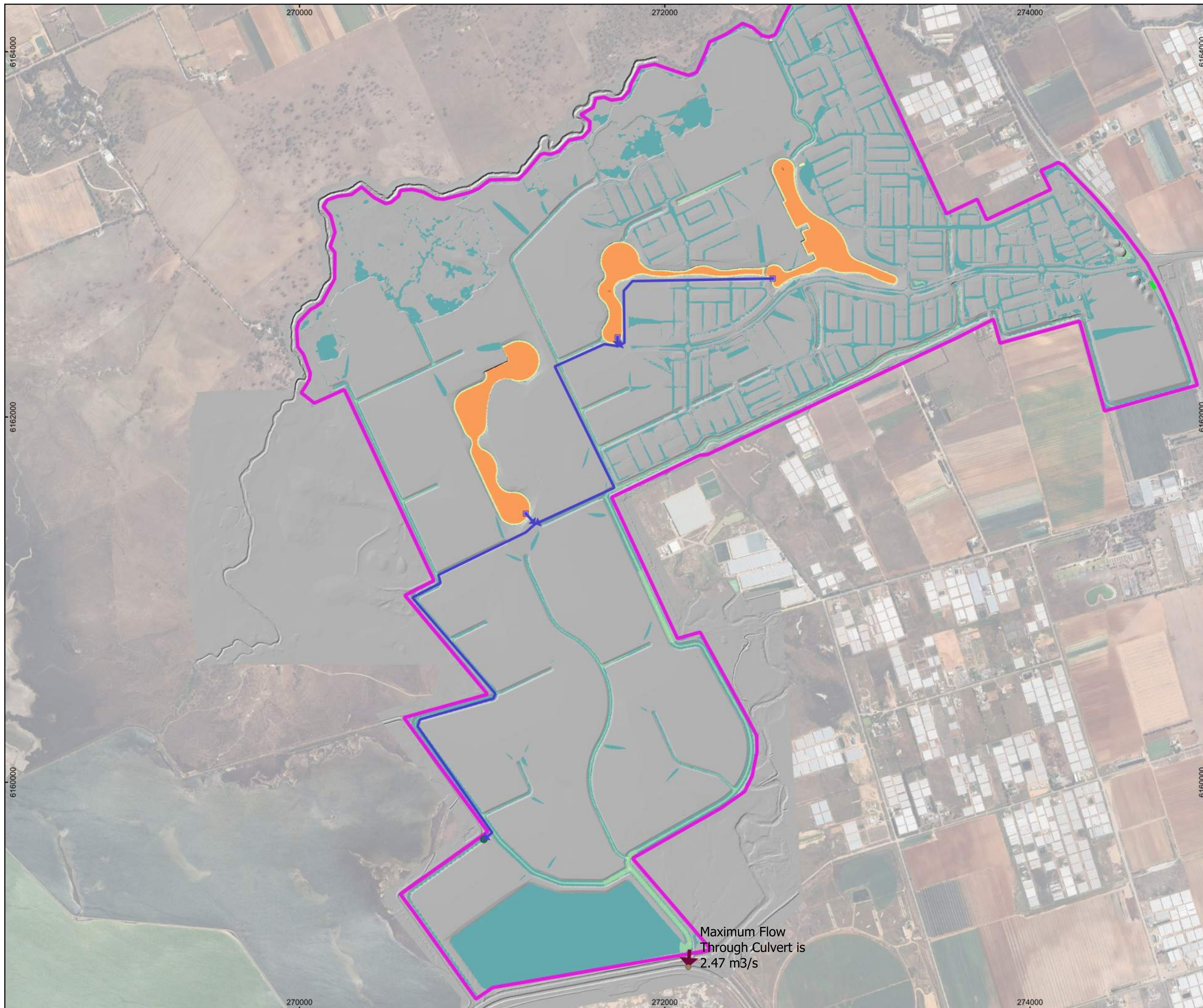
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WGA

Map B02
 Riverlea Development
 Peak Flood Depth
 10% AEP Scenario 2

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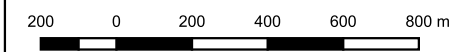


LEGEND

Hydraulic Model Boundary

PEAK FLOOD DEPTH (m)

- <= 0.05
- 0.05 - 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- 2.00 - 2.50
- 2.50 - 3.00
- 3.00 - 3.50
- 3.50 - 4.00
- > 4.00



Scale 1:20,000 on A3

Coordinate System: GDA 1994 MGA Zone 54

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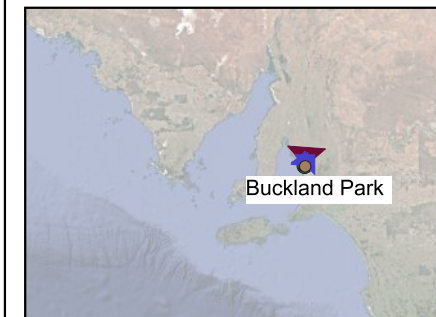
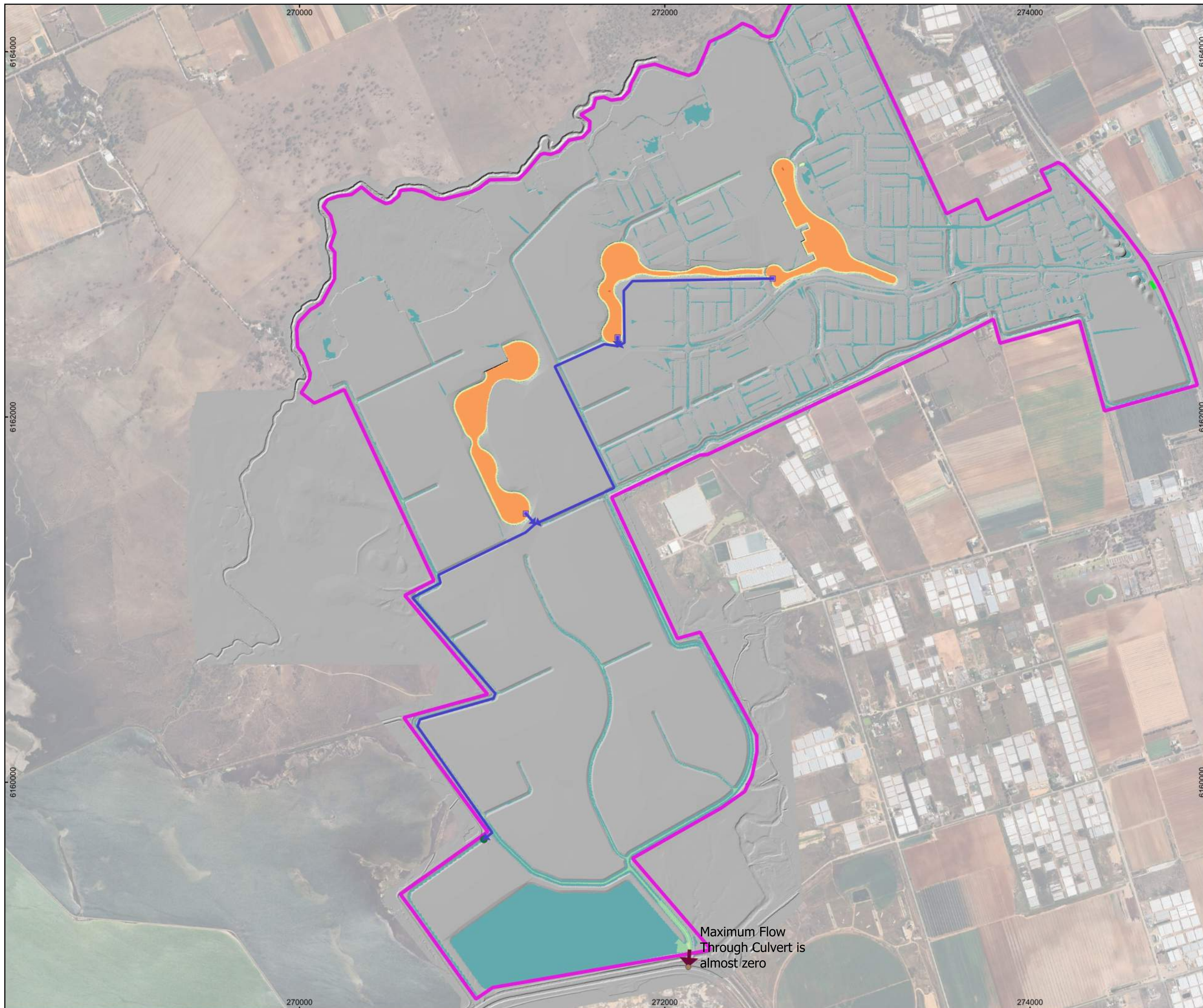
Map B03

Riverlea Development

Peak Flood Depth
10% AEP Scenario 3

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LEGEND

Hydraulic Model Boundary

PEAK FLOOD DEPTH (m)

- <= 0.05
- 0.05 - 0.50
- 0.50 - 1.00
- 1.00 - 1.50
- 1.50 - 2.00
- 2.00 - 2.50
- 2.50 - 3.00
- 3.00 - 3.50
- 3.50 - 4.00
- > 4.00



Scale 1:20,000 on A3

Coordinate System: GDA 1994 MGA Zone 54

WGA

Map B04

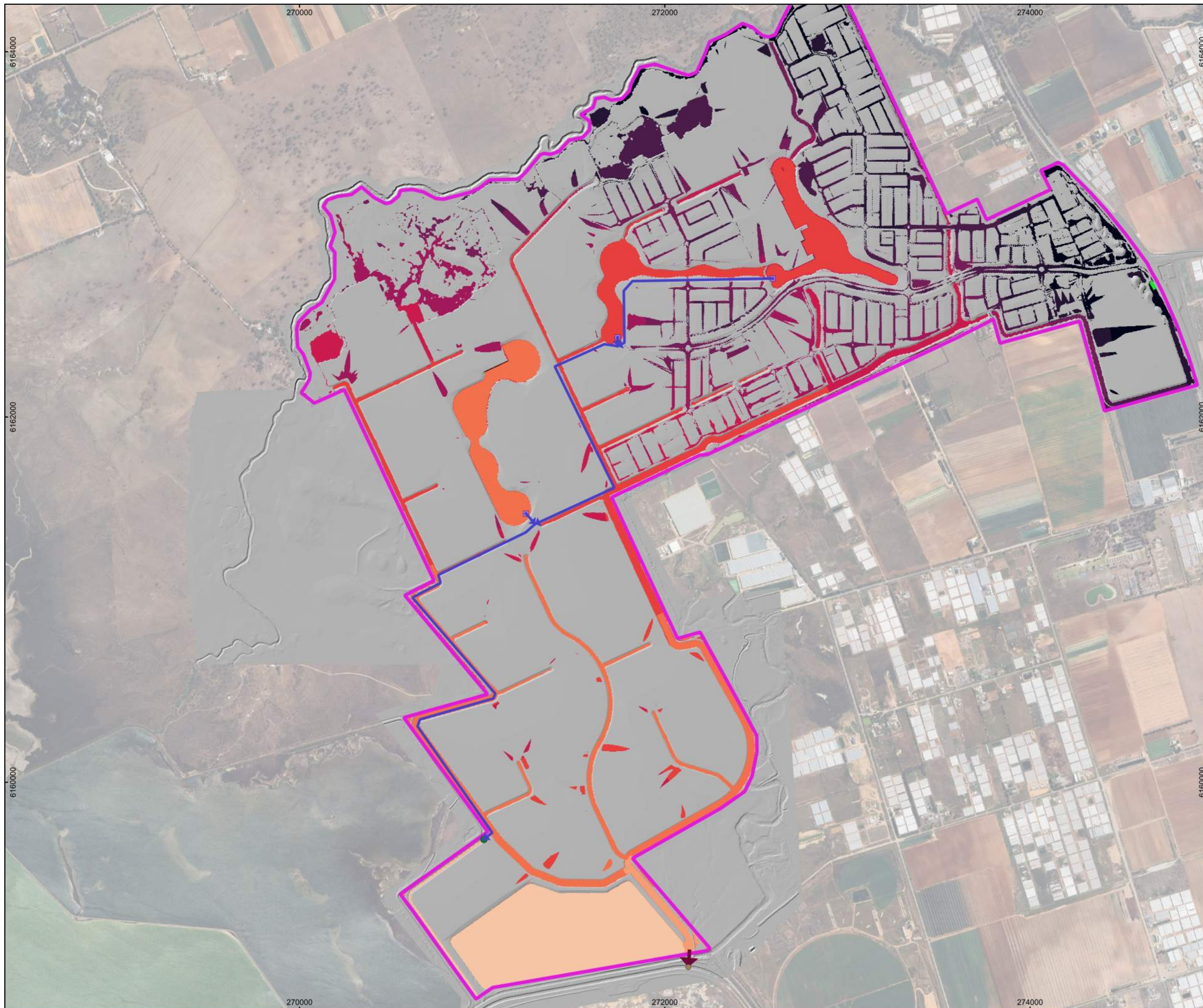
Riverlea Development

Peak Flood Depth
63.2% AEP Scenario 4

Maximum Flow
Through Culvert is
almost zero

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LEGEND

Hydraulic Model Boundary

PEAK WATER LEVEL (mAHD)

<= 1.0

1.0 - 2.0

2.0 - 3.0

3.0 - 4.0

4.0 - 5.0

5.0 - 6.0

6.0 - 7.0

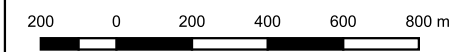
7.0 - 8.0

8.0 - 9.0

9.0 - 10.0

10.0 - 11.0

> 11.0



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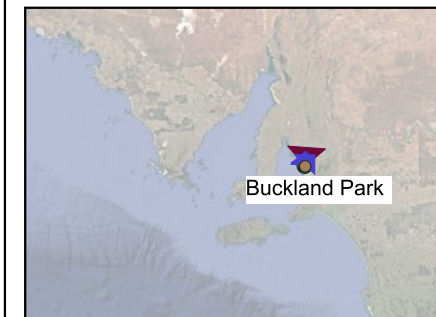
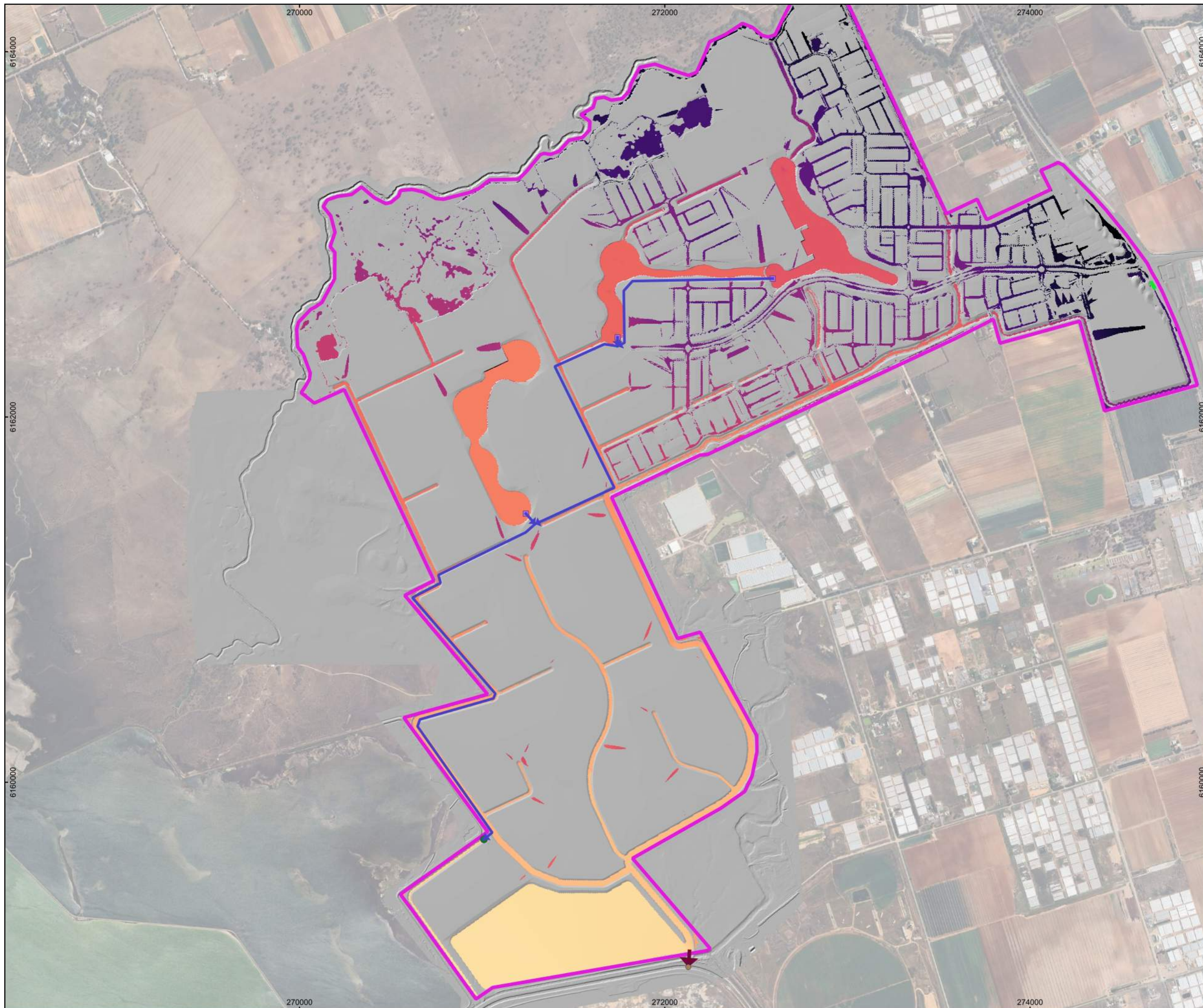
Map B05

Riverlea Development

Peak Water Level
1% AEP Scenario 1

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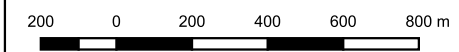


LEGEND

Hydraulic Model Boundary

PEAK WATER LEVEL (mAHD)

- <= 1.0
- 1.0 - 2.0
- 2.0 - 3.0
- 3.0 - 4.0
- 4.0 - 5.0
- 5.0 - 6.0
- 6.0 - 7.0
- 7.0 - 8.0
- 8.0 - 9.0
- 9.0 - 10.0
- 10.0 - 11.0
- > 11.0



Scale 1:20,000 on A3

Coordinate System: GDA 1994 MGA Zone 54

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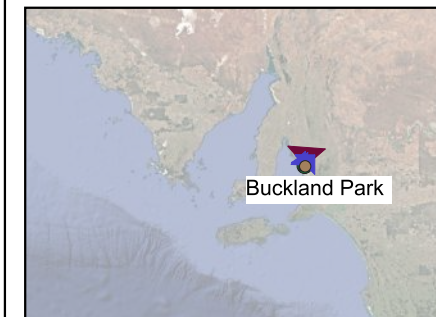
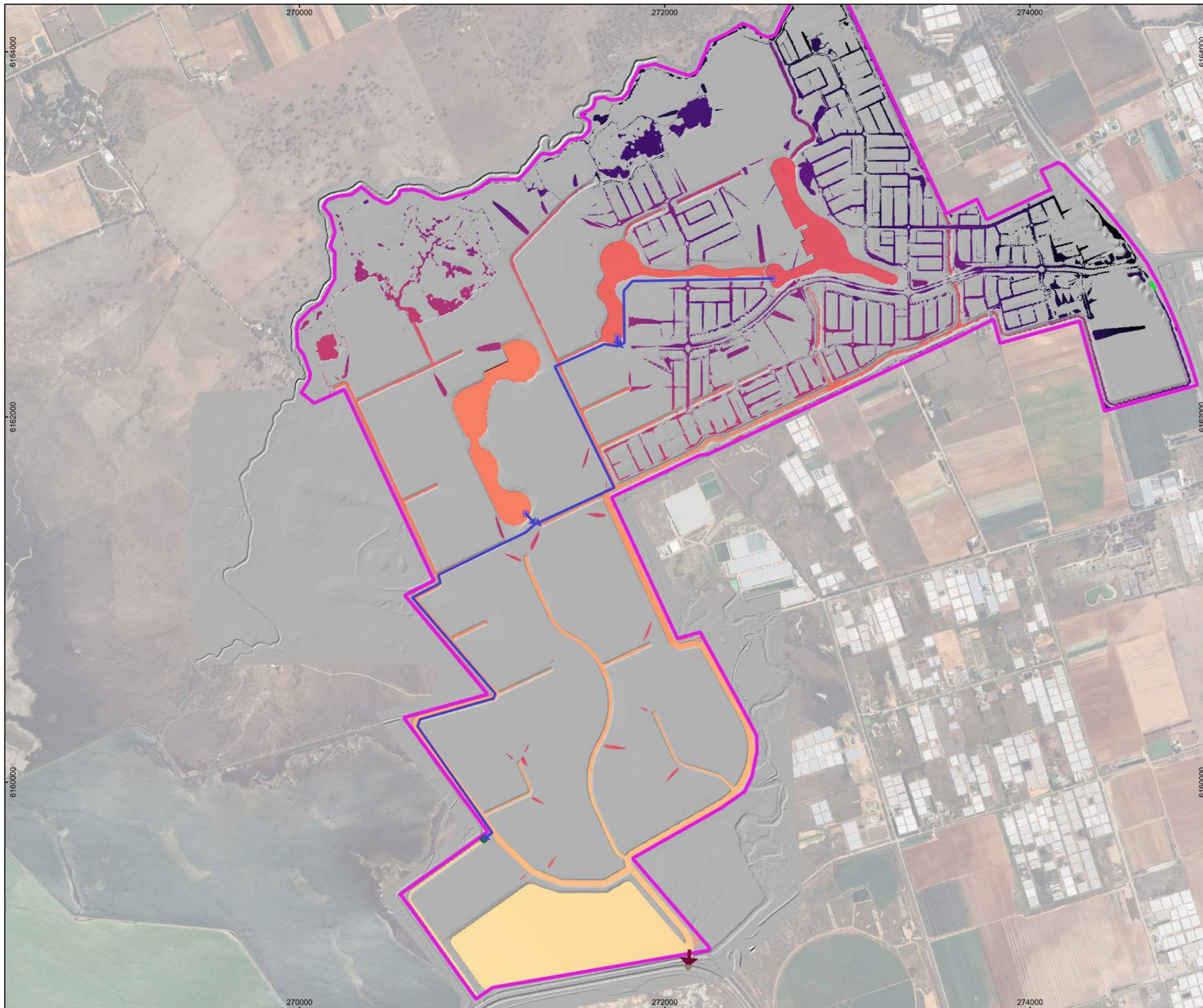
Map B06

Riverlea Development

Peak Water Level
10% AEP Scenario 2

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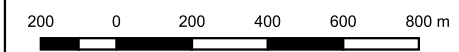


LEGEND

Hydraulic Model Boundary

PEAK WATER LEVEL (mAHD)

- <= 1.0
- 1.0 - 2.0
- 2.0 - 3.0
- 3.0 - 4.0
- 4.0 - 5.0
- 5.0 - 6.0
- 6.0 - 7.0
- 7.0 - 8.0
- 8.0 - 9.0
- 9.0 - 10.0
- 10.0 - 11.0
- > 11.0



Scale 1:20,000 on A3

Coordinate System: GDA 1994 MGA Zone 54

WGA

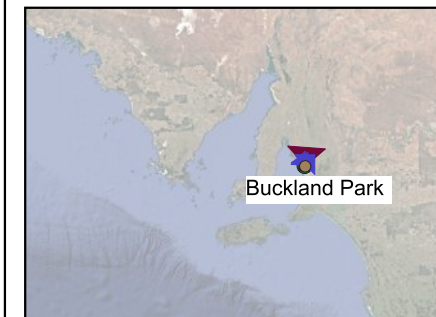
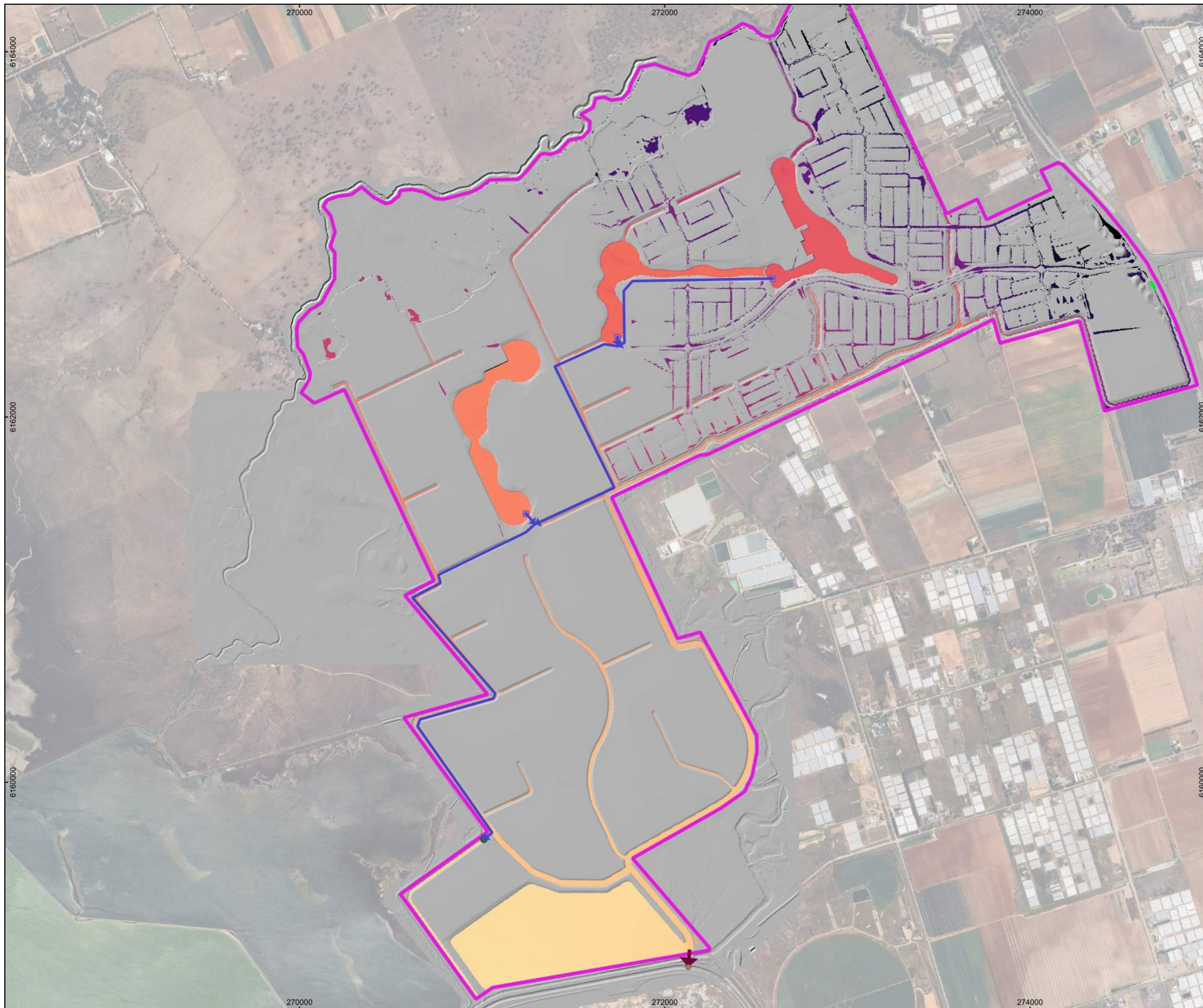
Map B07

Riverlea Development

Peak Water Level
10% AEP Scenario 3

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LEGEND

Hydraulic Model Boundary

PEAK WATER LEVEL (mAHD)

- <= 1.0
- 1.0 - 2.0
- 2.0 - 3.0
- 3.0 - 4.0
- 4.0 - 5.0
- 5.0 - 6.0
- 6.0 - 7.0
- 7.0 - 8.0
- 8.0 - 9.0
- 9.0 - 10.0
- 10.0 - 11.0
- > 11.0



Scale 1:20,000 on A3

Coordinate System: GDA 1994 MGA Zone 54

WGA

Map B08

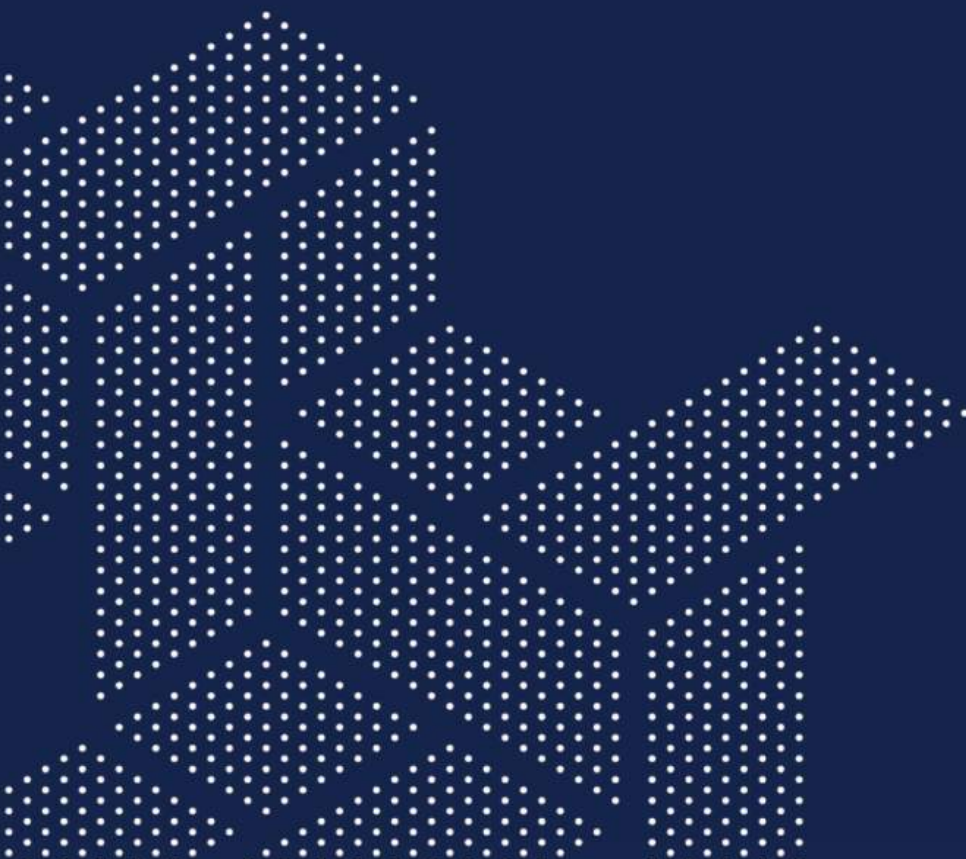
Riverlea Development

Peak Water Level
63.2% AEP Scenario 4

Disclaimer: While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Any reliance placed on such information shall be at the risk of the user.

Note: The information shown on this map is a copyright of WGA 2022

APPENDIX C
REGIONAL FLOODING



MEMORANDUM

To Brent Eddy
From Alison Miller
Date 31 October 2022
Subject Modelling of Riverlea development in the broader Gawler River floodplain model

Riverlea is a proposed housing development at Buckland Park, currently under development by Walker Corporation. Water Technology have been engaged at various stages of the project to provide advice on riverine flood impacts at the development site and adjacent properties.

This memo documents the hydraulic modelling undertaken to assess the performance of the proposed division of floodwaters from the Gawler River along the western side of the development. Modelling was undertaken in the broader Gawler River floodplain model, versions of which are currently being used in the development of the Gawler Stormwater Management Plan and for the Enhanced Flood Hazard Mapping project.

MODEL DETAILS

The existing conditions model, currently being developed for the Enhanced Flood Hazard Mapping project, was adopted as the base case for assessment of the Riverlea development. The model is a coupled MikeFlood model, with the river and floodplain represented in 2D (Mike21), linked to 1D representation of culverts (Mike11).

Topography

The model adopts a flexible mesh representation, which allows higher resolution detail to be incorporated in the model where required (e.g. along the river) without dramatically increasing run times. The model adopts elevations from the two recently captured LiDAR datasets:

- Middle Beach 50cm LiDAR, captured 26 November 2021
- Adelaide Metro LiDAR, captured 21-31 January 2022.

The two datasets overlap along the alignment of the Gawler River. Where this has occurred, the 2022 data has been used in preference.

Note that the only difference between the model adopted for this assessment, and that in development for the Gawler SMP, is the underlying topography. The Gawler SMP model adopts the 2021 LiDAR, but the topography on the south-eastern side of the river alignment is based on a series of earlier topographic datasets.

The model incorporates 344 dike structures, which have been used to control the level at which water can move across various areas. Typically, these are representative of levees, however dikes have also been used to incorporate other key features such as road crests, where the element vertex sampling may have missed this detail. Crest elevations for each dike have been sampled from the 2021 or 2022 LiDAR.



Inflow/outflow boundaries

Inflow boundaries to the model were retained, and include:

- A hydrograph input for the South Para River at South East of Gawler
- A hydrograph input for the North Para River downstream of Turretfield.

Note that the hydrology inputs were derived from the XP-RAFTS hydrology model which incorporates the Bruce Eastick Dam and the upgraded South Para Dam. Hydrographs to the model were extracted at the spatial location of the hydraulic model. This is downstream of the South Para Dam (hence the flood mitigation is incorporated in the hydrology) and upstream of the Bruce Eastick Dam (flood mitigation here is incorporated in the hydraulic model).

A sea level of 1.5 mAHD (equivalent to the Highest Astronomical Tide) was applied as a downstream boundary along the western and (partial) southern model edges. This has been retained from the original study in 2008 which assessed tidal data for Port Adelaide and Outer Harbour.

A second 'free outflow' boundary has been incorporated on the southern edge of the model further upstream, on the western side of the Northern Expressway. This was to prevent breakouts from the Gawler River from artificially ponding at the model edge. In reality, this water is anticipated to flow initially south-west and then further west to meet other breakout flows from the Gawler River near Port Wakefield Road.

Infrastructure

All major bridges and culverts, of which there are 89, have been incorporated in the 1D domain. These were adopted from the previous Light River and Smith Creek models. Where these relate to drainage infrastructure for the Northern Expressway, these have been validated against details in the DRAINS model provided by City of Playford.

Where the mesh resolution was coarser than the width of the culvert/bridge outlet, the elevation of the linking cell has generally required altering to represent the invert.

Updates for the current assessment

The underlying mesh was refined across the area of the Riverlea site, to ensure sufficient resolution to capture the proposed development layout of swales. As a result of changes to the mesh, existing conditions have also been updated to ensure the same representation of detail.

The proposed development conditions have been represented by sampling a digital elevation model of the proposed conditions, created from the design drawing provided by Walker Corporation 'Riverlea_Existing+Sitewide EW_05092022.dwg'.

Further details of the model schematisation will be made available through the Enhanced Flood Hazard Mapping project report for the Gawler River.

Note that the model is currently undergoing validation, and further refinements will be made. This will include re-enforcement of the bank levels on the eastern side of the Gawler River near Windermere. The model version adopted here, is appropriate for comparing like-for-like but may not necessarily be representative of actual flood levels, depending on the outcome of the validation process.



SCENARIOS

Scenarios analysed for this assessment include:

- Current conditions (referred to as 'existing').
- Future development conditions.

The digital elevation model for the proposed developed conditions can be seen in Figure 1. The proposed design includes a concept for diverting breakouts from the Gawler River into a zone along the northern edge of the development, conveying floodwaters along the north and western borders to a discharge point at the south-western corner.

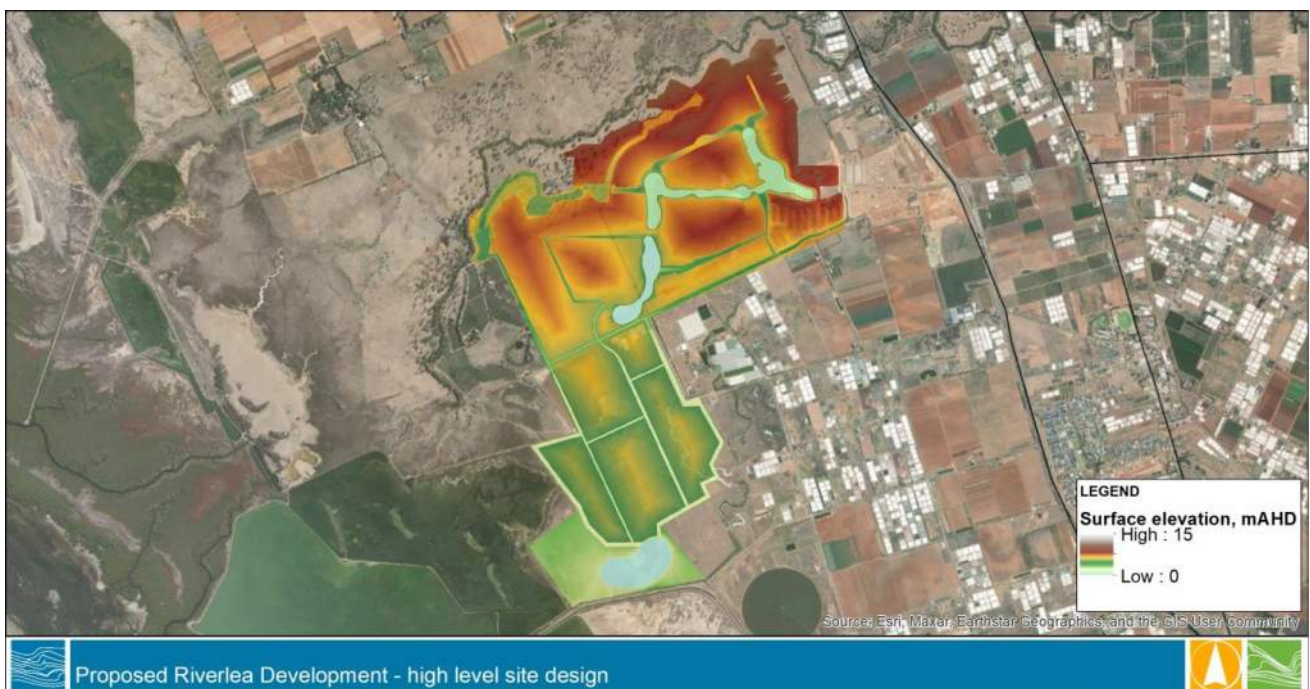


Figure 1 Proposed development surface elevations

RESULTS

The resulting flood depth for the 1% AEP flood event in the Gawler River for the current and future development scenarios is provided in Attachment 1 and 2. The scheme to divert breakouts to the south-western corner works as intended, however it demonstrates that the floodwaters are diverted from the location further west than intended.

The developed conditions (Attachment 2) show an extensive area of flooding surrounding the most southern basin, near the existing salt pans. While the majority of this area is inundated in existing conditions, refinement to the outflow path may need to be considered.

Differences in 1% AEP flood levels between the two scenarios is shown in Figure 2 (and Attachment 3). The results indicate reduced flooding along the western portion of the development (i.e. 'was wet now dry'), and reduced flood levels further west and south of the site.



Note that the existing conditions 1% AEP flood extent differs slightly to that provided previously. Output from the previously adopted TUFLOW site specific model indicated floodwaters breakout out near the intersection with Port Wakefield Road to south of the Gawler River, inundating the existing greenhouses and extending south-west across the Riverlea site. This breakout flow is not observed in the updated modelling adopted here as the bank heights have been more accurately represented through the adoption of recently captured 2022 LiDAR.

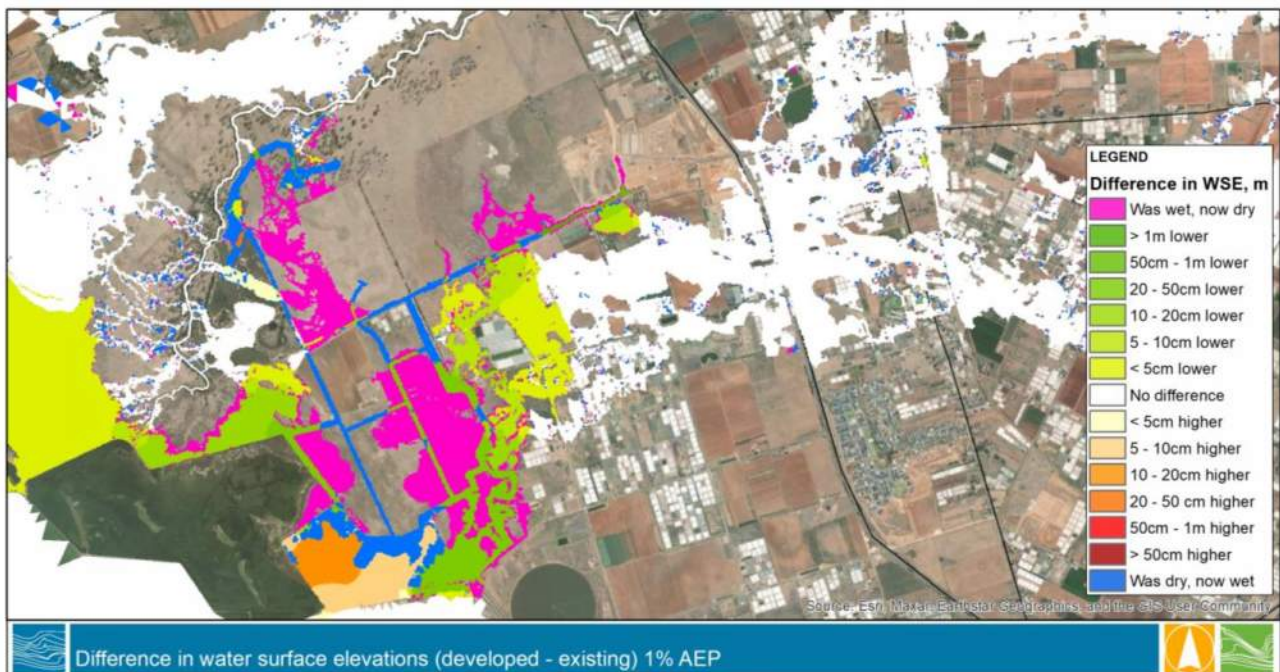


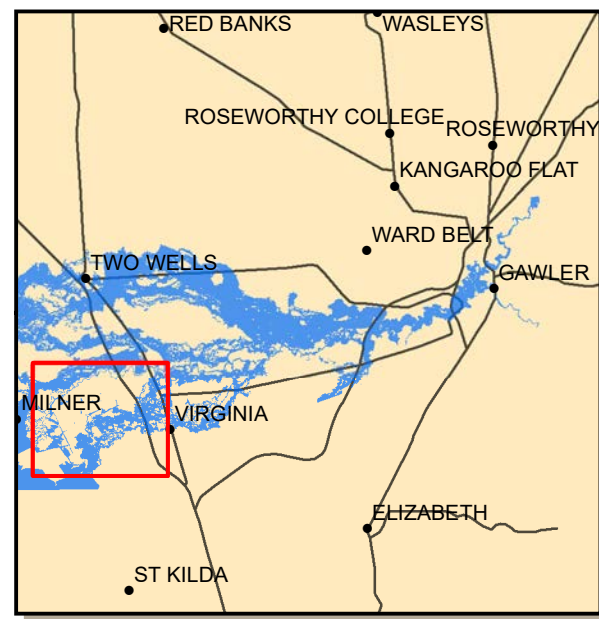
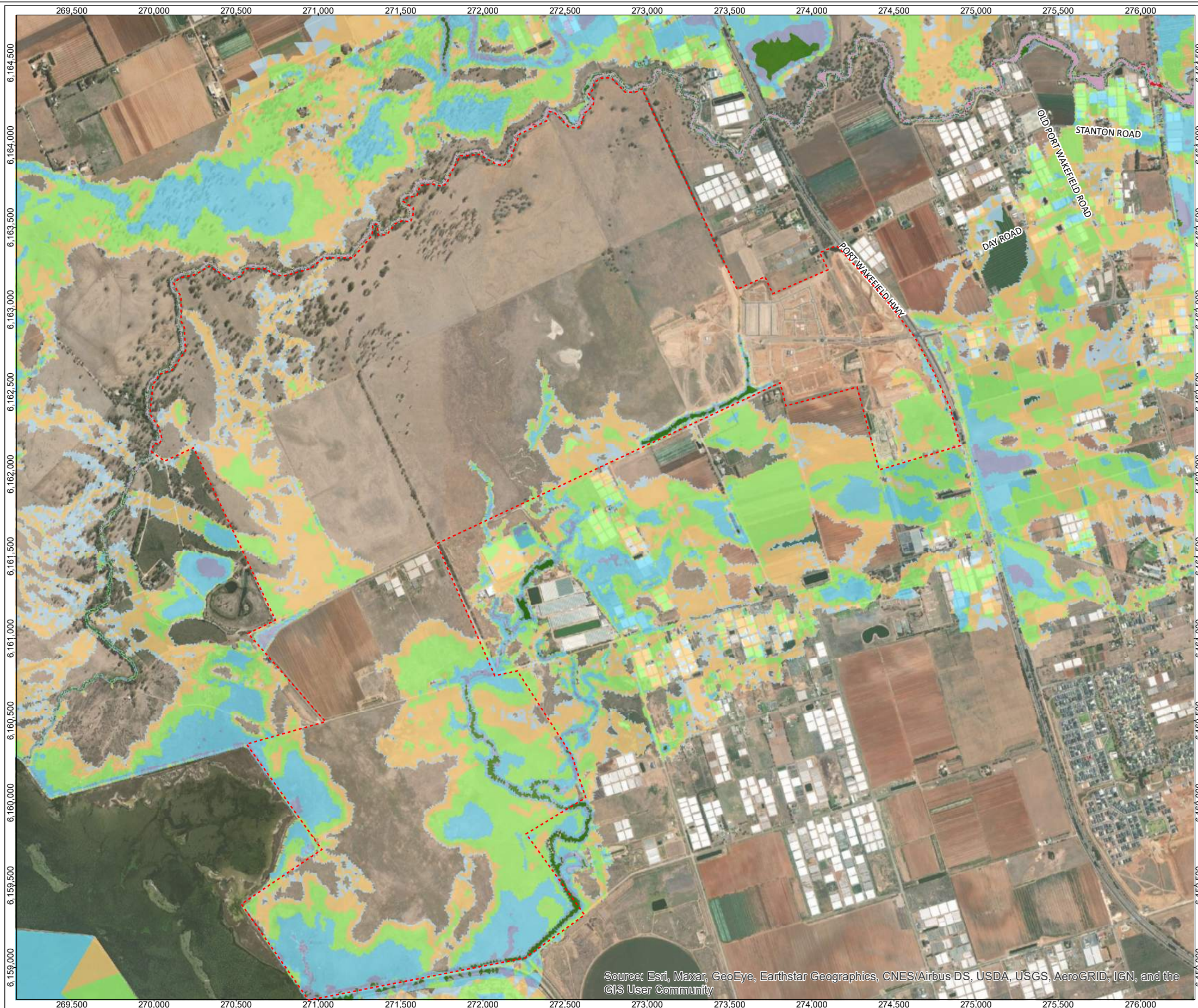
Figure 2 1% AEP flood depth for current development conditions across site

Enclosed:

Attachment 1 – 1% AEP flood depth, existing conditions

Attachment 2 – 1% AEP flood depth, proposed development conditions

Attachment 3 – 1% AEP difference in water surface elevation (developed minus existing)

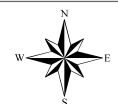


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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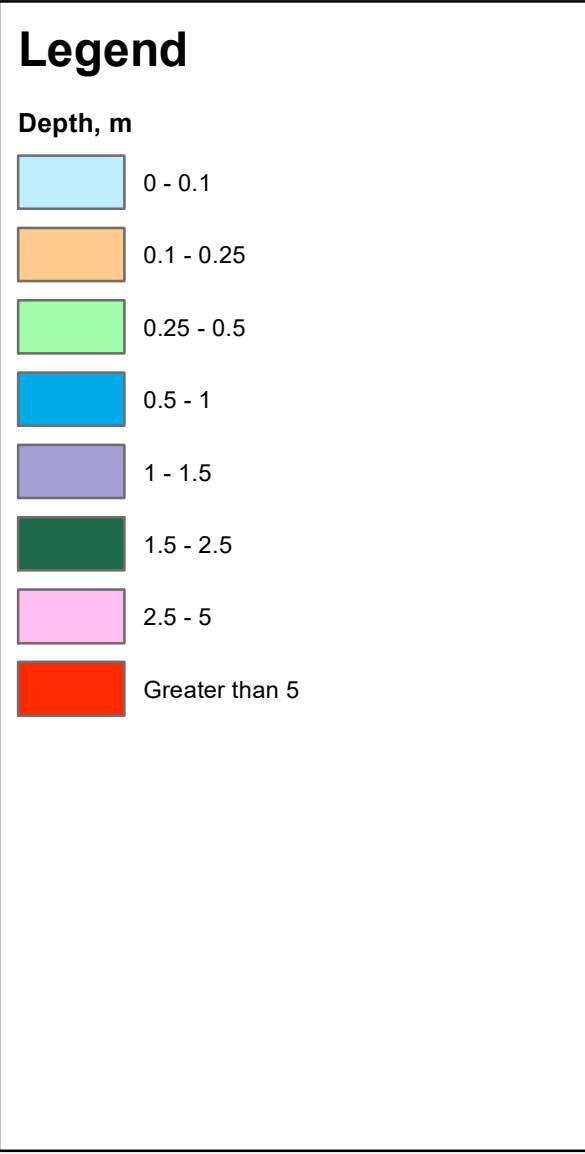
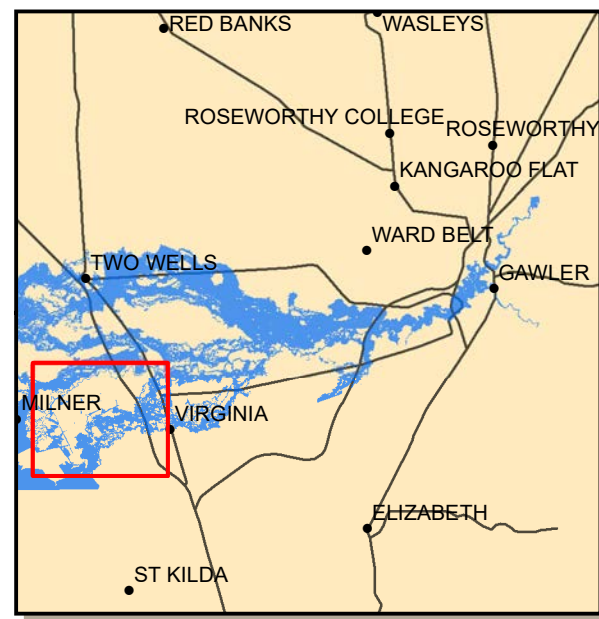
Coordinate System: GDA 1994 MGA Zone 54

1:25,000 at A3



Existing Conditions 1% AEP Depth Riverlea Development Site

REFERENCE: A3L_winsol_Riverlea_Ex_1AEP_DEPTH
DATE: 28/10/2022 SHEET: 1 of 1 DRAWING NUMBER: 1

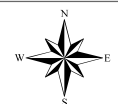


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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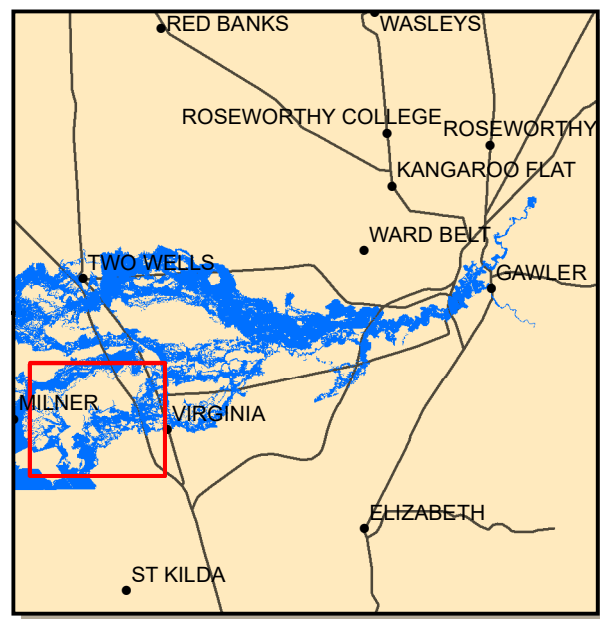
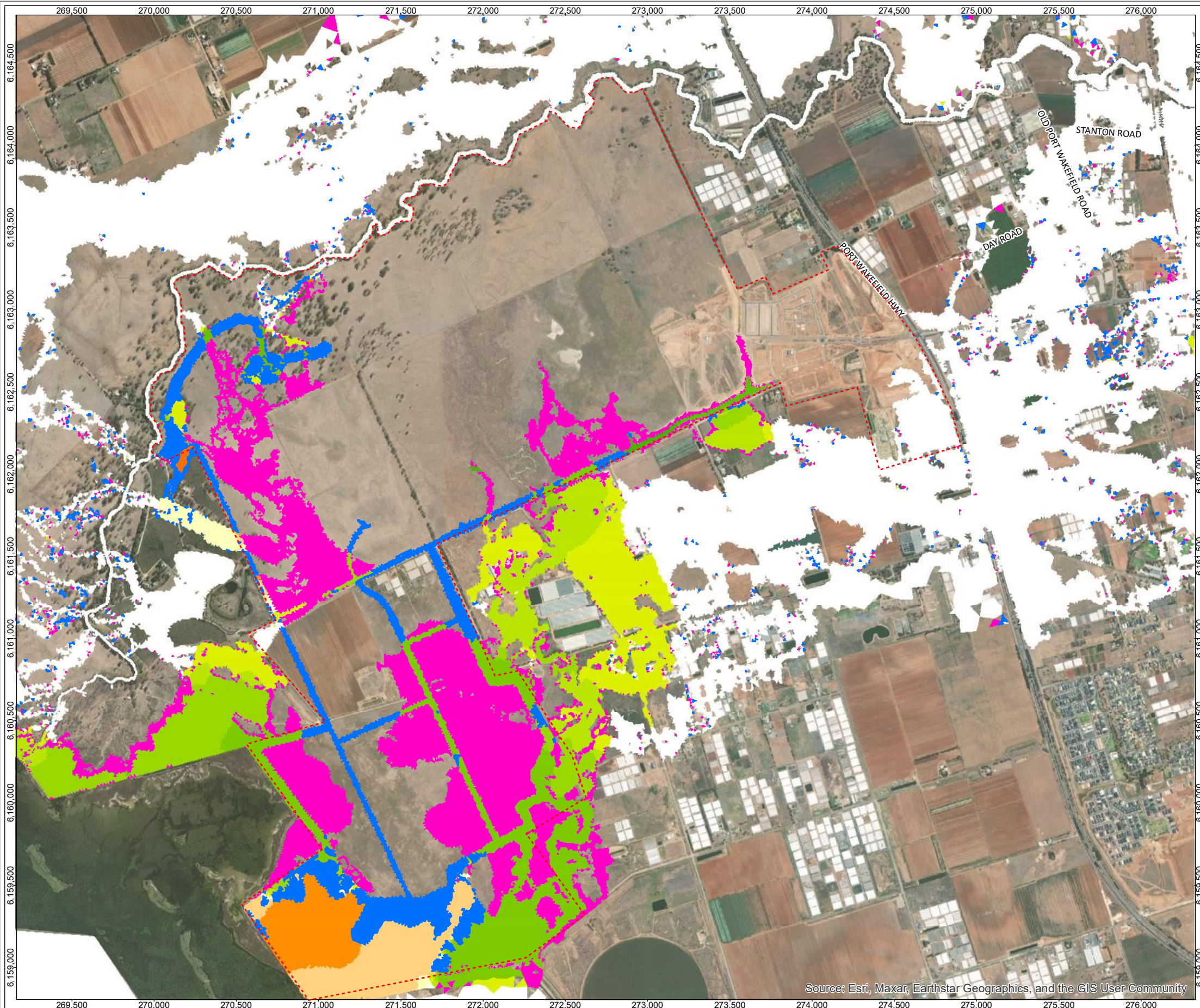
Coordinate System: GDA 1994 MGA Zone 54

1:25,000 at A3



Developed Conditions 1% AEP Depth
Riverlea Development Site

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DATE: 28/10/2022 SHEET: 1 of 1 DRAWING NUMBER: 1

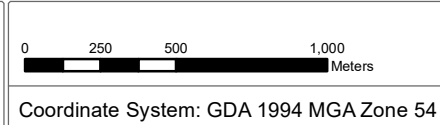


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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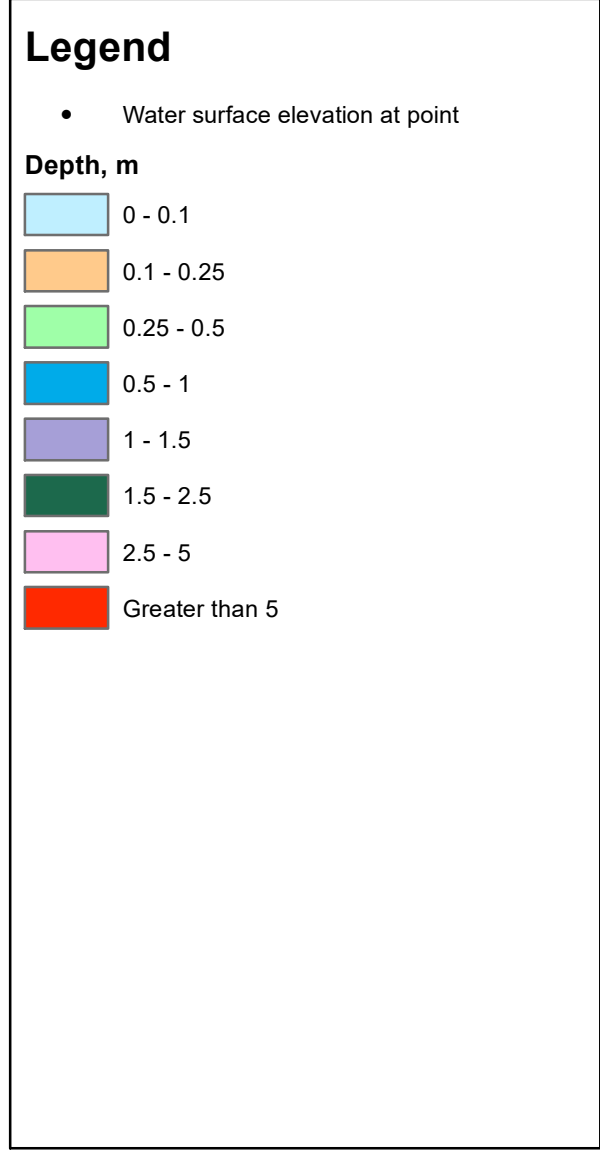
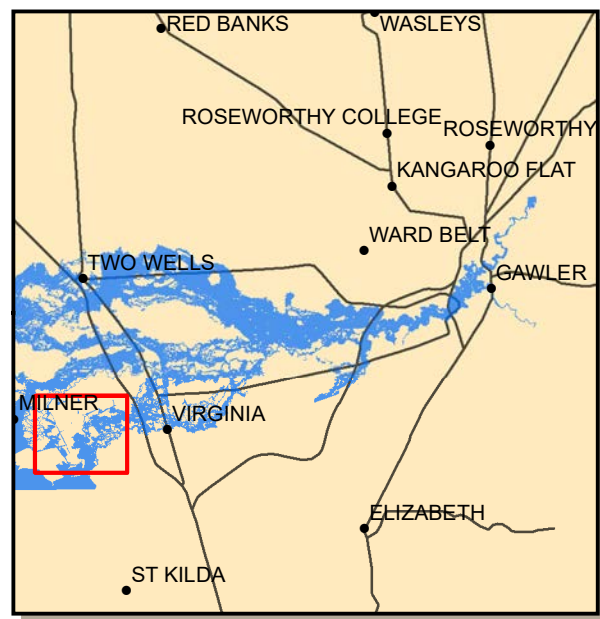
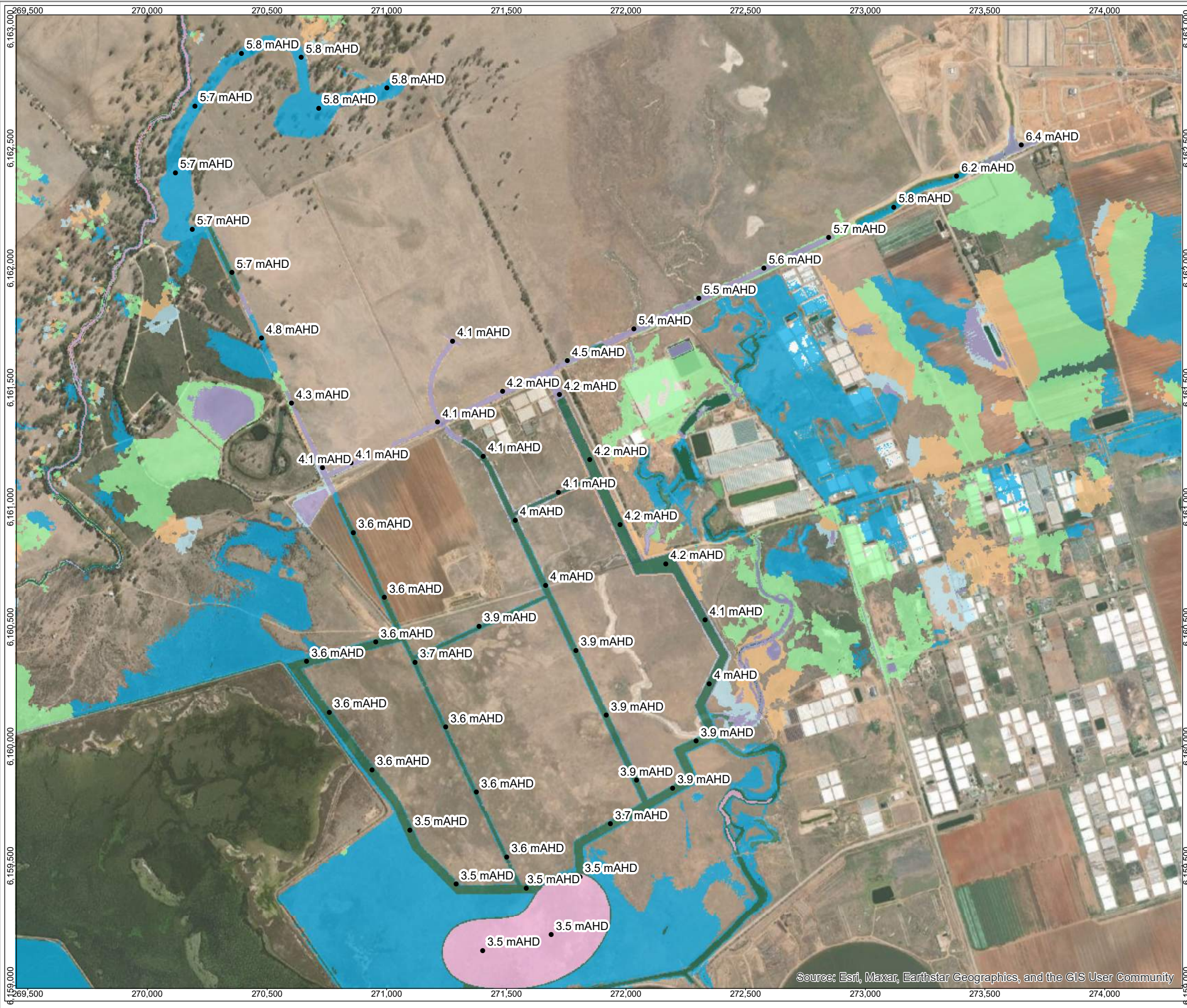


WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

Difference in flood levels (Dev-Ex) 1% AEP Depth
Riverlea Development Site

REFERENCE: A3L_winsat_Riverlea_Dev-Ex_1AEP_DIFF_v2
DATE: 31/10/2022
SHEET: 1 of 1
DRAWING NUMBER: 1

1:25,000 at A3

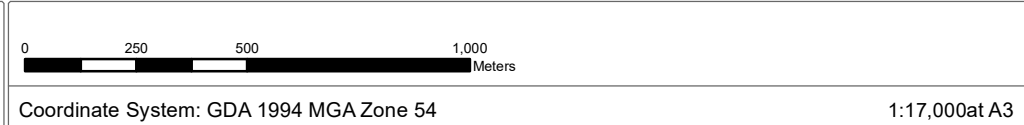


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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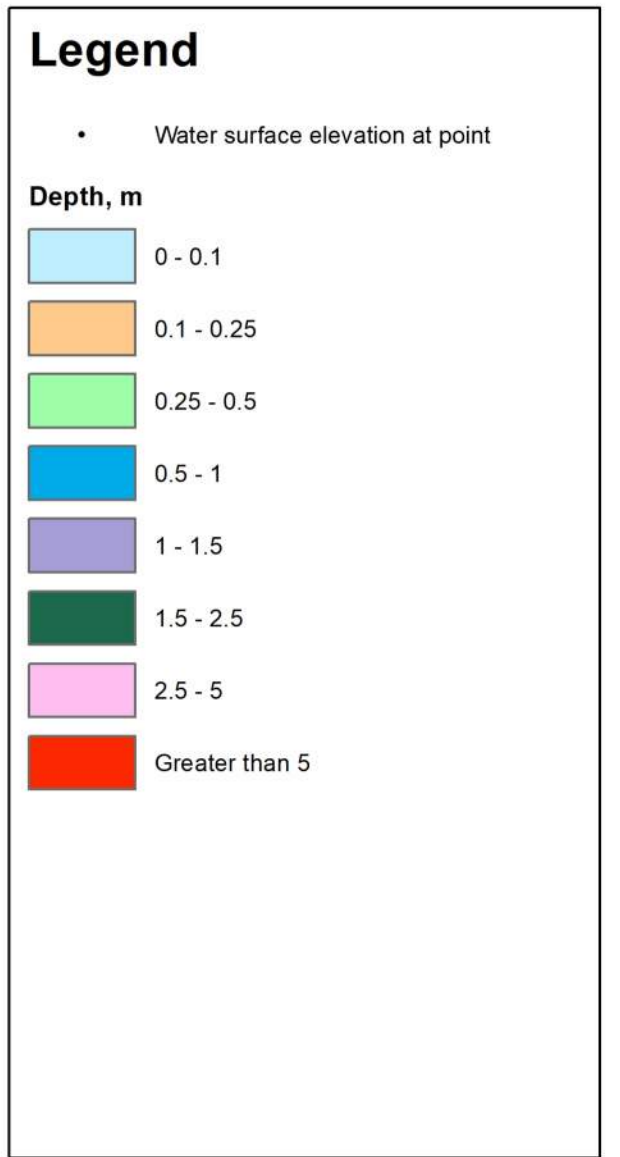
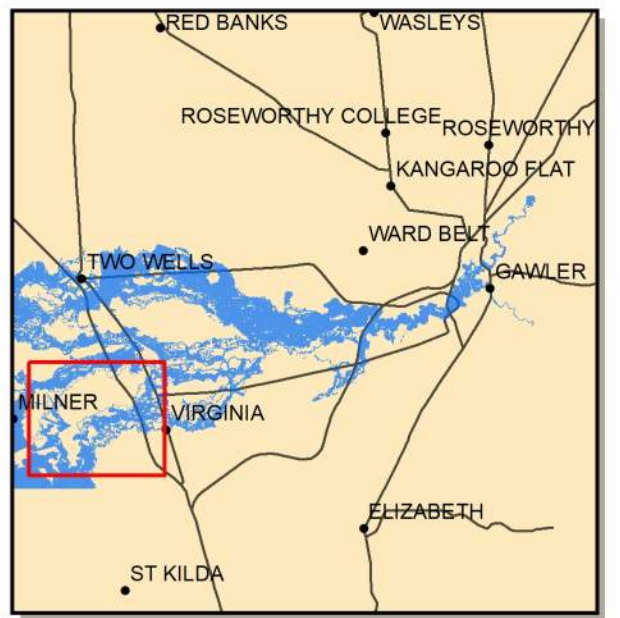
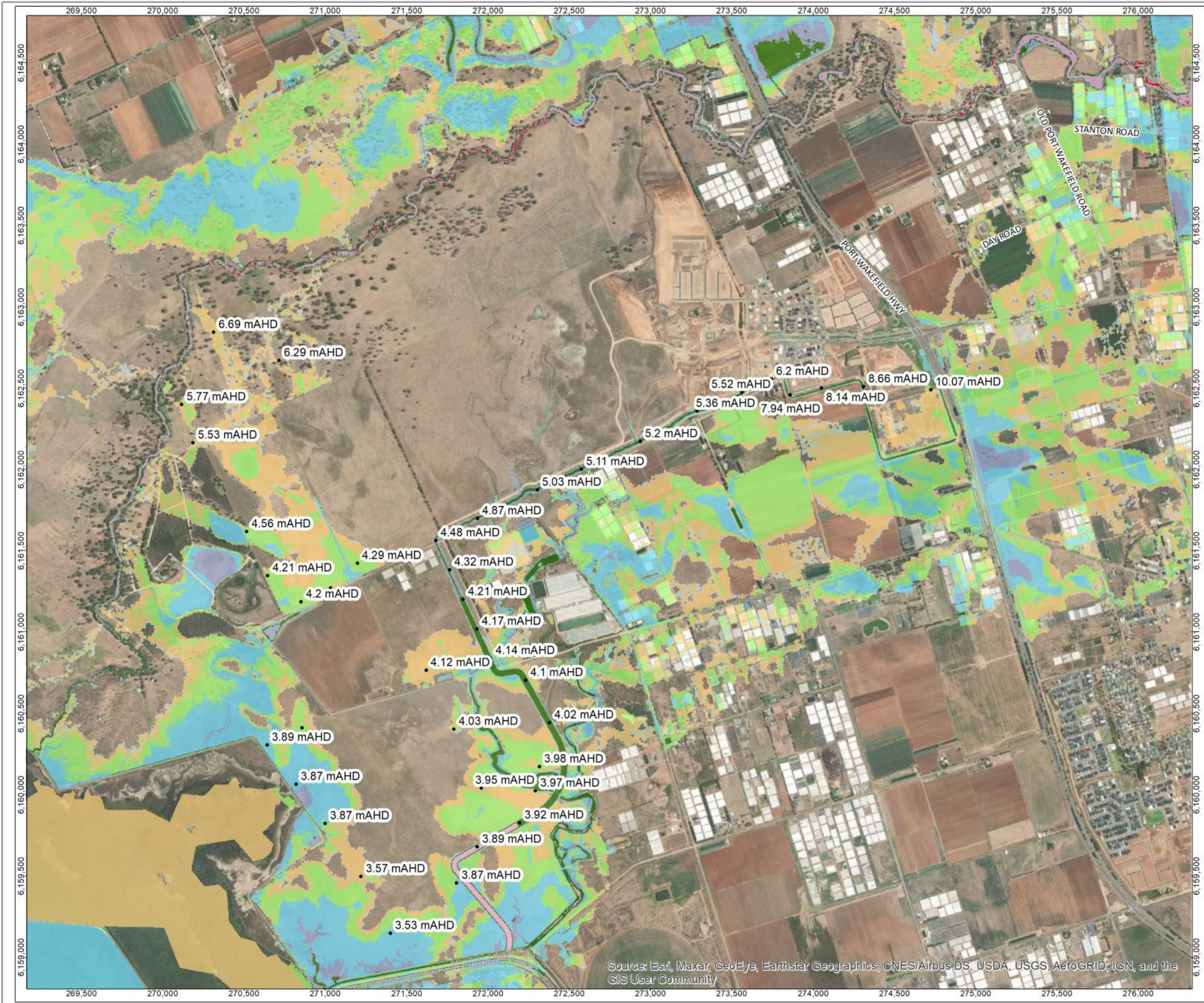
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Developed Conditions 1% AEP Depth
Riverlea Development Site

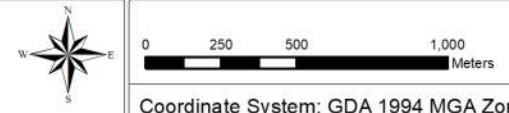
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DATE: 21/11/2022
SHEET: 1 of 1
DRAWING NUMBER: 1



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Coordinate System: GDA 1994 MGA Zone 54

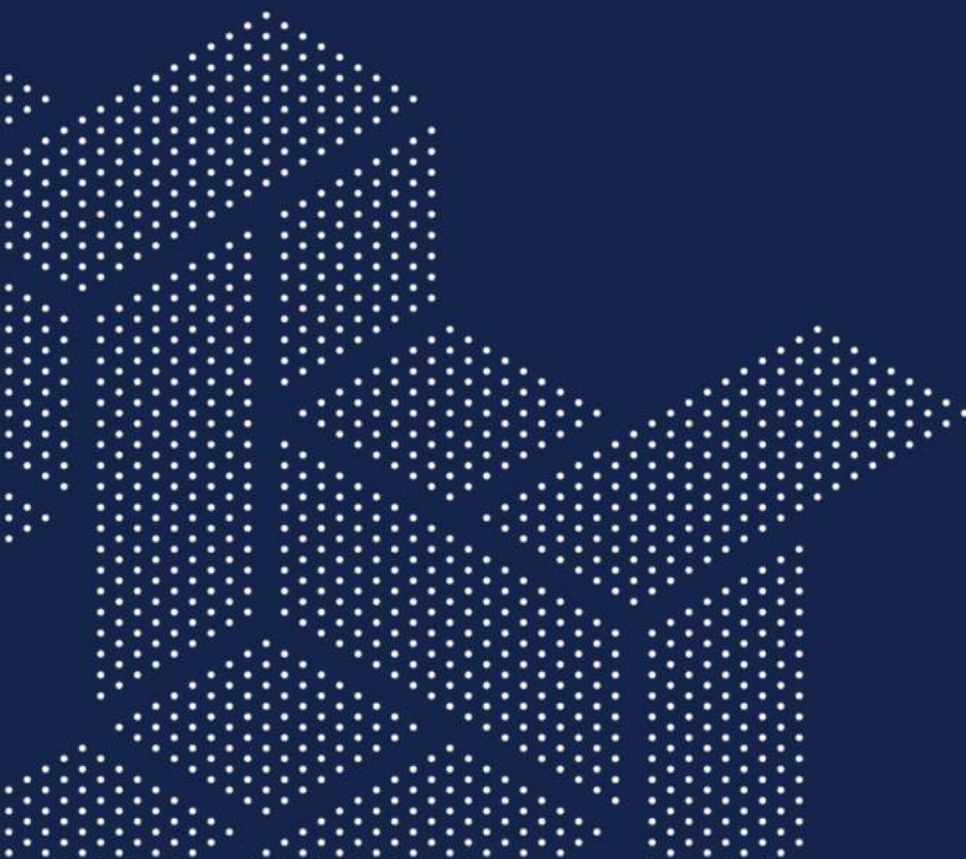
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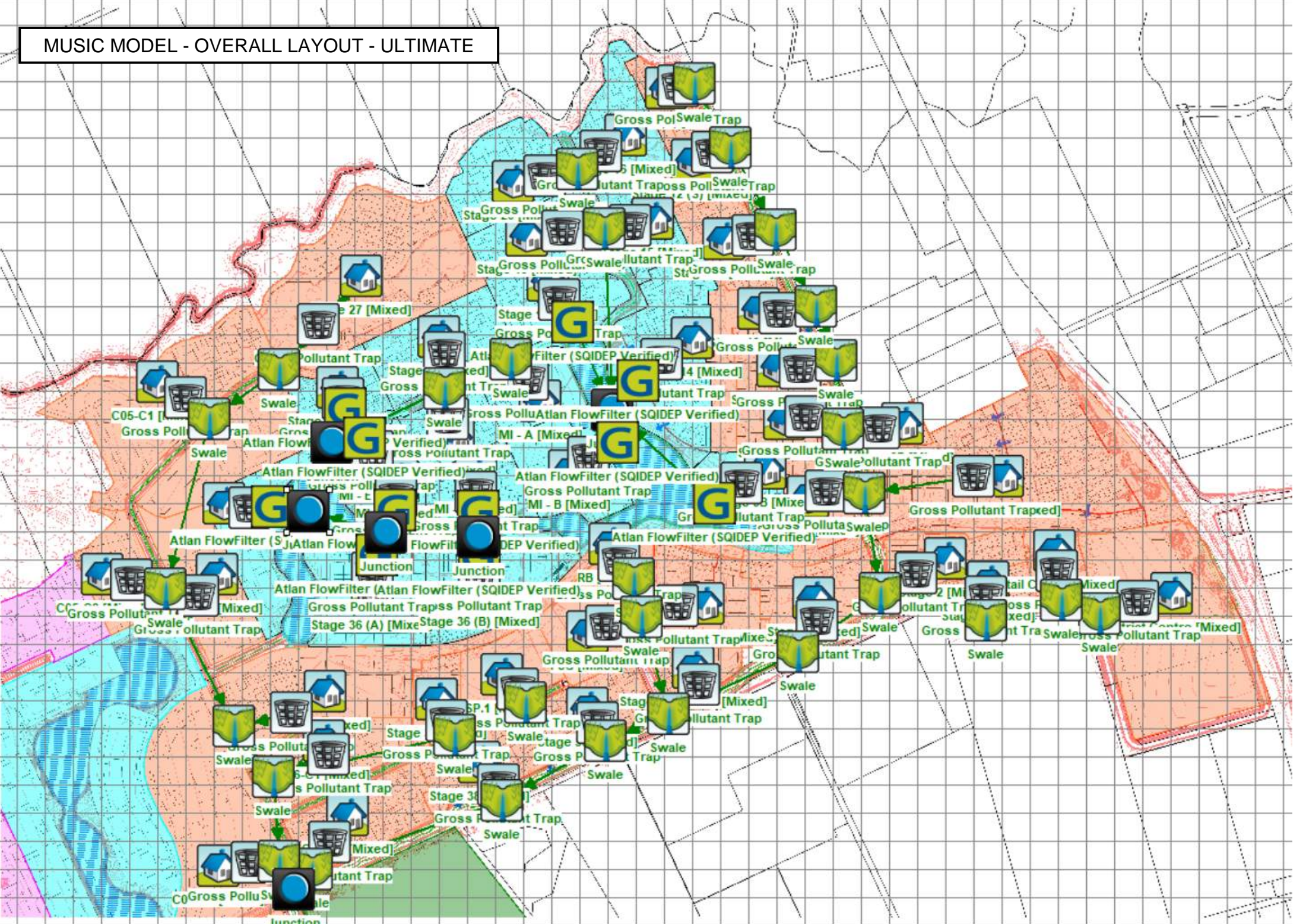
Developed Conditions 1% AEP Depth
Riverlea Development Site

REFERENCE: ASL, 1998, Riverlea, Es, 1% AEP DEPTH 2
DATE: 14/07/2021 SHEET: 1 of 1 DRAWING NUMBER: 1

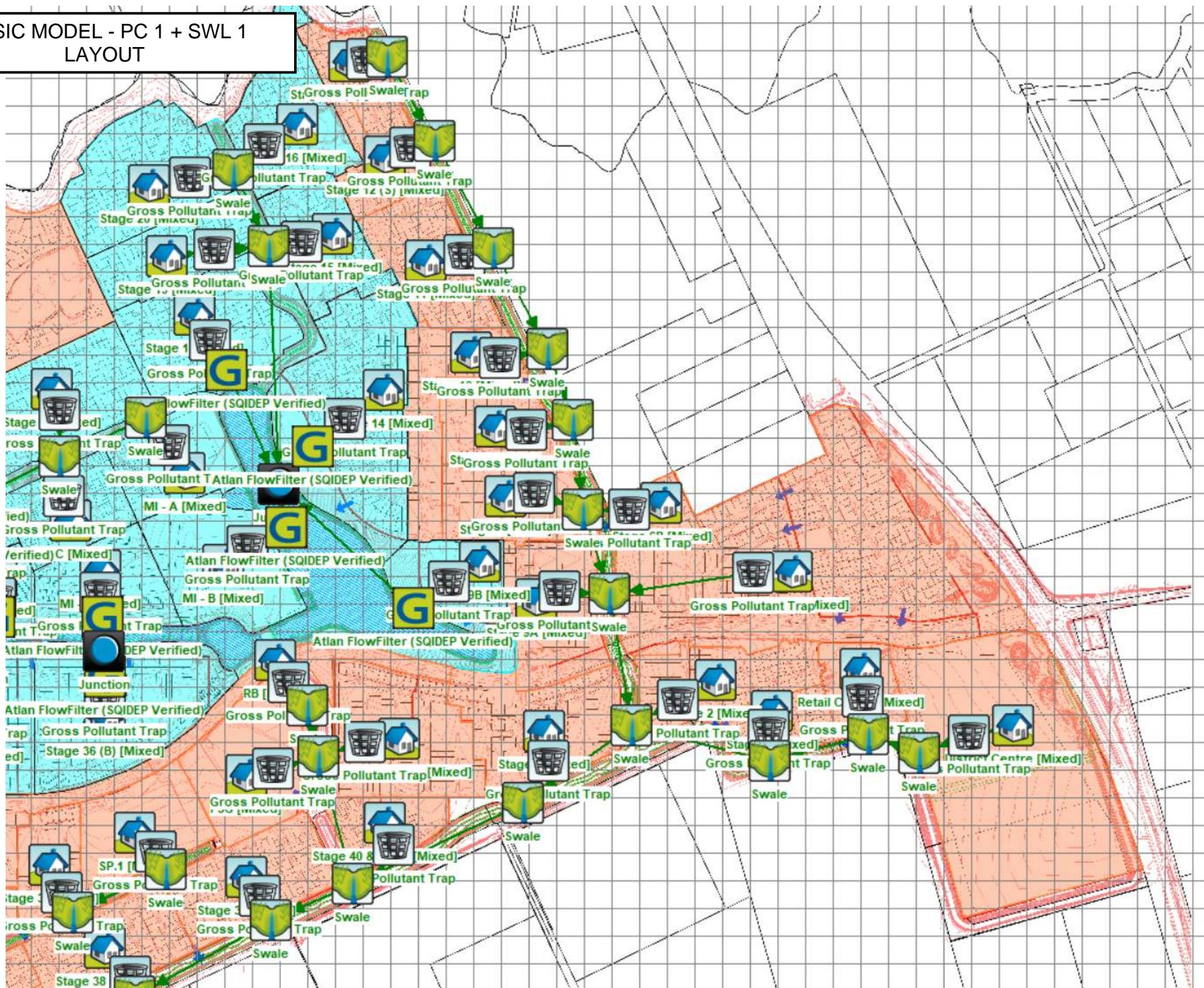
APPENDIX D
MUSIC MODEL SCHEMATICS



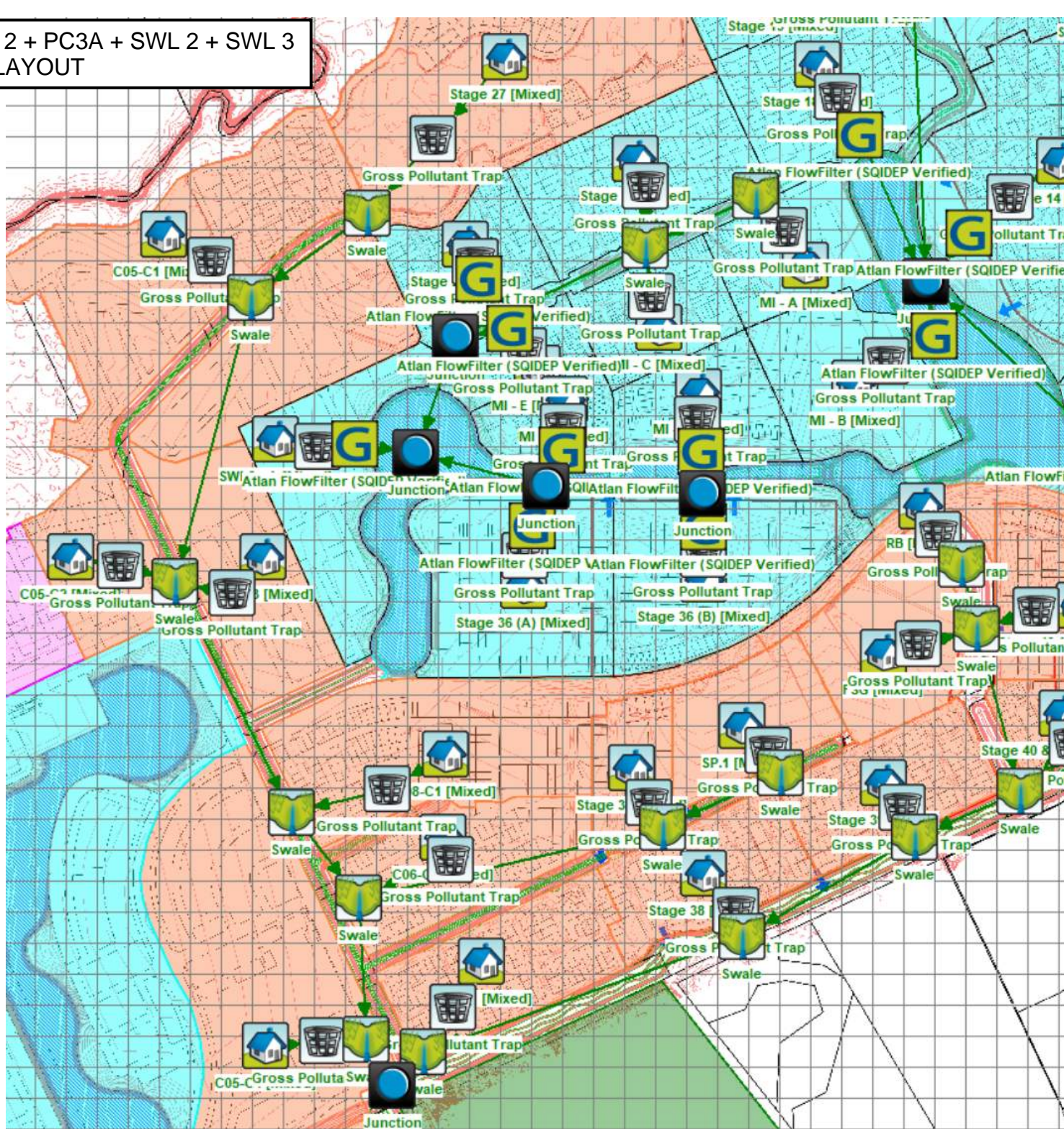
MUSIC MODEL - OVERALL LAYOUT - ULTIMATE



MUSIC MODEL - PC 1 + SWL 1
LAYOUT



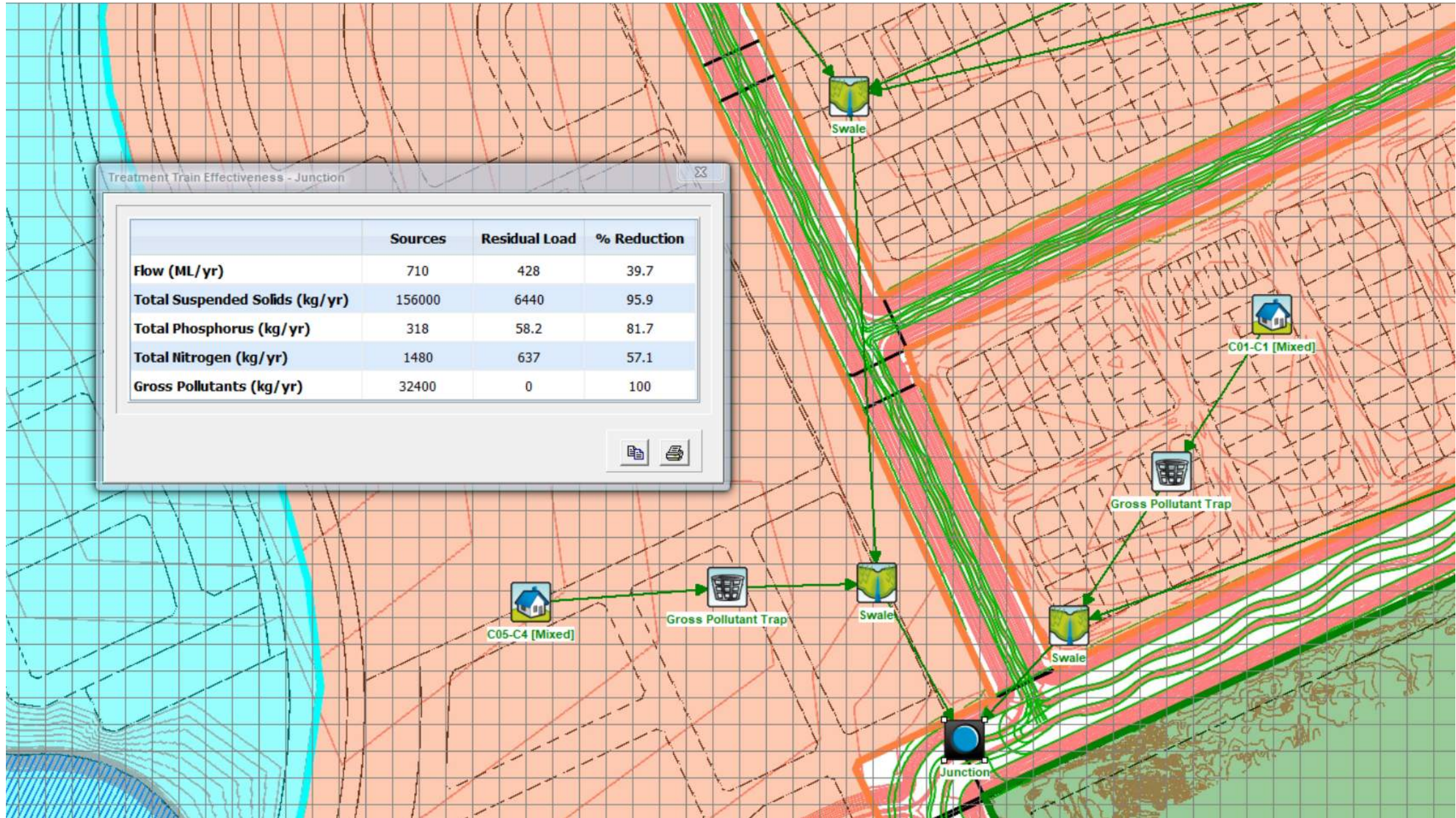
MUSIC MODEL - PC 2 + PC3A + SWL 2 + SWL 3
LAYOUT



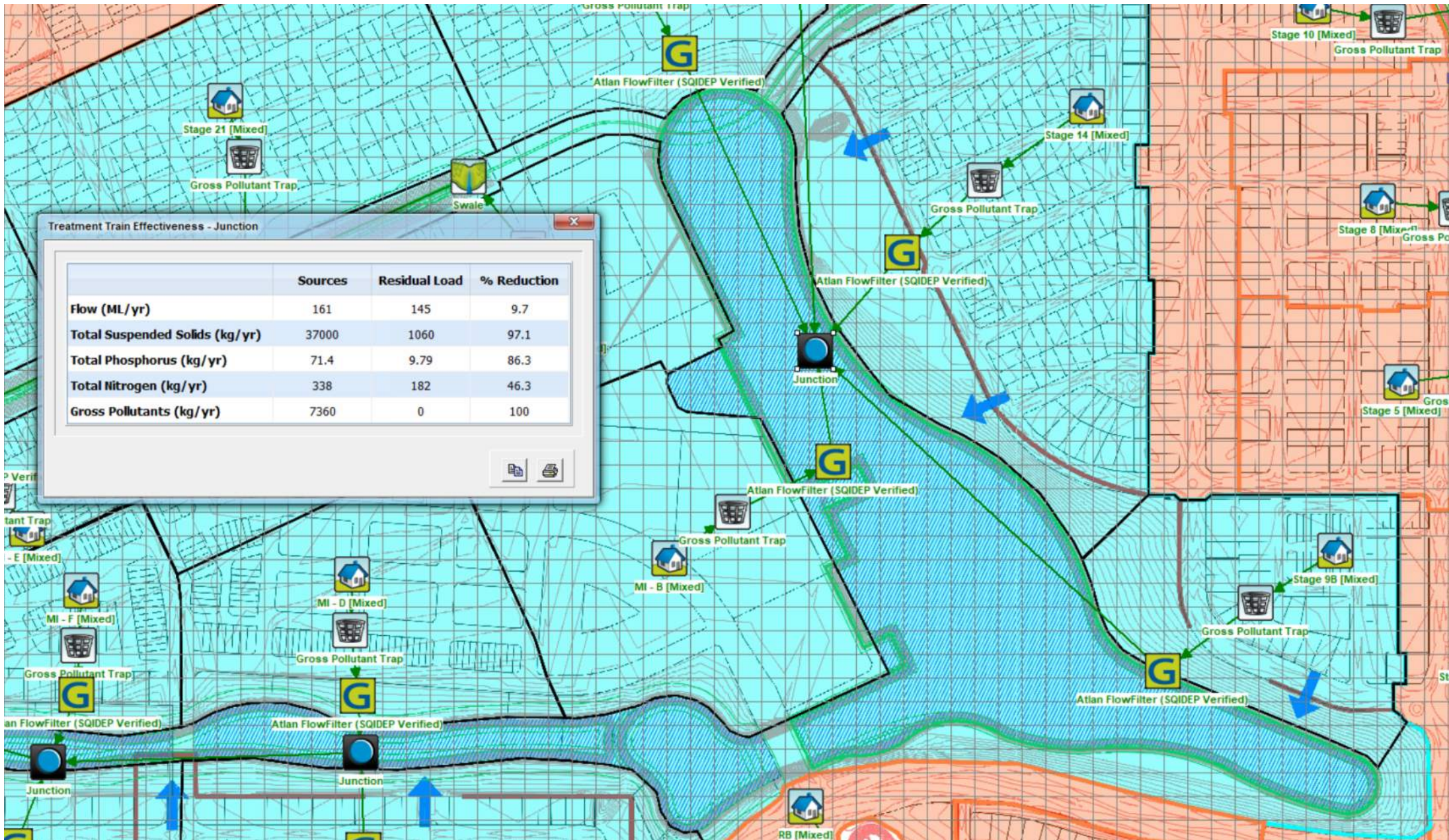
MUSIC RESULTS - DISCHARGE POINT FOR PC3A

Treatment Train Effectiveness - Junction

	Sources	Residual Load	% Reduction
Flow (ML/yr)	710	428	39.7
Total Suspended Solids (kg/yr)	156000	6440	95.9
Total Phosphorus (kg/yr)	318	58.2	81.7
Total Nitrogen (kg/yr)	1480	637	57.1
Gross Pollutants (kg/yr)	32400	0	100



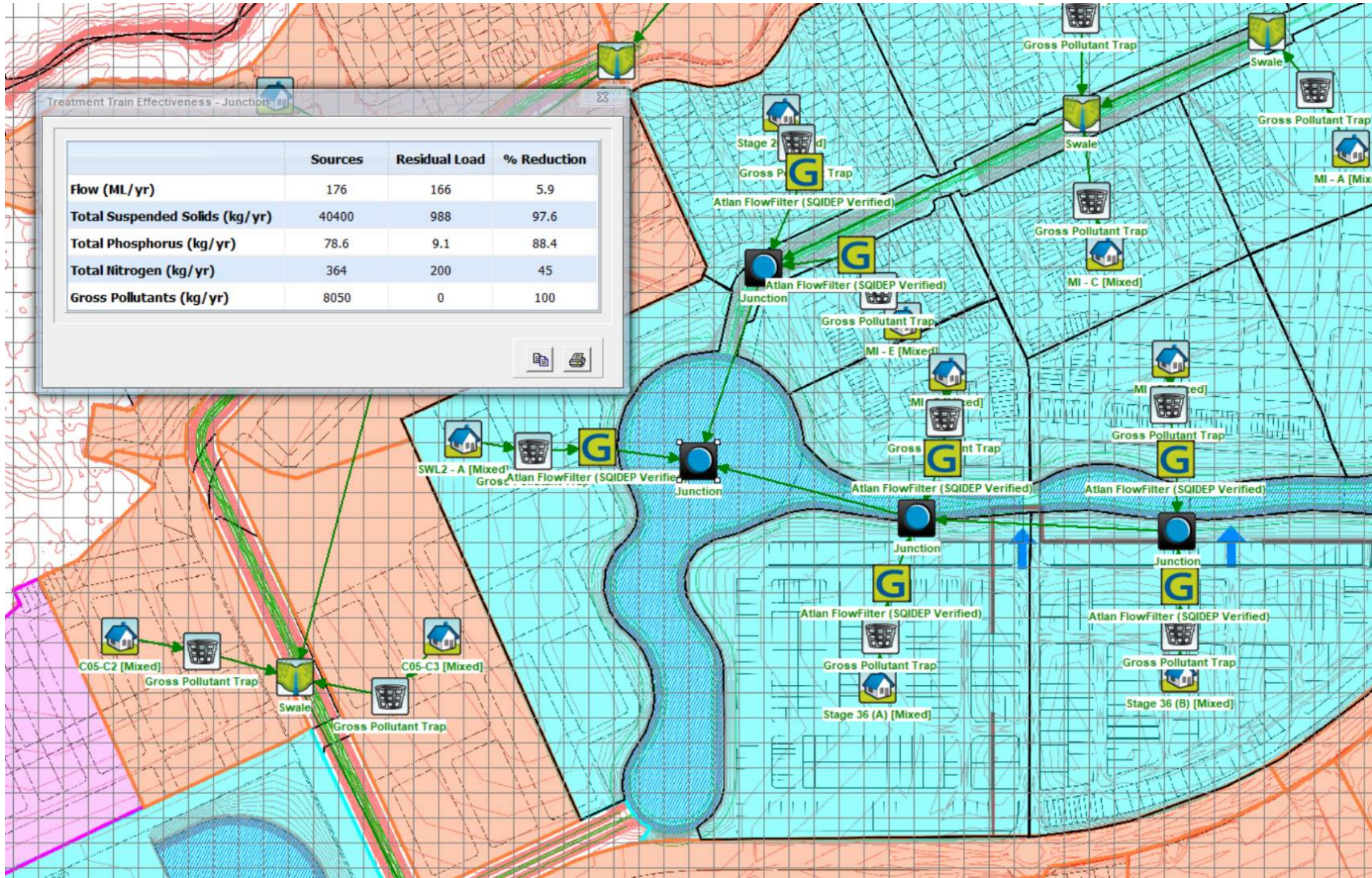
MUSIC RESULTS - DISCHARGE POINT FOR SWL 1

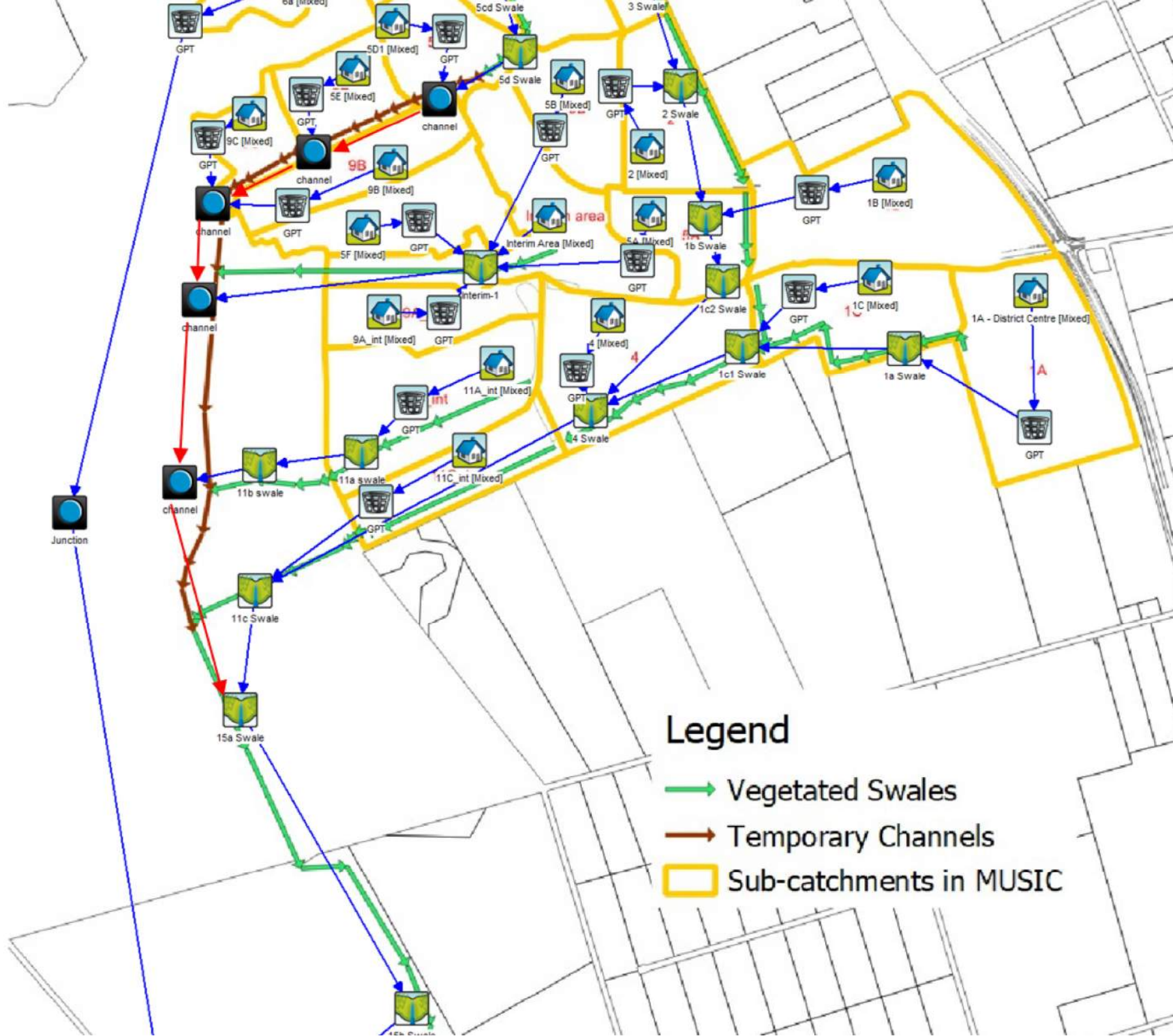


MUSIC RESULTS - DISCHARGE POINT FOR SWL 2

Treatment Train Effectiveness - Junction

	Sources	Residual Load	% Reduction
Flow (ML/yr)	176	166	5.9
Total Suspended Solids (kg/yr)	40400	988	97.6
Total Phosphorus (kg/yr)	78.6	9.1	88.4
Total Nitrogen (kg/yr)	364	200	45
Gross Pollutants (kg/yr)	8050	0	100

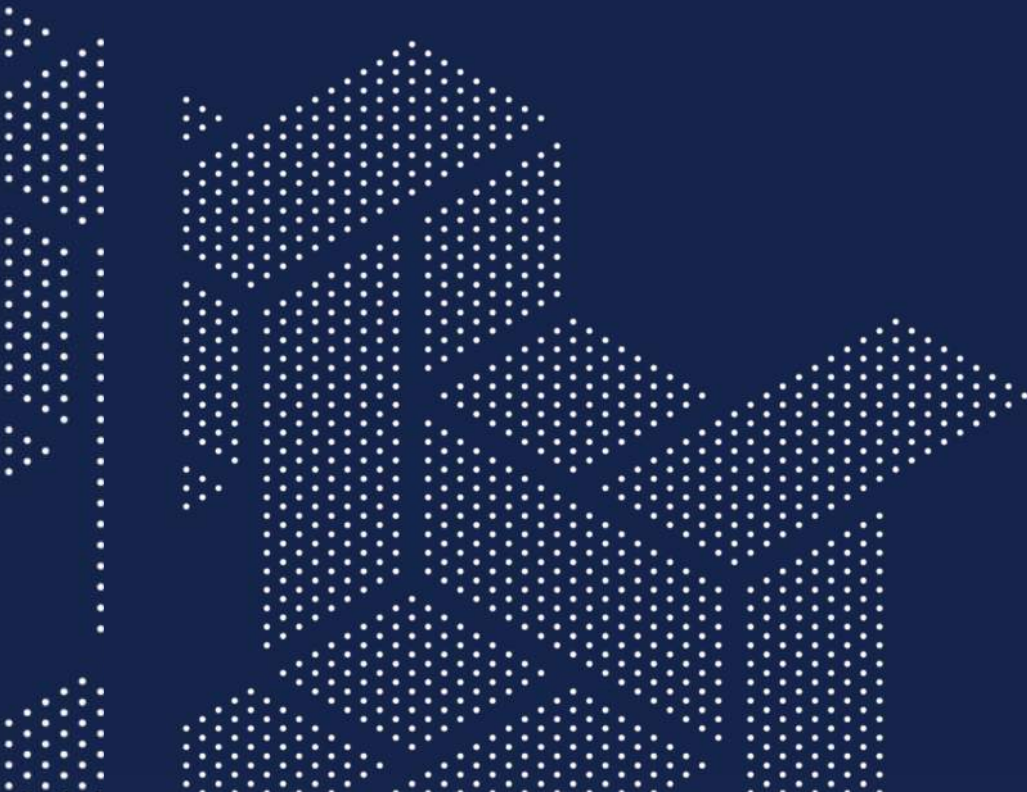




Legend

- Vegetated Swales
- Temporary Channels
- Sub-catchments in MUSIC

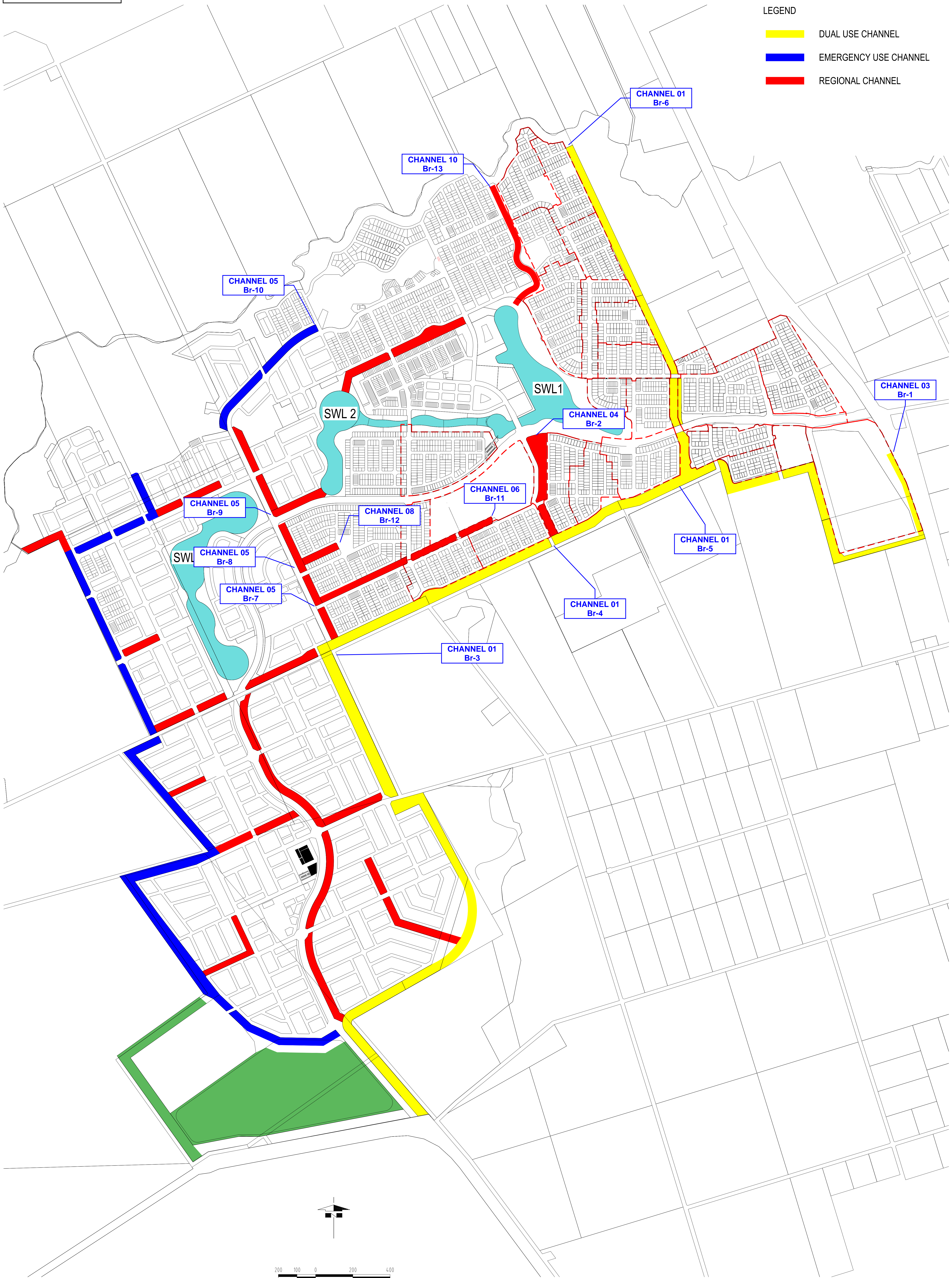
APPENDIX E
HEC-RAS OUTPUTS



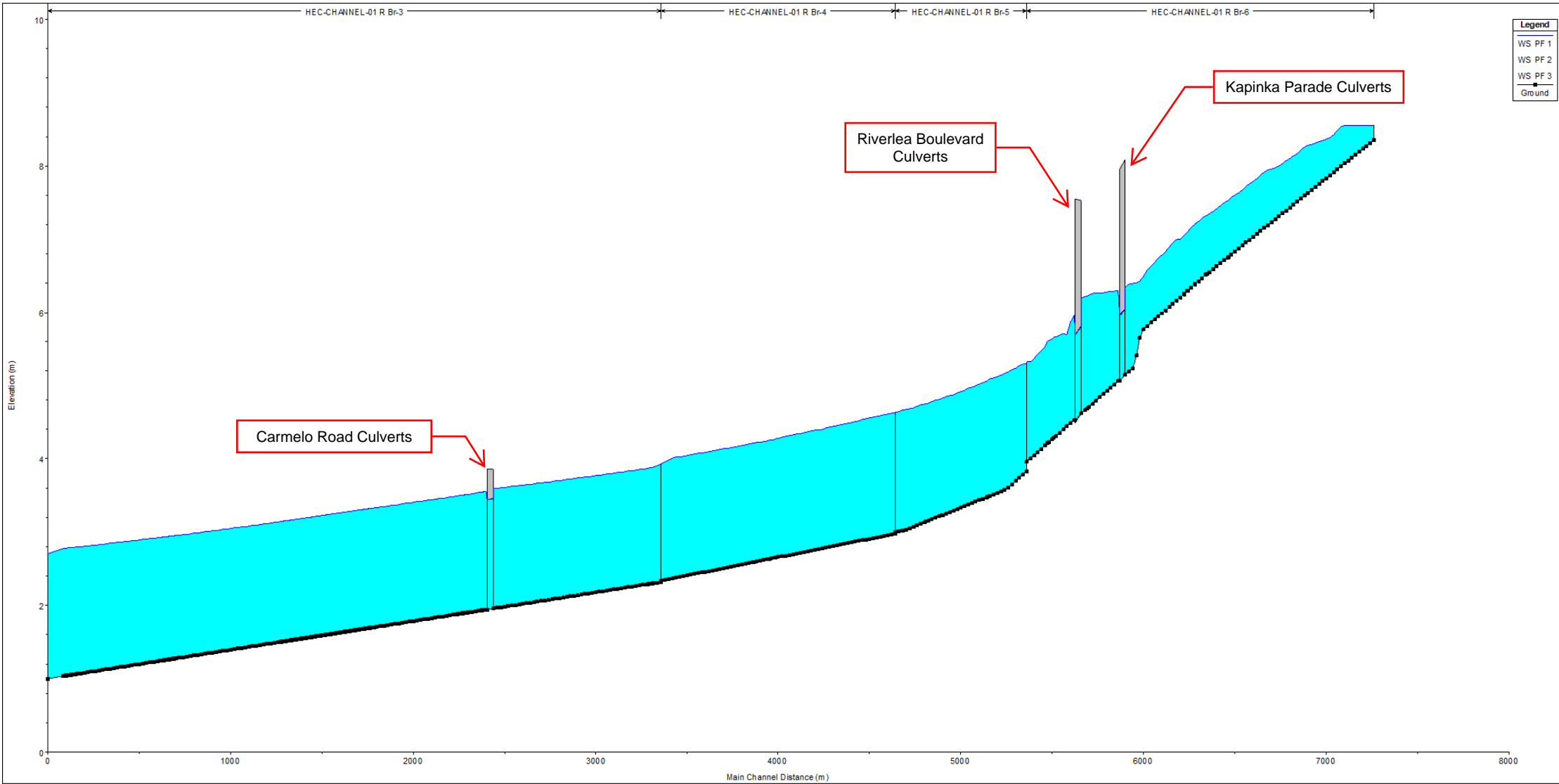
CHANNEL LOCATIONS

LEGEND

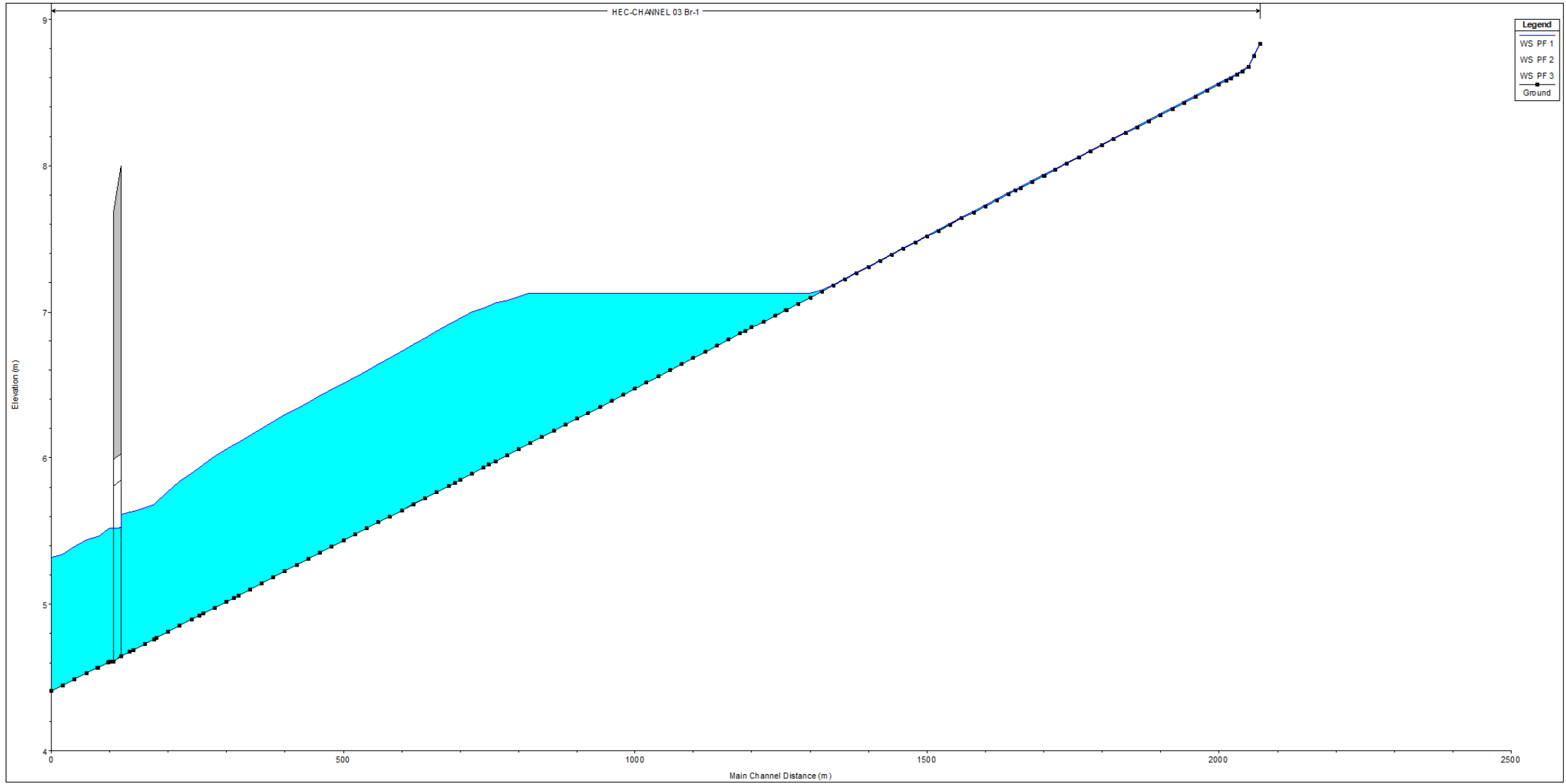
- DUAL USE CHANNEL
- EMERGENCY USE CHANNEL
- REGIONAL CHANNEL



Channel 01 Profile - 1% AEP Ultimate Scneario



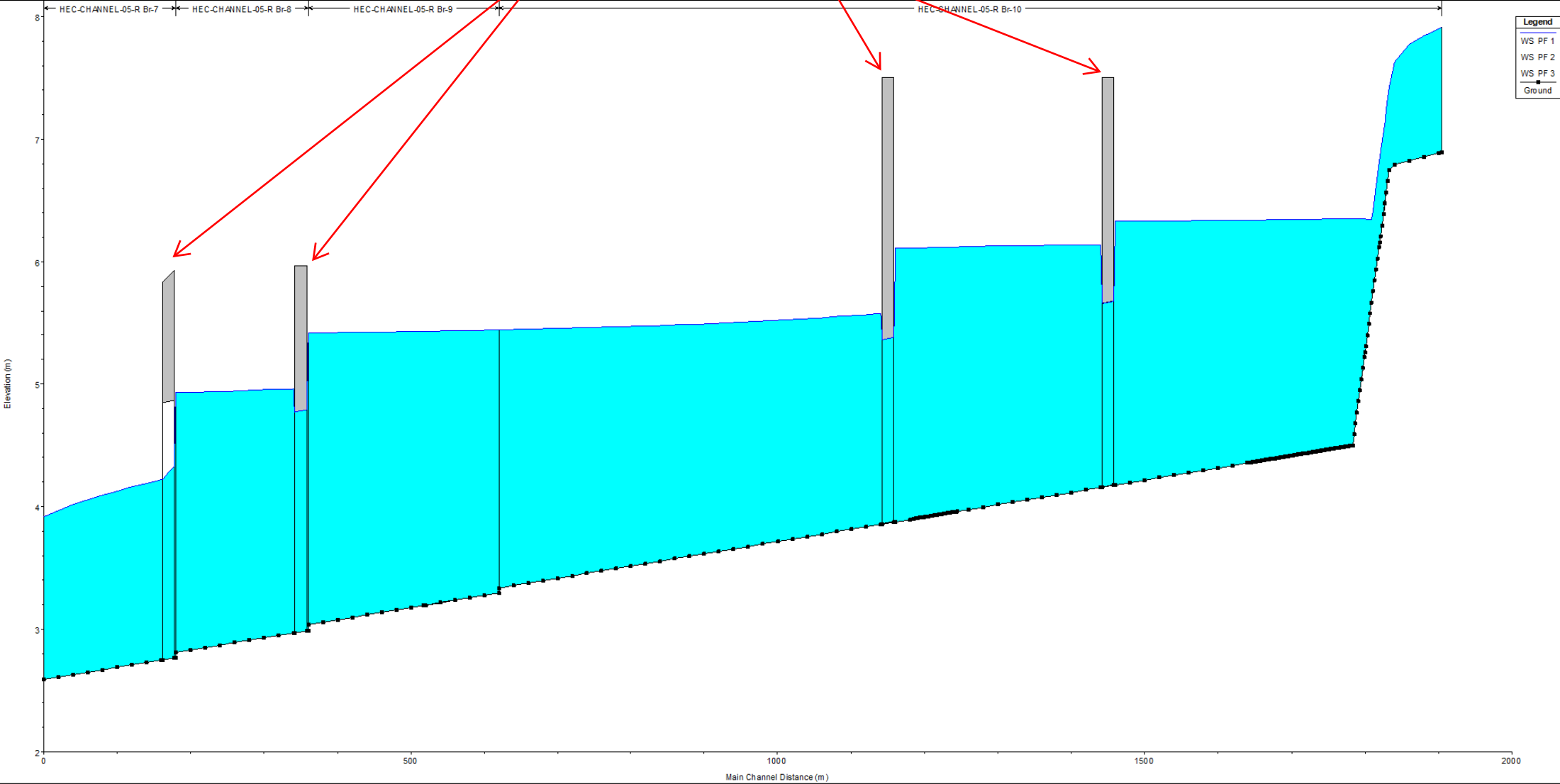
Channel 03/District Centre Channel Profile - 1% AEP Ultimate Scneario



Channel 05 Profile - 1% AEP Ultimate Scneario

Culverts awaiting detailed design sizing)

- WS PF 1
- WS PF 2
- WS PF 3
- Ground



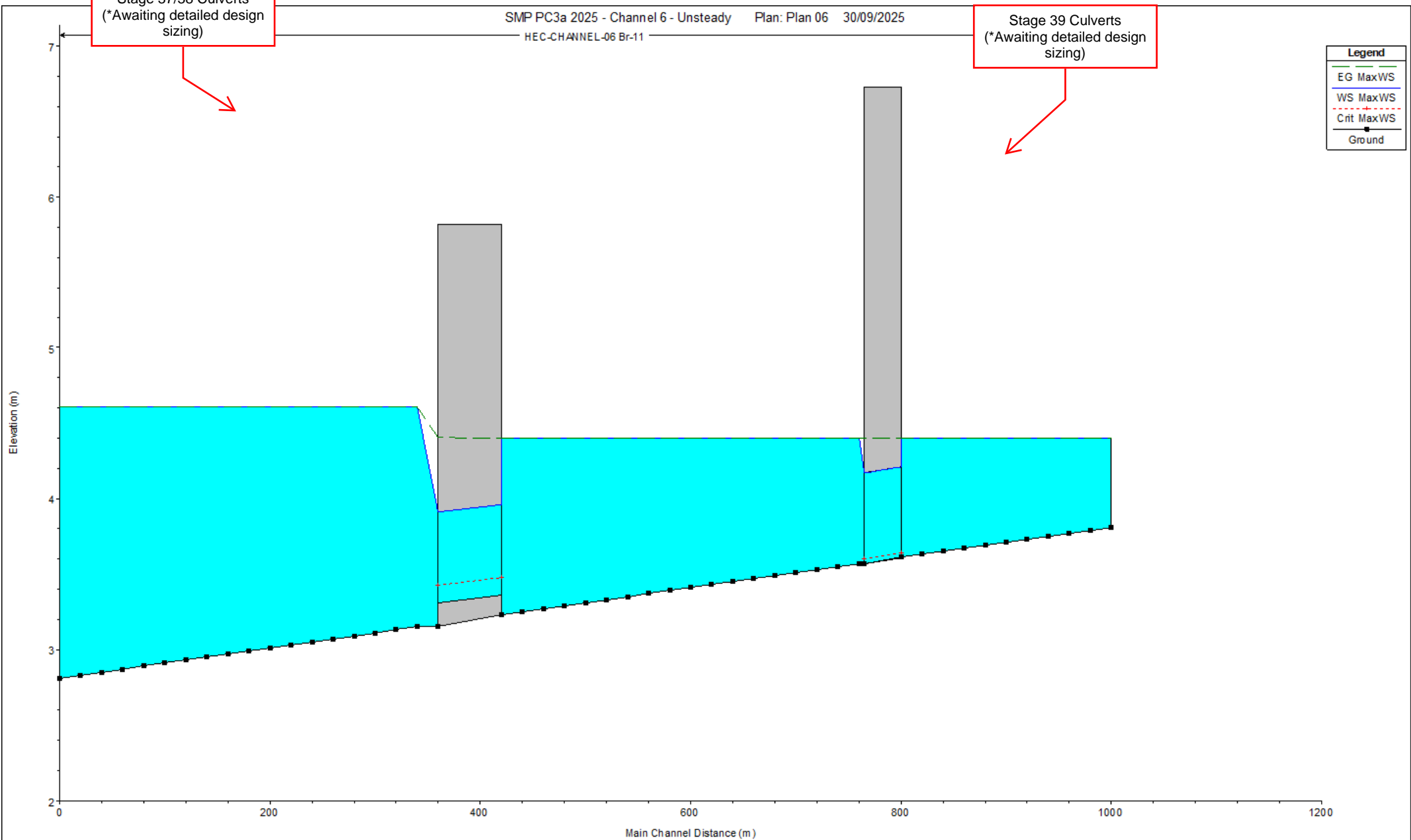
Channel 06 Profile - 1% AEP Ultimate Scneario

SMP PC3a 2025 - Channel 6 - Unsteady Plan: Plan 06 30/09/2025
HEC-CHANNEL-06 Br-11

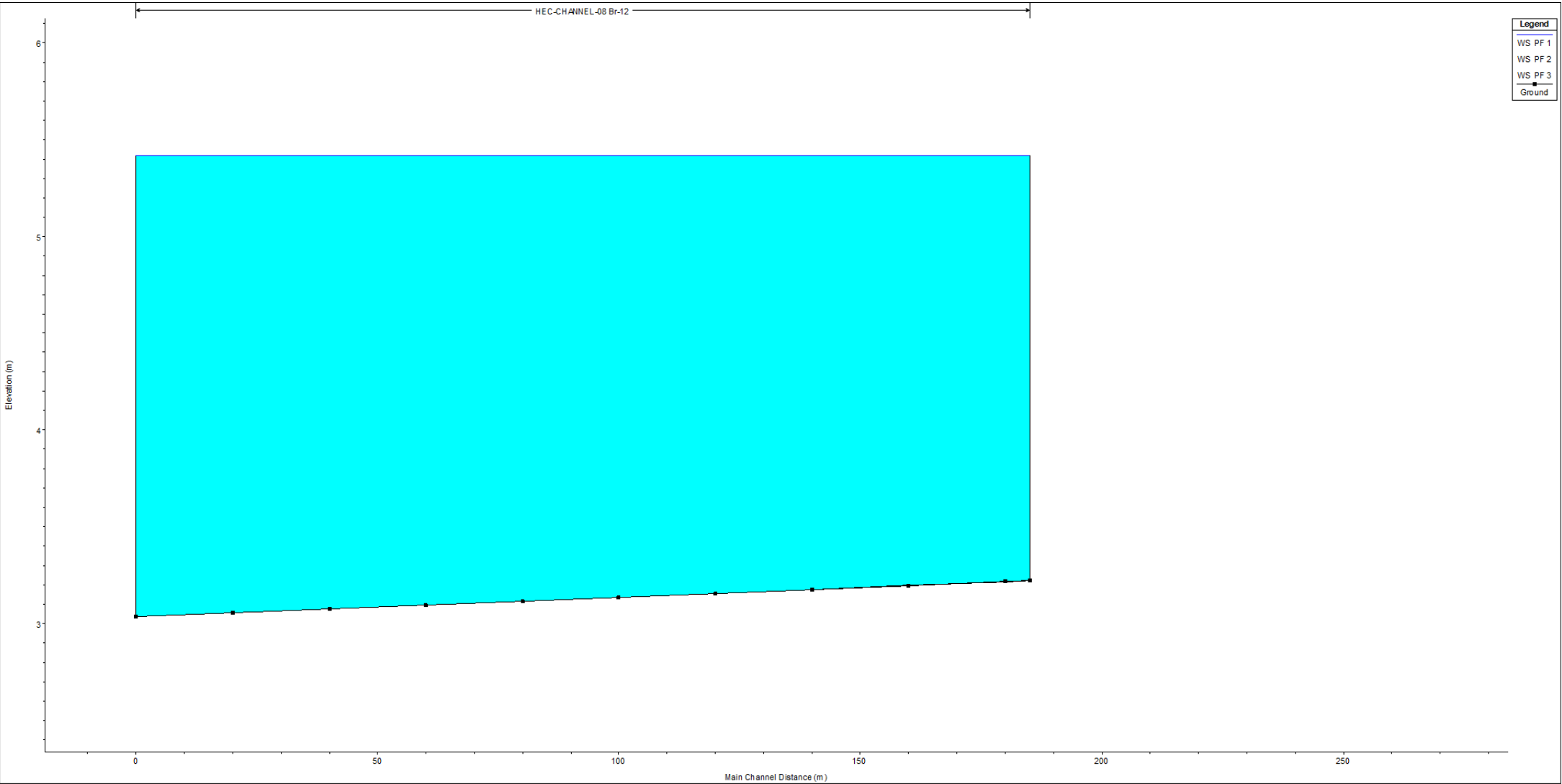
Stage 37/38 Culverts
(*Awaiting detailed design sizing)

Stage 39 Culverts
(*Awaiting detailed design sizing)

Legend	
EG MaxWS	—
WS MaxWS	—
Crit MaxWS	- - -
Ground	■

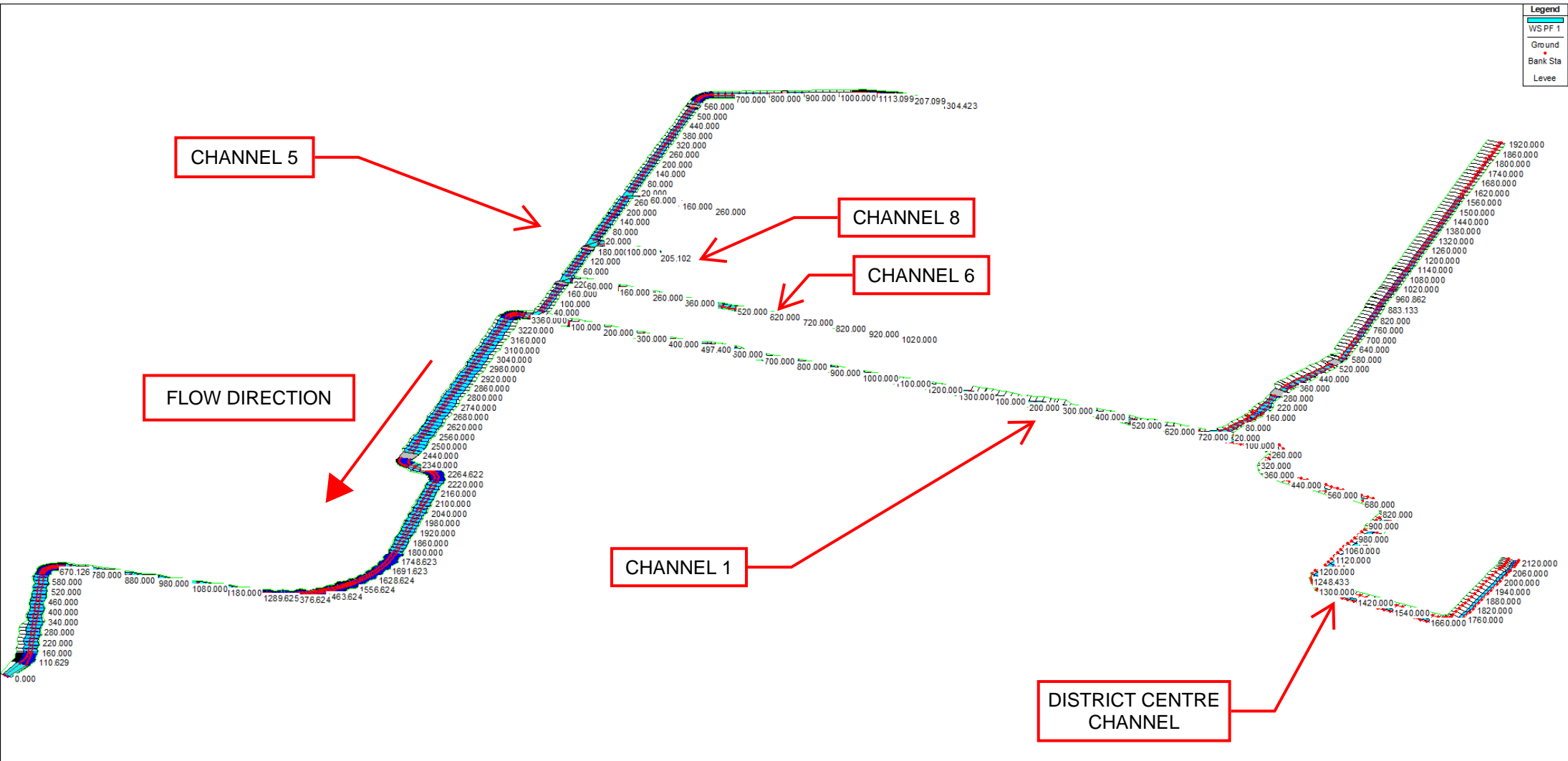


Channel 08 Profile - 1% AEP Ultimate Scneario

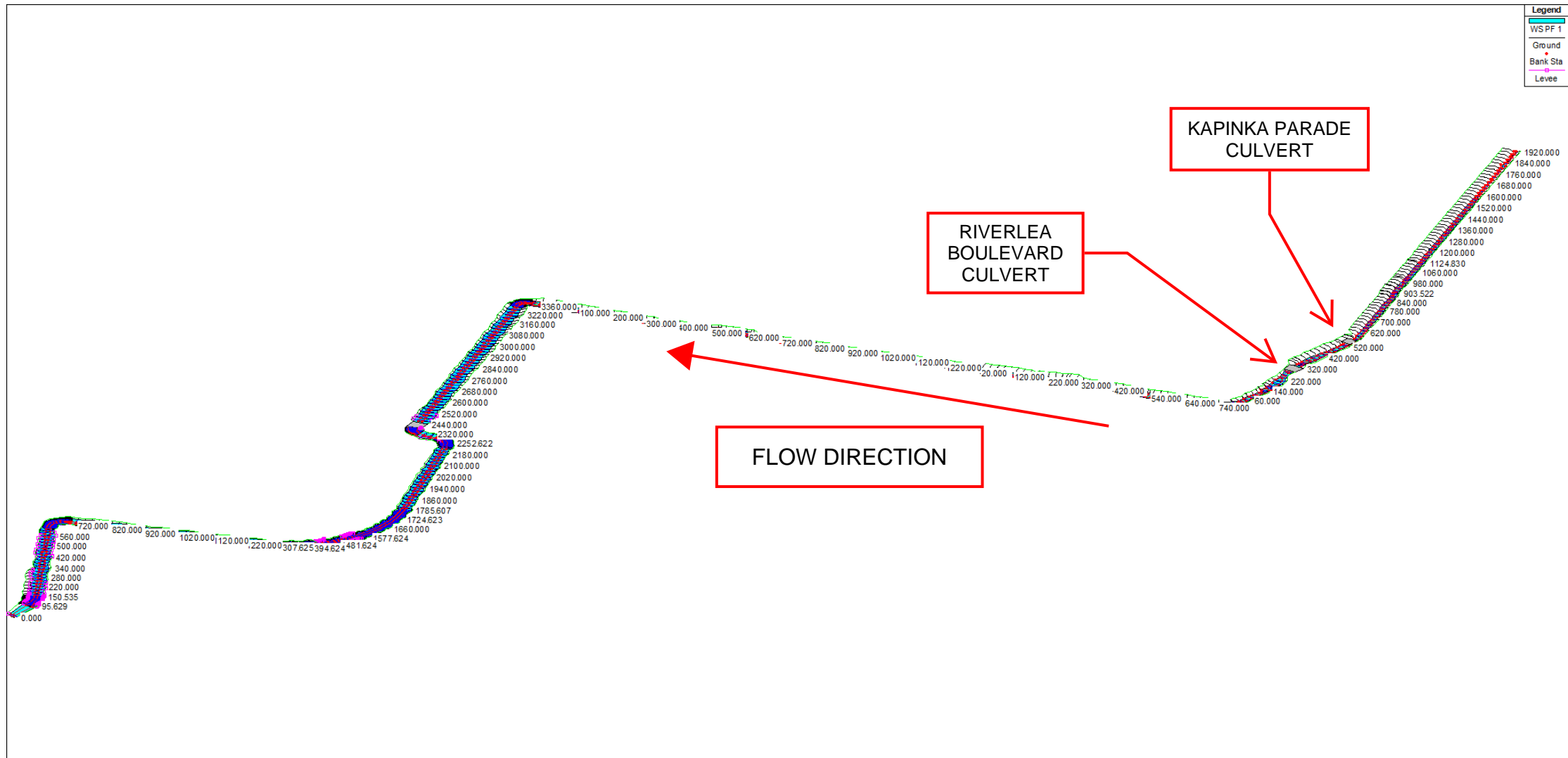


SITE WIDE (ULTIMATE) - 1% AEP MAJOR EVENT XYZ PERSPECTIVE PLOT

- Legend
- WS PF 1
- Ground
- Bank Sta
- Levee



MAIN CHANNEL (CHANNEL 1) - 1% AEP MAJOR EVENT XYZ PERSPECTIVE PLOT

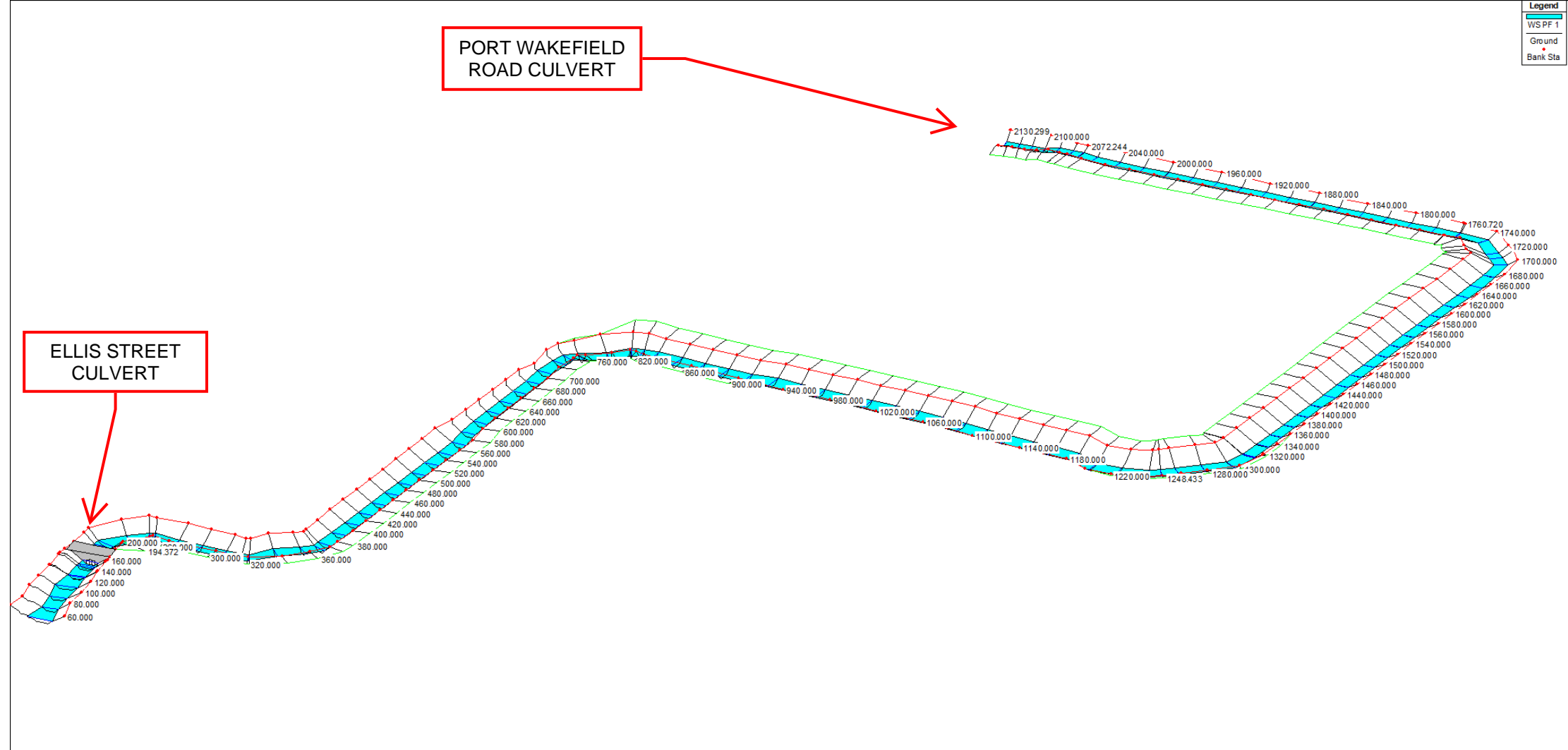


DISTRICT CENTRE CHANNEL (ULTIMATE) - 1% AEP MAJOR EVENT XYZ PERSPECTIVE PLOT

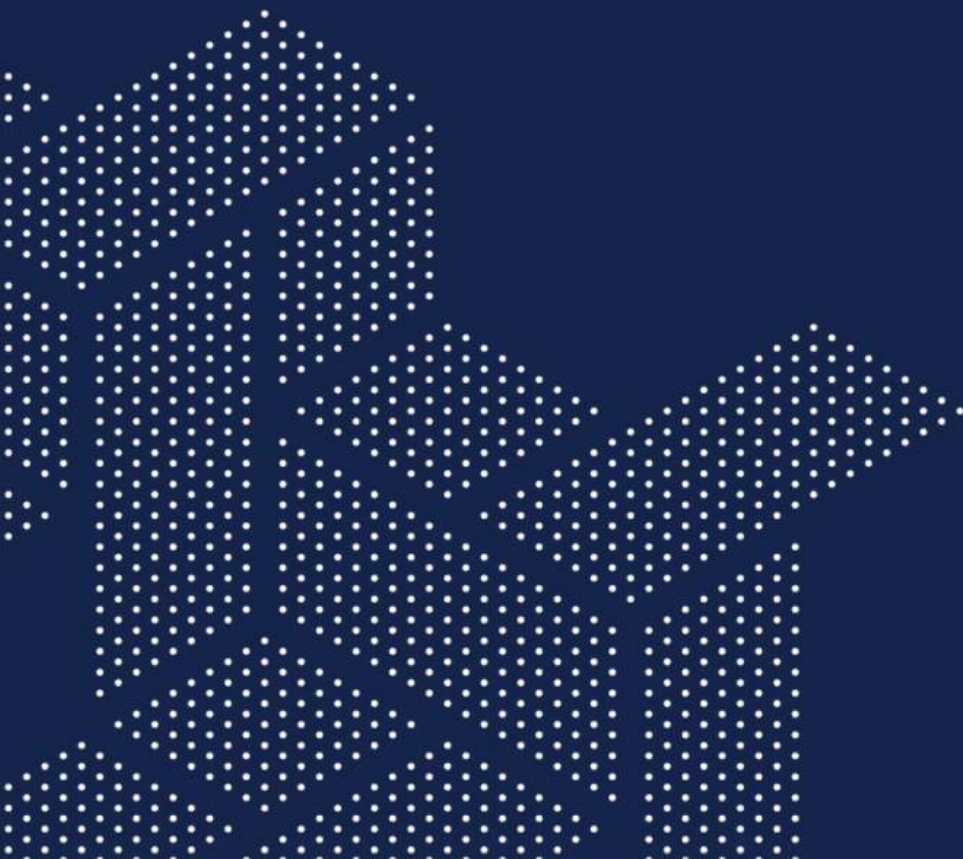
PORT WAKEFIELD
ROAD CULVERT

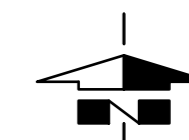
ELLIS STREET
CULVERT

Legend
WS PF 1
Ground
Bank Sta



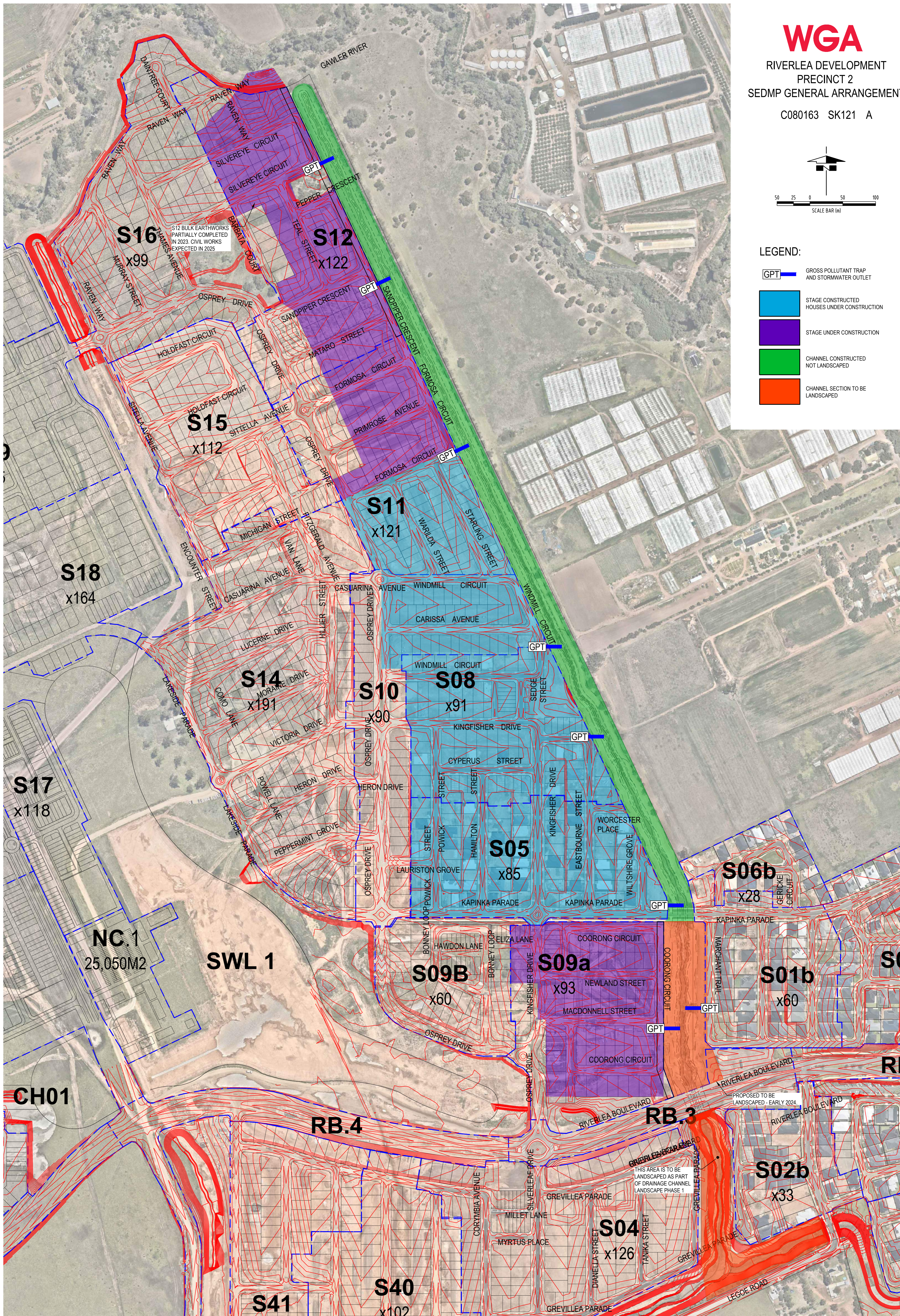
APPENDIX F
CHANNEL EROSION AND
SEDIMENT MANAGEMENT PLANS





LEGEND:

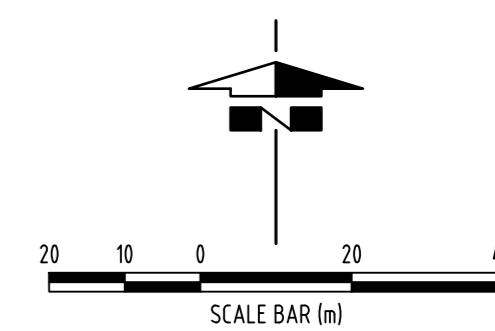
- GPT GROSS POLLUTANT TRAP AND STORMWATER OUTLET
- STAGE CONSTRUCTED HOUSES UNDER CONSTRUCTION
- STAGE UNDER CONSTRUCTION
- CHANNEL CONSTRUCTED NOT LANDSCAPED
- CHANNEL SECTION TO BE LANDSCAPED



S12 BULK EARTHWORKS PARTIALLY COMPLETED IN 2023. CIVIL WORKS EXPECTED IN 2025

THIS AREA IS TO BE LANDSCAPED AS PART OF DRAINAGE CHANNEL LANDSCAPE PHASE 1

PROPOSED TO BE LANDSCAPED - EARLY 2024

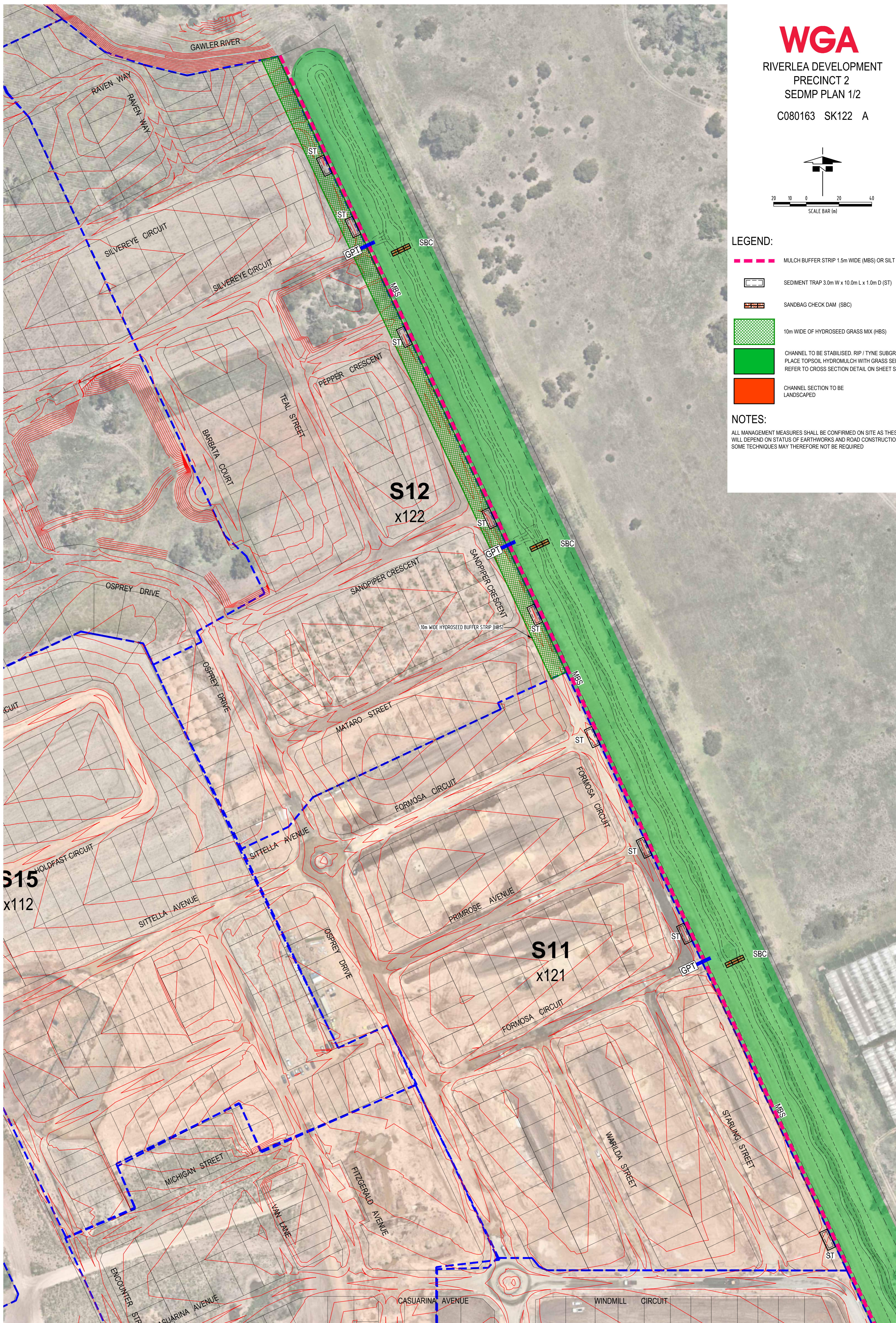


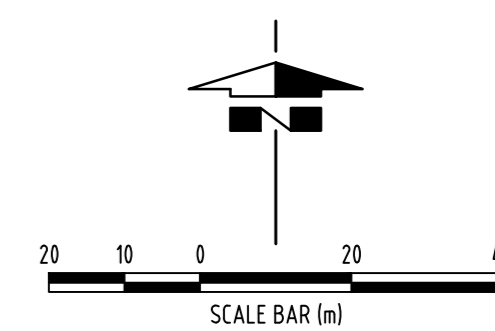
LEGEND:

- MULCH BUFFER STRIP 1.5m WIDE (MBS) OR SILT FENCE
- SEDIMENT TRAP 3.0m W x 10.0m L x 1.0m D (ST)
- SANDBAG CHECK DAM (SBC)
- 10m WIDE OF HYDROSEED GRASS MIX (HBS)
- CHANNEL TO BE STABILISED. RIP / TYNE SUBGRADE
PLACE TOPSOIL HYDROMULCH WITH GRASS SEED MIX.
REFER TO CROSS SECTION DETAIL ON SHEET SK124
- CHANNEL SECTION TO BE LANDSCAPED

NOTES:

ALL MANAGEMENT MEASURES SHALL BE CONFIRMED ON SITE AS THESE WILL DEPEND ON STATUS OF EARTHWORKS AND ROAD CONSTRUCTION. SOME TECHNIQUES MAY THEREFORE NOT BE REQUIRED.



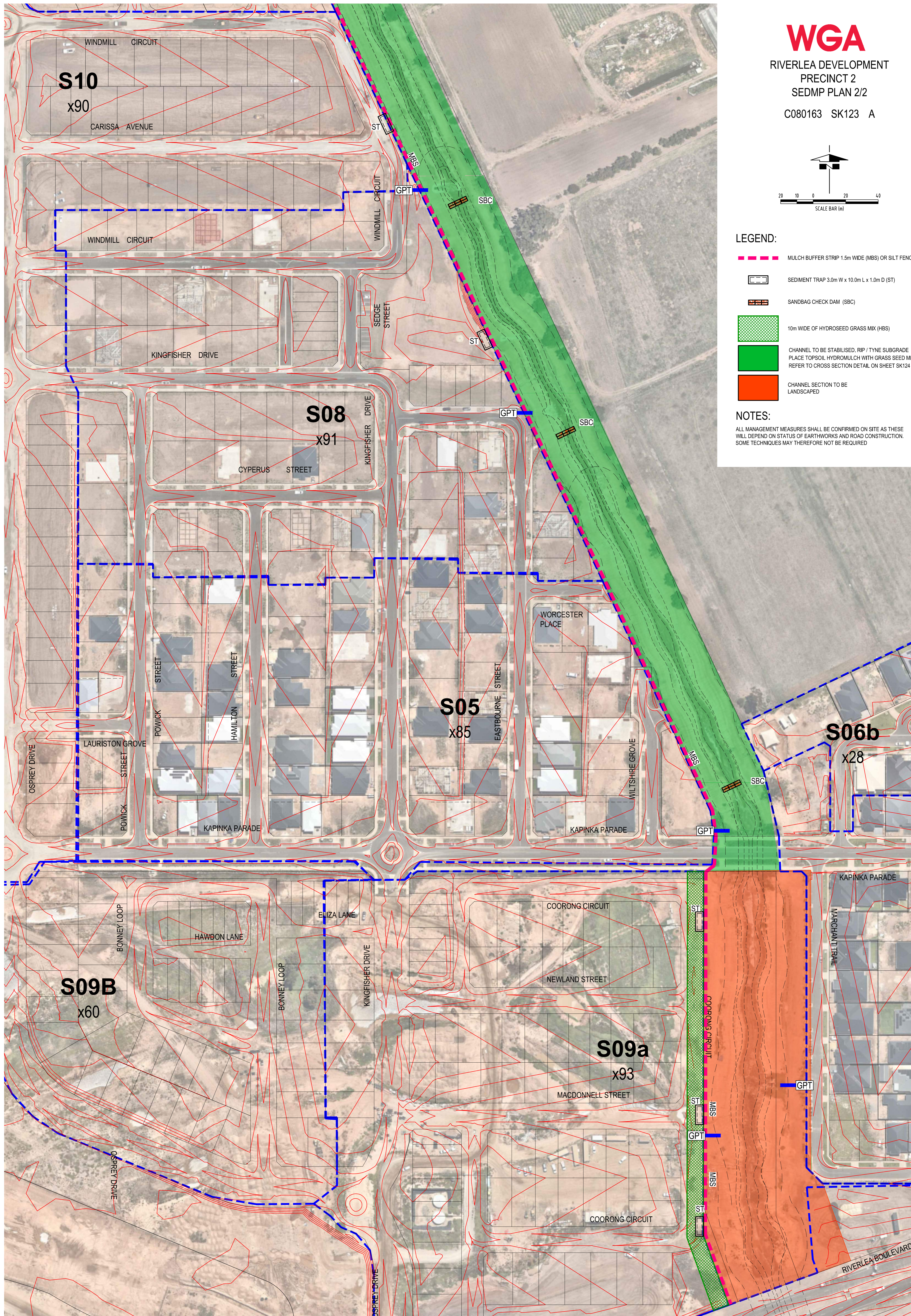


LEGEND:

- MULCH BUFFER STRIP 1.5m WIDE (MBS) OR SILT FENCE
- SEDIMENT TRAP 3.0m W x 10.0m L x 1.0m D (ST)
- SANDBAG CHECK DAM (SBC)
- 10m WIDE OF HYDROSEED GRASS MIX (HBS)
- CHANNEL TO BE STABILISED, RIP / TYNE SUBGRADE
PLACE TOPSOIL HYDROMULCH WITH GRASS SEED MIX.
REFER TO CROSS SECTION DETAIL ON SHEET SK124
- CHANNEL SECTION TO BE LANDSCAPED

NOTES:

ALL MANAGEMENT MEASURES SHALL BE CONFIRMED ON SITE AS THESE WILL DEPEND ON STATUS OF EARTHWORKS AND ROAD CONSTRUCTION. SOME TECHNIQUES MAY THEREFORE NOT BE REQUIRED



WGA

FOR FURTHER INFORMATION CONTACT:

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