



Amended
Guidelines

for the preparation of an
ENVIRONMENTAL IMPACT STATEMENT

Buckland Park Country Township Proposal

Proposal by Walker Corporation Pty Ltd and DayCorp Pty Ltd



*Development
Assessment
Commission*



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**Development Assessment Commission
South Australia**

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ISBN 9781876702946
FIS 22881

August 2008

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Appendix A The *Development Act, 1993*, Section 46B, EIS process.

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1 BACKGROUND

- 1.1** The Minister for Urban Development and Planning has announced that due to the environmental, social and economic impacts of the proposal by Walker Corporation Pty Ltd and DayCorp Pty Ltd to construct a Country Township at Buckland Park (near Virginia north of Adelaide) it will be the subject of a Major Development declaration.
- 1.2** On 5 June 2003 a declaration was made for a land division for approximately 400 rural living allotments. No guidelines were issued for the proposed development at the time because the proposal was given an 'early no' by the Governor.
- 1.3** On 4 January 2007, the Minister varied the declaration originally made on 5 June 2003 for a land division proposal at Buckland Park.
- 1.4** Guidelines for the proposed development were provided as required under Section 46 of the Development Act, 1993 on 19 September 2007.
- 1.5** On 12 June 2008, the Minister again varied the declaration originally made on 5 June 2003 for a land division proposal at Buckland Park.
- 1.6** As a result of an Amended Development Application received on 18 April 2008 and the amended declaration gazetted on 12 June 2008, an amended set of Guidelines is provided in this document.
- 1.7** The proponents are Walker Corporation Pty Ltd and DayCorp Pty Ltd with Stephen Holmes of Connor Holmes Consulting acting as the planning consultant for this proposed development. The proposal is located on land owned by (or under contract to) the proponents.
- 1.8** The proposal is for :
 - 1.8.1 a multi-component residential, commercial and recreation development on land located to the west of Virginia.
 - 1.8.2 a township of 15,300 dwellings including 3,885 medium density dwellings, a town centre and associated community and recreation facilities on approximately 1,300 hectares of land.
 - 1.8.3 the development of a neighbourhood/community centre and display village with sales suite.
 - 1.8.4 the proposed development site is close to the coast and currently has rural living allotments with horticultural activities. A copy of the conceptual layout design is included as Appendix B.
 - 1.8.5 it is proposed that some of the residential development will be composed of 'affordable' housing.

- 1.9** The Development Assessment Commission (Commission) has determined that the Buckland Park Country Township will be subject to the processes and procedures of an Environmental Impact Statement (EIS), as set out in Section 46B of the Act.
- 1.10** Walker Corporation Pty Ltd and DayCorp Pty Ltd (the proponents) have been advised by the Minister for Urban Development and Planning that an EIS is required to assist the Governor in assessing the environmental, social and economic impacts of the proposal. An EIS is a document that describes what the proponents want to do, what the impacts will be and how the proponents plan to manage the impacts.
- 1.11** The Commission has prepared these Amended Guidelines based on the significant issues relating to the proposed development. These Amended Guidelines identify the potential effects of the proposal and the matters that should be addressed in the EIS.
- 1.12** An opportunity for public comment will occur when the completed EIS is released. At that time, an advertisement will be placed in *The Advertiser* and *The Gawler Bunyip* to indicate where the EIS document is available and the length of the public exhibition period, during which time written submissions can be made to the Minister for Urban Development and Planning.
- 1.13** The Commission's role in the assessment process is now fulfilled. The Minister will continue with the assessment process under Section 46 of the Development Act, 1993 from this point. The object of Section 46 is to ensure that matters affecting the environment, the community or the economy to a significant extent, are fully examined and taken into account in the assessment of this proposal.
- 1.14** The documentation and the analyses from the assessment process will then be used by the Governor in the decision-making process, under Section 48 of the Act, to decide whether the proposal can be approved, and the conditions that would apply should approval be granted.

2 THE ENVIRONMENTAL IMPACT STATEMENT PROCESS

- 2.1** An EIS, as defined in Section 46B of the *Development Act, 1993*, includes a description and analysis of issues relevant to the development and the means by which those issues can be addressed.
- 2.2** The EIS should detail the expected environmental, social and economic effects of the development. The EIS must consider the extent to which the expected effects of the proposed development are consistent with the provisions of the Development Plan, the Planning Strategy, the objects of the *River Murray Act, 2003* (if applicable), the objects and objectives of the *Adelaide Dolphin Sanctuary Act, 2005* and the duty of care under those acts, and any matter prescribed by the Regulations under the *Development Act, 1993*. The EIS should also state the proponents' commitments to meet conditions (if any) placed on any approval that may be given to avoid, mitigate or satisfactorily control and manage any potential adverse impacts of the proposed development on the environment. Further to this, any other information required by the Minister must be addressed by the proponents.
- 2.3** In preparing the EIS, the proponents should bear in mind the following aims of the EIS and public review process:
- 2.3.1 To provide a source of information from which interested individuals and groups may gain an understanding of the proposal, the need for the proposal, the alternatives, the environment which would be affected, the impacts that may occur and the measures to be taken to minimise these impacts.
- 2.3.2 To provide a forum for public consultation and informed comment on the proposal.
- 2.3.3 To provide a framework within which decision-makers may consider the environmental aspects of the proposal in parallel with social, economic, technical and other factors.
- 2.4** Following the release of the Amended Guidelines adopted by the Commission:
- 2.4.1 An EIS must be prepared by the proponents in accordance with these Amended Guidelines.
- 2.4.2 An EIS is then referred to any prescribed authority or body under the *Development Act, 1993*, and to other relevant authorities or bodies for comment.
- 2.4.3 Public exhibition of the EIS document by advertisement.
- 2.4.4 A public meeting is held by Planning SA in the locality of the proposed development to provide information on the development or project, to explain the EIS document and processes, and to assist interested persons to make submissions under the *Development Act, 1993*.
- 2.4.5 Copies of the submissions from the public and other relevant agencies will be given to the proponents soon after the closing of the public comment period.

- 2.4.6 The proponents must then prepare a written response in a “Response Document” to the matters raised by the Minister or any prescribed or specified authority or body and the public.
- 2.4.7 The Minister then prepares an Assessment Report taking into account any submissions and the proponents’ response to them. Comments from any other authority or body may be considered as the Minister thinks fit.
- 2.4.8 The Assessment Report and the Response Document are to be kept available for inspection and purchase at a place and for a period determined by the Minister. The availability of each of these documents will be notified by advertisements in *The Advertiser* and *The Gawler Bunyip*.
- 2.4.9 A copy of the EIS, the Response Document prepared by the proponents and the Assessment Report will be given to the City of Playford for distribution purposes.
- 2.4.10 In arriving at a decision, the Governor must have regard to:
- Provisions of the appropriate Development Plan and Regulations
 - If relevant, the Building Rules
 - The Planning Strategy
 - EIS and Assessment Report
 - If relevant, the *Environment Protection Act, 1993*
 - If relevant, the objects of the *River Murray Act, 2003* and any obligations under the Murray-Darling Basin Agreement
 - If relevant, the objects and objectives of the *Adelaide Dolphin Sanctuary Act, 2005*.
- 2.4.11 The Governor can indicate at any time, and prior to completion of the assessment process, determine that the development will not be granted authorisation. This may occur if it is clear that the development is inappropriate or can not be managed properly. This is commonly referred to as an “early no”.

3 THE ENVIRONMENTAL IMPACT STATEMENT DOCUMENT

- 3.1** The Amended Guidelines set out the major issues associated with the proposal and their degree of significance as determined by the Commission. It describes each issue and then outlines the way that these issues should be dealt with in the EIS.
- 3.2** In these Amended Guidelines the terms ‘description’ and other similar terminology should be taken to include both quantitative and qualitative materials. Similarly, adverse and beneficial effects should be presented in a quantitative and qualitative terms as appropriate.
- 3.3** The main text of the EIS should be clear and precise and presented in terms that are readily understood by the general reader. Technical details should be included in the appendices so that the EIS forms a self-contained entity.
- 3.4** The document should give priority to the major issues associated with the proposal. Matters of lesser concern should be dealt with only to the extent required to demonstrate that they have been considered to assist in focussing on the major issues.
- 3.5** THE FOLLOWING SHOULD BE INCLUDED IN THE EIS:

3.5.1 SUMMARY

The EIS should include a concise summary of the matters set out in section 46B of the *Development Act, 1993* and include all aspects covered under the headings set out in the Guidelines below, in order for the reader to obtain a quick but thorough understanding of the proposal and all its effects.

3.5.2 INTRODUCTION

The introduction to the EIS should briefly cover the following:

- Background to and objectives of, the proposed development.
- Details of the proponents.
- Staging and timing of the proposal, including expected dates for construction and operation.
- Relevant legislative and assessment processes.
- Purpose and description of the EIS process.

3.5.3 NEED FOR THE PROPOSAL

The need for the proposal should be discussed to include the following:

- The specific objectives that the proposal is intended to meet, including market requirements.
- Expected local, regional and state benefits and costs, including those that cannot be adequately described in monetary or physical terms (e.g. effects on aesthetic amenity), and

- A summary balancing environmental, economic and social arguments to support the proposal; including the consequences of not proceeding with the proposal.

3.5.4 DESCRIPTION OF THE PROPOSAL

The proposal should include the following information:

- A description of the existing environment
- The nature of the proposal and the location
- A project plan to outline objectives, constraints, key activity schedule and quality assurance.
- A description of construction, operation, maintenance and monitoring practices and techniques, including reference to the location, layout, an indicative land division plan, a description of easements and infrastructure requirements, availability and proposed methods of addressing these requirements and information on staging of the proposal

3.6 THE EIS MUST INCLUDE THE FOLLOWING:

3.6.1 Assessment of Expected Environmental, Social and Economic Effects

The assessment of effects should include all issues identified in Section 4 of these Amended Guidelines.

3.6.2 Consistency with Government Policy

The *Development Act, 1993* requires the EIS to state its consistency with the relevant Development Plan and Planning Strategy.

3.6.3 Avoidance, Mitigation, Management and Control of Adverse Effects

The proponents' commitments to meet conditions proposed to avoid, mitigate, satisfactorily manage and/or control any potentially adverse impacts on the development of the physical, social or economic environment must be clearly stated as part of the EIS.

The design of the proposal should be flexible enough to incorporate changes to minimise any impacts highlighted by this evaluation or by post-operation monitoring programs.

3.7 THE EIS SHOULD PROVIDE THE FOLLOWING ADDITIONAL INFORMATION

3.7.1 Sources of Information

The sources of information (e.g. reference documents, literature searches, research projects, authorities consulted) should be fully referenced, and reference should be made to any uncertainties in knowledge. Where judgments are made, or opinions given, these will need to be clearly identified as such, and the basis on which these

judgements or opinions are made will need to be justified. The expertise of those making judgments, including the qualifications of consultants and authorities, should also be provided.

3.7.2 Appendices

Technical and additional information relevant to the EIS that is not included in the text should be included in the appendices (maps, graphs, tables, photographs, reports etc). A glossary may be appropriate.

3.7.3 Other

Appropriate plans and other drawings are needed for a decision to be made. As much information as possible on the design and layout of the proposal would be of assistance to the public and Government agencies.

4 THE MAIN ISSUES

4.1 NEED FOR THE PROPOSAL

- 4.1.1 Describe the need for the proposal, including the reasons for its proposed location, scale and staging.
- 4.1.2 Outline current and predicted supply and demand for a range of residential development in the region; including affordable housing, aged housing and high needs housing.
- 4.1.3 Assess the “do nothing” option.

4.2 WATER

- 4.2.1 Determine the flood potential for the area, including flood plain mapping for a 1 in 100 year ARI storm, as a result of the restriction of the floodplain in the vicinity of the proposed development and taking into account the construction of a dam on the North Para River.
- 4.2.2 Outline the requirements for and likely location of water, sewerage, stormwater management infrastructure.
- 4.2.3 Describe the approach to water sustainability, including ways in which mains water supply use can be minimised or supplemented and opportunities for reducing and recycling water, particularly stormwater and waste water from the Virginia Pipeline through Water Sensitive Urban Design (WSUD).
- 4.2.4 Identify opportunities for the reuse of grey water.
- 4.2.5 Detail measures to minimise impacts and to protect the Gawler River and coastal environments during both the construction phase and on an ongoing basis.
- 4.2.6 Identify the impact of possible erosion, subsidence or inundation as a result of flooding arising from construction on this low lying part of the coast.
- 4.2.7 Describe the connection to water supply for the proposed development, the required upgrading or provision of pipelines and the implications for water sources, include information on the quantity of potable water required.
- 4.2.8 Describe the proposed method of dealing with wastewaters.
- 4.2.9 Describe measures to protect, maintain and monitor suitable water quality in waterways.
- 4.2.10 Identify the potential effects of alterations of natural/current fresh and saltwater hydrological regimes on existing vegetation (including natural flooding).

- 4.2.11 Outline measures to prevent soil, fertilizers, herbicides and pesticides derived from residential allotments and open space reserves from entering the waterways.
- 4.2.12 Identify the potential effects as a result of stormwater runoff on the St Kilda-Chapman Creek and Barker Inlet-St Kilda Aquatic Reserves (nursery areas) ecosystem and fish breeding grounds.
- 4.2.13 Identify the potential effects of the proposal on the adjacent salt operations (intake water quality issues) such as storm water discharge, nutrients management, sewage management, waste management, water pollution from littering and illegal dumping, oil and fuel spill management, wash down runoff and toxic seepage.
- 4.2.14 Describe how nutrients that are present in the unconfined groundwater table in this area will be managed in the short and long term, so that their discharge to the sea is minimised and not compromise the recent environment improvement nutrient reduction works undertaken by SA Water Corporation at the Bolivar Wastewater Treatment Plant.
- 4.2.15 Detail any potential increase in the discharge of nutrients to the marine environment that will be associated with groundwater disposal from the proposed development to the sea and how these concentrations and loads compare with any future plans by SA Water Corporation to reduce nutrient loads discharged from the Bolivar wastewater treatment plant to the sea.
- 4.2.16 Describe the high unconfined groundwater water table(s) that exists in this area, including their predicted movement over the short and long term and the risk this represents to infrastructure, including housing stock.
- 4.2.17 Identify what measures would be applied to manage these risks in the short and long term.
- 4.2.18 Detail how pollutants other than nutrients present in the high unconfined groundwater water table (e.g., pesticides) in this area will be managed so that they do not compromise the health of the adjacent coastal and marine environment.
- 4.2.19 Describe the disposal of excavated materials for the proposed waterways.
- 4.2.20 Describe how the proposal will comply with the coastal flooding policy outlined in the Development Plan.
- 4.2.21 Detail how flooding of the Gawler floodplain will be managed to protect the development without damage to areas deemed to be of conservation significance.
- 4.2.22 Describe the short and long term effects of constructing waterways for detention purposes on land and/or groundwater quality and movement, especially salinity.
- 4.2.23 Describe the measures to be taken to monitor and manage impacts on groundwater quality.

- 4.2.24 Describe any special engineering requirements for infrastructure due to the expected high water table in this area including the costs of developing and maintaining infrastructure for saline and acid sulphate soils, seasonal variations in height and groundwater rise due to sea level rise.
- 4.2.25 Describe management measures that would be required during construction and operation for acid sulphate soils, saline and sodic soils.
- 4.2.26 Outline management measures that would be required during construction and operation to deal with land contamination issues.

4.3 ENVIRONMENT

Coastal

- 4.3.1 Describe the effect on natural coastal processes in all potentially affected areas.
- 4.3.2 Describe the effect of the proposed development on mangrove stands, samphire flats (including coastal retreat), coastal dunes and associated shrublands, lignum shrublands (mostly adjacent fresh water stream channels) and on seagrass. Outline management and rehabilitation measures for these areas.
- 4.3.3 Outline the effect of the proposed development on any native flora and fauna.
- 4.3.4 Describe the effect of the proposed development on the Adelaide Dolphin Sanctuary.
- 4.3.5 Describe the requirements of the sea level rise policies in the Development Plan and how these would be achieved in undertaking this proposed development.
- 4.3.6 Describe the impact of increased human presence on the coast, river and saltfields.
- 4.3.7 Describe any impacts on the neighbouring Port Gawler Conservation Park, adjacent Crown land and the Buckland Park Lake system.

Climate Change and Sustainability

- 4.3.8 Outline the potential effects of climate change from a risk management perspective, including adaptive management strategies.
- 4.3.9 Provide modelling of the expected travel demand associated with the project both during construction and in operation, and the preparation of a greenhouse gas emission reduction assessment.
- 4.3.10 Identify all sources and levels of greenhouse gas emissions that are likely to be generated and climate change implications, including those from housing, transport and the operation of infrastructure.

- 4.3.11 Describe measures to minimise, reduce and ameliorate greenhouse gas emissions, particularly alternative or renewable energy sources and off-sets, and identify barriers to implementation.
- 4.3.12 Outline measures to minimise or reduce resources used during the construction and operational phases.
- 4.3.13 Identify opportunities for energy conservation.
- 4.3.14 Outline waste management strategies for residential uses and commercial facilities and the potential for incorporating recycling and resource recovery.
- 4.3.15 Describe how principles of the State Waste Strategy will be implemented and the ability of existing infrastructure to deal with waste and recycling streams.
- 4.3.16 Describe the impact of the proposed development on the buffers established for existing land users and implications of this activity on the activities of existing land users.
- 4.3.17 Describe any design themes or guidelines that would be adopted to ensure sustainability.
- 4.3.18 Describe the arrangements to control and manage activities, particularly to ensure that the proposed development is environmentally sustainable in the long-term.
- 4.3.19 Describe measures that may be undertaken to control mosquitoes in and near the site to reduce the possible health risks.
- 4.3.20 Describe how the mosquito control measures will impact on species that require insects for food.
- 4.3.21 Describe the impact of insect control measures on recreational fishing and local ecology.
- 4.3.22 Describe the ecologically sustainable objectives of the neighbourhood/community centre and the approach and methodology used to achieve these objectives, particularly the Green Building Code of Australia and the green star rating that could be achieved for the proposed commercial component of the development.
- 4.3.23 Describe the measures associated with orientating the residential component (display village) for best possible energy efficiency, having regard to alternative or renewable energy sources, sustainable design and low emission design measures.
- 4.3.24 Provide details on the elevations and plans of the energy efficient design elements (that encompass both the residential and commercial components) where alternative renewable energy options may be utilised.

- 4.3.25 Provide details of all landscaping for the neighbourhood/community centre (including surface treatments, street furniture and lighting), including the contribution of the landscaping to Water Sensitive Urban Design (WSUD).
- 4.3.26 Outline waste management strategies for commercial facilities and residential uses and the potential for incorporating recycling and resource recovery measures.

Flora/Fauna

- 4.3.27 Describe the local and regional context for native vegetation including the identification of any rare or threatened species of flora and fauna.
- 4.3.28 Calculate the amount of vegetation clearance that would be required for the whole site and for individual vegetation association or ecological community types.
- 4.3.29 Identify measures to minimise and mitigate vegetation clearance and to compensate for the loss of native vegetation and habitat and to deliver significant environmental benefit.
- 4.3.30 Describe potential changes in biota and ecological processes at the interface between the proposed development and existing vegetation, i.e. the 'edge effect'.
- 4.3.31 Describe the likely effects on marine organisms and seagrasses, in the context of runoff from the proposed development into the river and out to sea potentially reducing the salinity and increasing nutrients, suspended sediments and pollutants, particularly heavy metals.
- 4.3.32 Describe the use of amenity/landscape plantings and broad scale revegetation, including how these will enhance biodiversity through the use of locally indigenous species and how the planning and implementation will result in achieving ecological goals associated with a significant environmental benefit.
- 4.3.33 Describe how the spread of pest plants, insects, animals and diseases within and around the proposed development would be managed including species that may originate from gardens and landscaped areas.

General

- 4.3.34 Describe how all potential sources of air pollution will be controlled and monitored.
- 4.3.35 Describe any noise mitigation or attenuation measures.
- 4.3.36 Describe the proximity to existing and potential mineral resource deposits.
- 4.3.37 Describe the proximity to existing mineral tenements, including exploration as well as production tenements.
- 4.3.38 Describe the proximity of the proposed development to current easements for infrastructure service provision.

4.4 TRAFFIC, PARKING, VEHICLE AND PEDESTRIAN MOVEMENTS

- 4.4.1 Outline the traffic generation and truck movements to and from the site and their hours of operation during the construction period and post construction when the proposed development is fully operational and developed.
- 4.4.2 Detail the traffic movements generated by the proposed development including heavy vehicles, walking and bicycle movements.
- 4.4.3 Describe the impact of traffic on surrounding road networks including Port Wakefield Road and Virginia Township.
- 4.4.4 Describe the predictions regarding travel demand (in all forms) and structure of public transport routes throughout the proposed township.
- 4.4.5 Detail the anticipated volume of goods deliveries and delivery hours, the size and manoeuvrability of the largest delivery vehicle and the location of the loading bays for the proposed neighbourhood/community centre.
- 4.4.6 Detail the pedestrian interfaces of the proposed neighbourhood centre and their relationship to the car parking spaces and public spaces, including consideration of the needs of different age groups and the disabled.
- 4.4.7 Describe how the design of the proposed neighbourhood/community centre would incorporate measures for disabled and aged movement.
- 4.4.8 Provide an analysis of the pedestrian 'desire lines' across the site, investigating permeability of the site's public access spaces and connectivity between buildings and car parking areas, with emphasis on protected pedestrian paths throughout the car parking areas.

4.5 URBAN DESIGN

- 4.5.1 Provide details of construction materials, surface treatments and colours for the proposed neighbourhood/community centre and display village.
- 4.5.2 Describe the measures which would be taken to address the potential for noise conflict at the interface between the proposed commercial component and residential components.
- 4.5.3 Demonstrate the application of CPTED (Crime Prevention through Environmental Design) principles throughout the proposal including personal and public safety and security issues
- 4.5.4 Provide details of the shelter, shading and screening treatments for the car parking areas.
- 4.5.5 Provide screening details for any air conditioning plant and ducting proposed on the roof areas of the proposed neighbourhood/community centre.

- 4.5.6 Describe any signage associated with the proposed development detailing the location, materials, colours, illumination and size.
- 4.5.7 Indicate what types of measures have been considered to ameliorate the visual effect of large roofed areas.

4.6 EFFECTS ON COMMUNITIES

- 4.6.1 Outline the implications for public service providers to support the proposed development including health, transport (including public transport), education, high needs housing, community services and recreation.
- 4.6.2 Identify the anticipated workforce characteristics of the proposed resident population and where the workforce is likely to be employed.
- 4.6.3 Outline how this development will support industry development in the northern Adelaide region.
- 4.6.4 Outline the number and type of dwellings and the expected residential population in the proposed staging of the development and the timing of stages.
- 4.6.5 Identify opportunities that would assist in reducing the cost of home ownership throughout the proposed development.
- 4.6.6 Indicate how the *Housing Plan for South Australia* target of 15% affordable housing in all significant new residential development (including the 5% high need housing) will be achieved.
- 4.6.7 Identify any potential impacts on places of non-aboriginal heritage, including places of State or local heritage significance.
- 4.6.8 Identify the effect that the proposed development will have on any sites, objects or remains of significance to Aboriginal archaeology, anthropology, history or tradition; including any items listed on the Register of the National Estate, the SA Register of Aboriginal Sites and Objects and any others identified by the Aboriginal traditional owners.
- 4.6.9 Describe the impact on any Native Title Claimants and the consequent impact on the potential ongoing enjoyment of native title rights (if any) by native title holders.
- 4.6.10 Describe the effect on visual amenity and landscape quality, including the effects of the built form of structures such as the earthworks and power lines.
- 4.6.11 Describe the proximity to existing and potential dwellings and other land uses and outline the measures which will be taken to address the potential for conflict at the interface between new residential areas and existing adjacent agricultural and horticultural areas.

- 4.6.12 Identify the effects on the existing settlement of Virginia in terms of, retail, community services, health, education, welfare and the workforce.
- 4.6.13 Describe the impact on local and regional land uses.
- 4.6.14 Describe any community consultation processes already undertaken and identify any issues raised during this process regarding the potential effects on communities.
- 4.6.15 Identify any changes made to the proposed development as a result of this process.
- 4.6.16 Describe how the potential social and physical isolation of residents at Buckland Park (including those with no access or limited access to private vehicles) would be addressed.
- 4.6.17 Describe the land tenure arrangements for the final development pattern.
- 4.6.18 Describe the benefit and amenity improvements due to infrastructure changes.
- 4.6.19 Describe the impacts to residents of the proposed development of any odour and fugitive emissions drift from the Jeffries composting operation on adjacent land.
- 4.6.20 Describe the types of community facilities to be provided as part of the proposed neighbourhood centre and the value to the community of locating those facilities within the proposed development.

4.7 EFFECTS ON INFRASTRUCTURE REQUIREMENTS

- 4.7.1 Describe the condition and capacity of existing trunk infrastructure and the likely impacts of the development on that capacity.
- 4.7.2 Describe provision for appropriate police (SAPOL) and associated correctional and judicial services requirements.
- 4.7.3 Describe emergency services arrangements for the proposed development.
- 4.7.4 Identify provision of suitable corridors/roadways in the proposed development that permit access by larger vehicles in the event of public transport being provided.
- 4.7.5 Identify provision of a suitable walking path network to link key nodes for public use.
- 4.7.6 Outline opportunities to incorporate best practice measures of infrastructure design, including avoiding the creation of four way intersections.
- 4.7.7 Provide a detailed stormwater management plan for the neighbourhood/community centre, including proposed works to mitigate pollution and run off peaks and pollutants carried by stormwater with the aim of minimising

flood risk or pollutant discharge from the site, and indicate on-site detention and quality improvement measures.

4.7.8 Provide detailed plans of the road layout, gradients, drainage and construction details and demonstrate how these would connect to existing infrastructure.

4.7.9 Indicate the location of any proposed rain water tanks.

4.8 ECONOMIC ISSUES

4.8.1 Describe the current production potential of the subject land, and the economic implications arising from the loss of that land.

4.8.2 Outline the opportunity for investment in the area from the proposed development.

4.8.3 Identify employment and investment opportunities, including the “multiplier effect”.

4.8.4 Outline the potential for the proposed development to attract and enhance the business operations of other allied industries and commercial ventures.

4.8.5 Describe any potential costs or savings to the Government of infrastructure expansion with particular regard to transport networks, water supply, health, education and emergency services.

4.8.6 Outline the financial strategies to be employed to ensure the infrastructure, which is the proponent’s responsibility, is in place for the proposed development.

4.8.7 Analyse in detail the effect that the proposed neighbourhood/community centre would have on existing and approved retail/commercial activities in the immediate and broader area.

4.8.8 Provide a detailed analysis of the economic effects that could occur for local or broader employment generation from on-going commercial activities proposed in the development.

4.8.9 Provide details of the proposed hours of operation of retail and commercial activities.

4.9 RISK/HAZARD MANAGEMENT

4.9.1 Describe strategies for ensuring public safety during construction.

4.9.2 Describe procedures to prevent and manage pollution spills or sewage leaks.

4.9.3 Outline the processes required with the appropriate fire services for fire management.

4.9.4 Outline the proposal for bunding of hazardous materials storage areas.

- 4.9.5 Outline the potential for the land to undergo liquefaction during a seismic event.
- 4.9.6 Identify any impacts on the Obstacle Limitation Surface for Edinburgh Airfield or any other impacts on the operation of aerodromes in the area.

4.10 CONSTRUCTION EFFECTS

- 4.10.1 Identify staging planning and timing of those stages.
- 4.10.2 Outline the size and composition of the construction workforce.
- 4.10.3 Identify how the prevention of spread of weeds and diseases into the horticulture area during construction is going to be managed.
- 4.10.4 Describe the proposed monitoring measures to minimise impacts during construction.

4.11 LEGISLATION AND POLICIES

- 4.11.1 Describe the proposal's consistency with the relevant Development Plan and Planning Strategy.
- 4.11.2 Identify the issues related to a residential development outside the Urban Growth Boundary.
- 4.11.3 Justify the development of the Buckland Park site outside the metropolitan area.
- 4.11.4 Describe the potential changes that would need to be made to the zoning of the site.
- 4.11.5 Describe the proposal's consistency with State and Commonwealth legislation and initiatives relating to conservation or protection of the biological environment.
- 4.11.6 Describe how the proposal would comply with the requirements under the *Environment Protection Act, 1993* and the *Adelaide Dolphin Sanctuary Act, 2005* and the duty of care under these Acts.
- 4.11.7 Describe how the development would comply with the Environment Protection (Water Quality) Policy 2003.
- 4.11.8 Describe how the proposal would address the issues within the "Tackling Climate Change Greenhouse Strategy 2007-2020".
- 4.11.9 Describe the actions through which the proponent will ensure that no Aboriginal site, object or remains identified before or during the works will be disturbed, damaged or interfered with, without authorisation by the Minister for Aboriginal Affairs and Reconciliation as required by the *Aboriginal Heritage Act, 1988*.

5 AVAILABILITY OF AMENDED GUIDELINES

5.1 Copies of the Amended Guidelines will be made available at the following locations:

Planning SA
5th Floor Public Counter
136 North Tce
Adelaide SA 5000

The Conservation Centre
Level 1, 157 Franklin Street
Adelaide SA 5000

City of Playford
Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

APPENDIX A The Development Act, 1993, Section 46B, EIS Process

46b-EIS process – Specific provisions

- (1) This section applies if an EIS must be prepared for a proposed development or project.
- (2) The Minister will, after consultation with the proponent –
 - (a) require the proponent to prepare the EIS; or
 - (b) determine that the Minister will arrange for the preparation of the EIS.
- (3) The EIS must be prepared in accordance with guidelines determined by the Development Assessment Commission under this subdivision.
- (4) The EIS must include a statement of-
 - (a) the expected environmental, social and economic effects of the development or project;
 - (b) the extent to which the expected effects of the development or project are consistent with the provisions of-
 - (i) any relevant Development Plan; and
 - (ii) the Planning Strategy; and
 - (iii) any matters prescribed by the regulations;
 - (c) if the development or project involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the *Environment Protection Act 1993*, the extent to which the expected effects of the development or project are consistent with-
 - (i) the objects of the *Environment Protection Act 1993*; and
 - (ii) the general environmental duty under that Act; and
 - (iii) relevant environment protection policies under that Act;
- (ca) if the development or project is to be undertaken within the Murray-Darling Basin, the extent to which the expected effects of the development or project are consistent with-
 - (i) the objects of the *River Murray Act 2003*; and
 - (ii) the *Objectives for a Healthy River Murray* under that Act; and
 - (iii) the general duty of care under that Act;
- (cb) if the development or project is to be undertaken within, or is likely to have a direct impact on, the Adelaide Dolphin Sanctuary, the extent to which the expected effects of the development or project are consistent with –
 - (i) the objects and objectives of the *Dolphin Sanctuary Act 2005*; and
 - (ii) the general duty of care under that Act;

- (d) the proponent's commitment to meet conditions (if any) that should be observed in order to avoid, mitigate or satisfactorily manage and control any potentially adverse effects of the development or project on the environment;
 - (e) other particulars in relation to the development or project required-
 - (i) by the regulations; or
 - (ii) by the Minister.
- (5) After the EIS has been prepared, the Minister-
- (a)-
 - (i) must, if the EIS relates to a development or project that involves, or is for the purposes of, prescribed activity of environmental significance as defined by the *Environment Protection Act 1993*, refer the EIS to the Environment Protection Authority; and
 - (ia) must, if the EIS relates to a development or project that is to be undertaken within, or is likely to have a direct impact on, the Adelaide Dolphin Sanctuary, refer the EIS to the Minister for the Adelaide Dolphin Sanctuary; and
 - (ii) must refer the EIS to the relevant council (or councils), and to any prescribed authority or body; and
 - (iii) may refer the EIS to such other authorities or bodies as the Minister thinks fit,

for comment and report within the time prescribed by the regulations; and
 - (b) must ensure that copies of the EIS are available for public inspection and purchase (during normal office hours) for at least 30 business days at a place or places determined by the Minister and, by public advertisement, give notice of the availability of copies of the EIS and invite interested persons to make written submissions to the Minister on the EIS within the time determined by the Minister for the purposes of this paragraph.
- (6) The Minister must appoint a suitable person to conduct a public meeting during the period that applies under subsection (5) (b) in accordance with the requirements of the regulations.
- (7) The Minister must, after the expiration of the time period that applies under subsection (5) (b), give to the proponent copies of all submissions made within time under that subsection.
- (8) The proponent must then prepare a written response to-
- (a) matters raised by a Minister, the Environment Protection Authority, any council or any prescribed or specified authority or body, for consideration by the proponent; and
 - (b) all submissions referred to the proponent under subsection (7).

And provide a copy of that response to the Minister.

- (9) The Minister must then prepare a report (an *Assessment Report*) that sets out or includes –
 - (a) the Minister’s assessment of the development or project; and
 - (b) the Minister’s comments (if any) on-
 - (i) the EIS; and
 - (ii) any submissions made under subsection (5); and
 - (iii) the proponent’s response under subsection (8) and
 - (c) comments provided by the Environment Protection Authority, a council or other authority or body for inclusion in the report; and
 - (d) other comments or matter as the Minister thinks fit.
- (10) The Minister must –
 - (a) notify a person who made a written submission under subsection (5) of the availability of the Assessment Report in the manner prescribed by the regulations; and
 - (b) by public advertisement, give notice of the place or places at which copies of the Assessment Report are available for inspection and purchase.
- (11) Copies of the EIS, the proponent’s response under subsection (8), and the Assessment Report must be kept available for inspection and purchase at a place determined by the Minister for a period determined by the Minister.
- (12) If a proposed development or project to which an EIS relates will, if the development or project proceeds, be situated wholly or partly within the area of the council, the Minister must give a copy of the EIS, the proponent’s response under subsection (8), and the Assessment Report to the council.

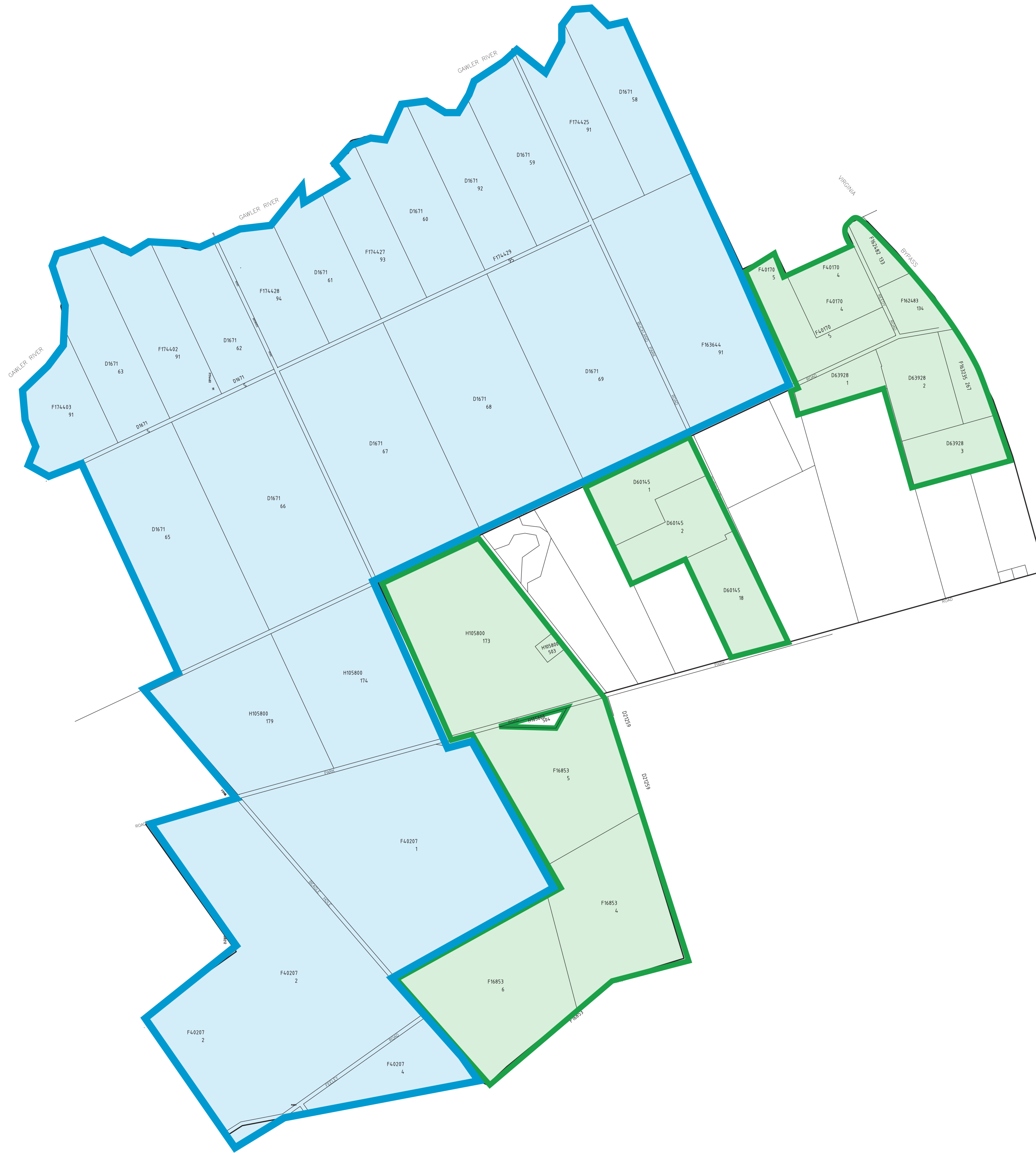
APPENDIX B

LOCATION PLAN AND SITE PLAN



Walker

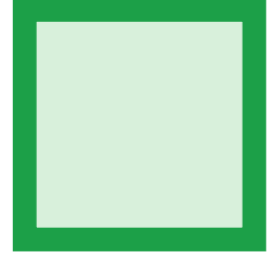
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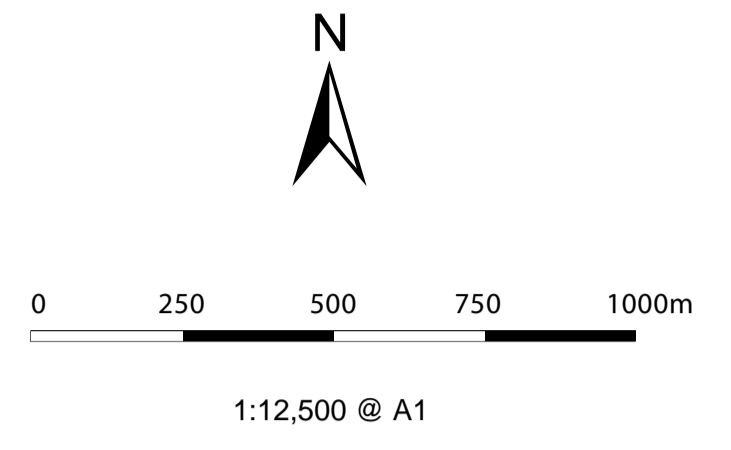
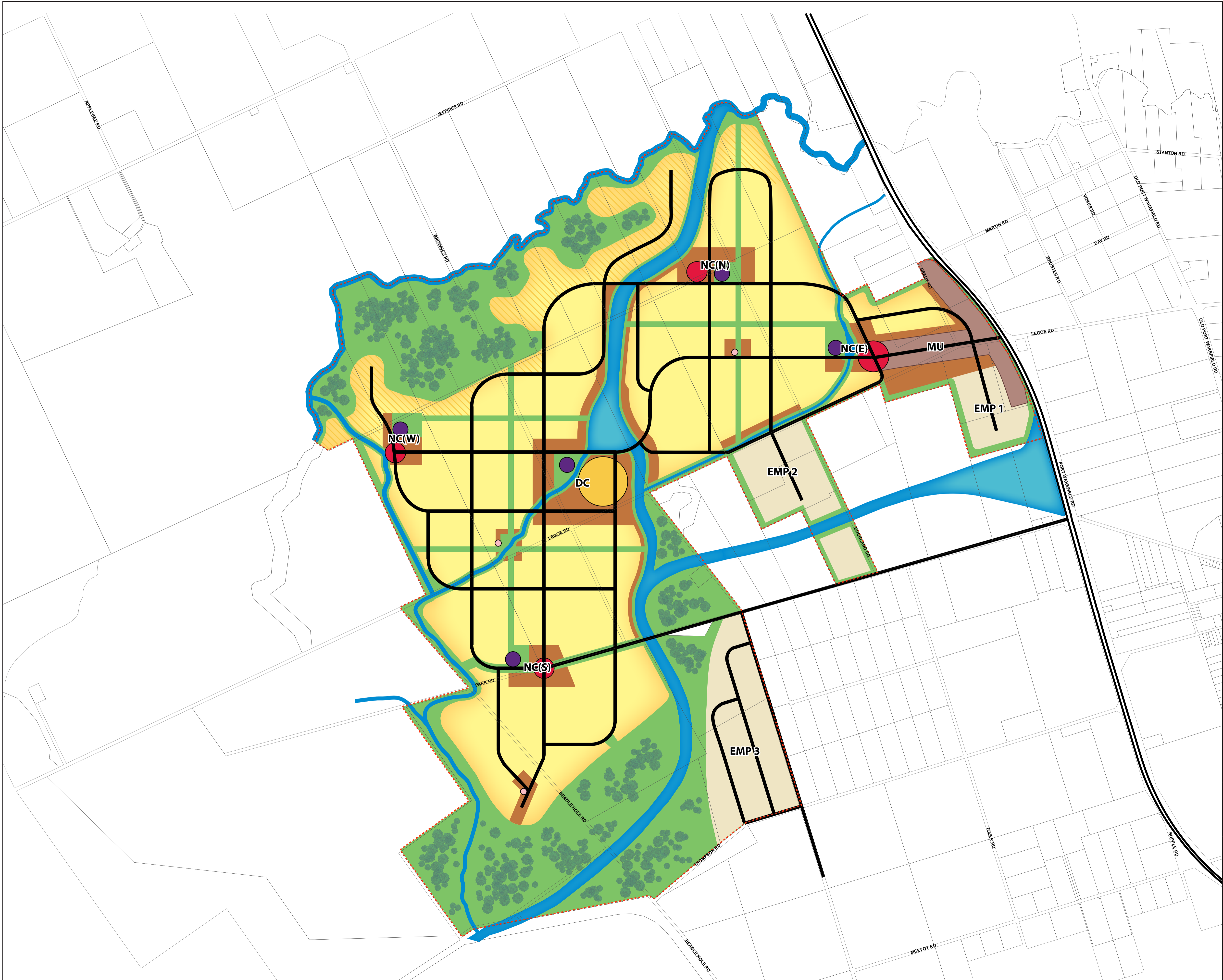
KEY



Current Major Development Declaration Area



Proposed Extension to Major Development Area



- LEGEND**
- District Centre
 - Neighbourhood Centre
 - Local Centre
 - School
 - Road Network
 - Residential - Traditional
 - Residential - Low Density
 - Residential - Medium Density
 - Mixed Use
 - Employment
 - Open Space
 - Floodways
 - Subject Area
 - DCBD

Buckland Park Master Plan

Revision 3
 Original compiled: 7 April 2008
 Revision 2 compiled: 17 April 2008
 Projection: Transverse Mercator
 Datum: Geocentric Datum of Australia 1994

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