

# **Buckland Park Suburban Activity Centre Zone Code Amendment**

**by**

**Walker Corporation**

**(incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd)**

**Draft for Consultation**

# CONTENTS

- HAVE YOUR SAY..... 1**
- 1.0 WHAT IS THE PLANNING AND DESIGN CODE? ..... 2**
  - 1.1 Planning and Design Code Framework .....2
  - 1.2 Overlays.....2
  - 1.3 Zones .....2
  - 1.4 Subzones.....2
  - 1.5 General Development Policies..... 3
  - 1.6 Amending the Planning and Design Code.....3
- 2.0 WHAT IS PROPOSED IN THIS CODE AMENDMENT?..... 4**
  - 2.1 Overview.....4
  - 2.2 Need for the Amendment.....6
  - 2.3 Affected Area.....15
  - 2.4 Summary of Proposed Policy Changes.....16
- 3.0 WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT? ..... 24**
  - 3.1 Engagement.....24
  - 3.2 How can I have my say on the Code Amendment?.....25
  - 3.3 What changes to the Code Amendment can my feedback influence?.....25
  - 3.4 What will happen with my feedback?.....26
  - 3.5 Decision on the Code Amendment.....26
- 4.0 ANALYSIS..... 27**
  - 4.1 Strategic Planning Outcomes .....27
  - 4.2 Infrastructure Planning .....28
  - 4.3 Investigations .....28
- 5.0 REFERENCES..... 56**

## FIGURES

- Figure 2.1:** Current Zoning pursuant to the Planning and Design Code.
- Figure 2.2:** Proposed Zoning by Code Amendment.
- Figure 2.3:** Extract of the Playford Council Development Plan (30 April 2020) Concept Plan.
- Figure 2.4:** Concept Plan 13 of the Planning and Design Code (version 2021.10 – 29 July 2021).
- Figure 2.5:** Concept Plan 14 of the Planning and Design Code (version 2021.10 29 July 2021).
- Figure 2.6:** Extract of Precinct 1 – Stage 7 Allotment Mix Plan by Alexander and Symonds Surveyors, as contained in the Development Application.
- Figure 2.7:** Affected Area.
- Figure 4.1:** Plan of division – Stage 7 by Alexander & Symonds Surveyors
- Figure 4.2:** Extract – Playford Development Plan (30 April 2020) – Concept Plan Buckland Park Odour Area.
- Figure 4.3:** PlanSA Land Use Plan.
- Figure 4.4:** Master Plan of Buckland Park Contained within the Connor Holmes Centres Planning Report Dated March 2009.
- Figure 4.5:** Riverlea Master Plan illustrating proposed locations of the Suburban Activity Centre, activity centres and schools.

## TABLES

- Table 2.1:** Affected Land
- Table 4.1:** Stage 7 - Allotment Mix
- Table 4.2:** Estimated Retail Floor Areas per Centre
- Table 4.3:** Total Floor Space Estimates
- Table 4.4:** Employment by Year
- Table 4.5:** District Centre

<b>Table 4.6:</b>	Schools
<b>Table 4.7:</b>	Mixed Use Precinct
<b>Table 4.8:</b>	Industry
<b>Table 4.9:</b>	Total Operational Employment Impacts
<b>Table 4.10:</b>	Estimate of Proposal's Employment during the Operational Phase
<b>Table 4.11:</b>	Centre Zone Comparison
<b>Table 4.12:</b>	Comparison of Non-Residential Land uses between Zones

## **ATTACHMENTS**

<b>ATTACHMENT A:</b>	Affected Area Mapping
<b>ATTACHMENT B:</b>	Current Code Policy
<b>ATTACHMENT C:</b>	Proposed Code Policy
<b>ATTACHMENT D:</b>	Strategic Planning Outcomes
<b>ATTACHMENT E:</b>	Investigations

## HAVE YOUR SAY

This Code Amendment is on consultation from **6<sup>th</sup> September 2021 to 1<sup>st</sup> October 2021**.

During this time, you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

Submissions can be sent to:

**Email:** [RiverleaFeedback@masterplan.com.au](mailto:RiverleaFeedback@masterplan.com.au)

Attention: Buckland Park Suburban Activity Centre Zone Code Amendment.

**In Writing:** c/- MasterPlan SA Pty Ltd, 33 Carrington Street, Adelaide SA 5000.

Attention: Buckland Park Suburban Activity Centre Zone Code Amendment.

**Online:** via the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations)

### Contacts for further information:

Further information can be obtained from the following sources:

- Attending a Community Information Drop-in Session – Monday 13<sup>th</sup> September 2021 between 3.00 pm and 8.00 pm at Virginia Community Centre, Park Road, Virginia.
- Further information on the consultation process is available on the Plan SA website [www.plan.sa.gov.au](http://www.plan.sa.gov.au).
- Enquiries regarding the Code Amendment can be directed to Julie Jansen, Planner, MasterPlan SA Pty Ltd by telephone on (08) 8193 5600.
- Copies of the Code Amendment are available on the Plan SA website at [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations)
- Hard copies of the Code Amendment are available at no cost at the City of Playford principal office, Playford Civic Centre, 10 Playford Blvd, Elizabeth SA and its libraries.

## **1.0 WHAT IS THE PLANNING AND DESIGN CODE?**

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land. For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation. One primary purpose of the Code is to provide some certainty as to the form of development and distribution of land use functions of our town and country areas, and to ensure the interface between uses is well managed and understood.

### **1.1 Planning and Design Code Framework**

The Code is based on a framework that contains various elements called overlays, zones, subzones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the SA Planning Portal <https://plan.sa.gov.au>.

### **1.2 Overlays**

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places, or land that is flood prone. They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone; however, where policy in a zone, conflicts with the policy in an overlay, the overlay policy takes precedence.

### **1.3 Zones**

Zones are areas that share common land uses in which specific types of development are envisaged. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

This Code Amendment proposes to amend the boundaries of the Master Planned Neighbourhood Zone and the Suburban Activity Centre Zone within the suburb of Buckland Park in the Riverlea estate.

### **1.4 Subzones**

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is the Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

This Code Amendment proposes to amend the boundaries of the Emerging Activity Centre Subzone that applies to the Master Planned Neighbourhood Zone within Buckland Park.

**1.5 General Development Policies**

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones primarily determine what development can occur in an area, general development policies provide guidance on the form of development and how it should occur.

**1.6 Amending the Planning and Design Code**

The *Planning, Development and Infrastructure Act 2016* (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process. A person or body authorised by the Minister to undertake a Code Amendment is known as a "Designated Entity"<sup>1</sup>.

An approved "Proposal to Initiate" defines the scope of the Amendment and prescribes the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form.

The Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd) as the Designated Entity obtained approval for a Proposal to Initiate the Buckland Park Suburban Activity Centre Zone Code Amendment from the Minister on 4 June 2021.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.



<sup>1</sup> Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd) is the Designated Entity (pursuant to Section 73(4)(a) of the Planning, Development and Infrastructure Act, 2016) responsible for undertaking the Code Amendment process. That process is outlined in the graphic below.

## 2.0 WHAT IS PROPOSED IN THIS CODE AMENDMENT?

### 2.1 Overview

The Walker Corporation has recently commenced the construction of the first stages of the master planned community at Buckland Park. Walker Corporation have named the development project "Riverlea" and the proposed future suburb name is "Riverlea Park".

Development of Buckland Park as a new master planned community in the north-west of Metropolitan Adelaide has been proposed for approximately 20 years. The area was declared as a Major Development Area in 2003.

The planning policies to guide the development of Buckland Park were incorporated into the City of Playford Development Plan in 2010. In establishing these planning policies, a District Centre Zone was included on both the north and south sides of the principal access road (formerly Legoe Road and now known as Riverlea Boulevard). At that time, the District Centre Zone was approximately 60.0 hectares and proposed to cater for a broad range of district level activities to provide employment and support the new community and surrounding areas, including education, civic, health, emergency services, retail, commercial, and service industries.

An allowance of 60.0 hectares was a conservative approach to provide flexibility for future delivery of a wide range of centre activities. Since 2010 there has been substantial change in retailing and service delivery, which has reduced the demand for land to accommodate these uses.

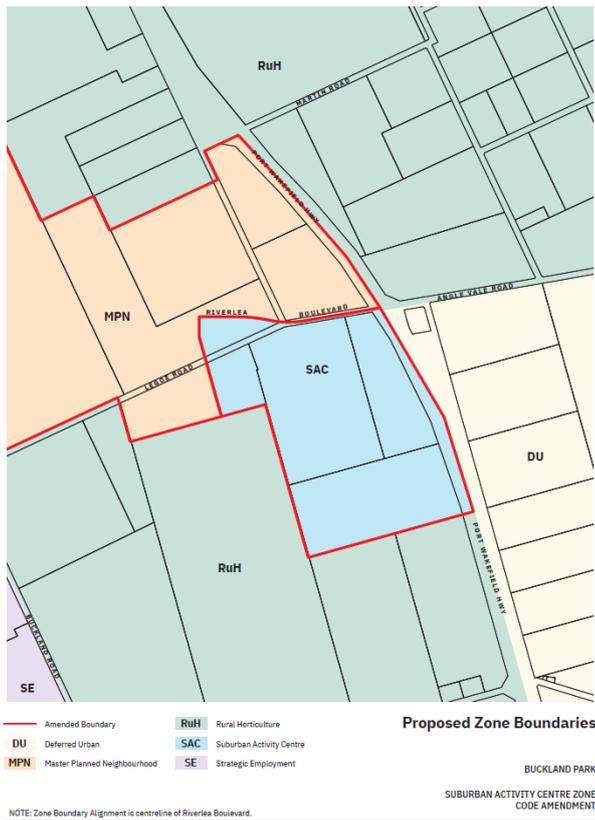
The Code Amendment seeks to rationalise the area required to provide the district level activities and extend the area of residential development as part of the entry statement to the Riverlea estate.

This Code Amendment entitled the "Buckland Park Suburban Activity Centre Zone Code Amendment" proposes to amend the provisions for land within the Riverlea project area as follows:

- Rezone the northern portion of the Suburban Activity Centre Zone (that portion of the zone north of Riverlea Boulevard) to the adjoining Master Planned Neighbourhood Zone (refer **Figure 2.2** below).
- Extend the Emerging Activity Centre Subzone of the Master Planned Neighbourhood Zone to include the area north of Riverlea Boulevard.
- Amend the Buckland Park Concept Plan 13 to:
  - reflect the reduced size of the Suburban Activity Centre Zone; and
  - amend the proposed vehicular access to incorporate a dedicated vehicular access from Port Wakefield Highway to the Suburban Activity Centre Zone.
- Alter the technical and numerical variation (TNV) for the Suburban Activity Centre Zone relating to building levels and height to increase the maximum to six levels and 22 metres.
- Apply the Noise and Air Emissions Overlay to portion of the proposed Master Planned Neighbourhood Zone north of Riverlea Boulevard adjacent to Port Wakefield Highway.



**Figure 2.1: Current Zoning pursuant to the Planning and Design Code.**



**Figure 2.2: Proposed Zoning by Code Amendment.**

## **2.2 Need for the Amendment**

### **2.2.1 Buckland Park – Major Project Declaration**

The (then) Minister for Urban Development and Planning declared Buckland Park a Major Development Area in 2003 and amended it in 2007 and 2008 pursuant to Section 46(1) of the *Development Act 1993*. It allowed the Minister to consider a *"land division and associated works, a first stage neighbourhood centre (8,000m<sup>2</sup> gross leasable area), community facilities and display village"*.

A development application was submitted in 2007, and the supporting Environmental Impact Statement in 2009 for the following:

- *"land division into eight (8) super lots (five (5) residential stages, one (1) employment and district centre, one (1) district open space, one (1) road widening;*
- *land division of Precinct 1 (614 residential lots, school site, open space, Neighbourhood Centre);*
- *a Stage 1 Neighbourhood Centre, including a community centre;*
- *display village for 32 homes; and*
- *partial closure of Legoe Road."*

In December 2011 the development authorisation became operational after a range of reserved matters were satisfied, relating to the provision of infrastructure and services. The authorisation has been amended to:

- change the Precinct 1 Land Division;
- incorporate a detailed layout for Precinct 2;
- incorporate a Waste Water Treatment Plant (which may not be required); and
- comply with Reserved Matters.

There have been a number of modifications to the authorisation since 2010 to refine the design and siting of various stages of the development. Currently Buckland Park is projected to accommodate a population of 33,000 people when fully developed and comprise some 12,000 dwellings, district centre, neighbourhood centres, schools, community facilities and a range of other services.

### **2.2.2 Ministerial Development Plan Amendment**

A Ministerial Development Plan Amendment (DPA) was prepared to rezone the land to facilitate the project approved by the major project authorisation. Since gazettal of the Buckland Park Urban Growth DPA in December 2010, the land has incorporated a Residential Zone (originally the Residential Neighbourhood Zone, then the Suburban Neighbourhood Zone and now the Master Planned Neighbourhood Zone). The original MOSS Zone is now an Open Space Zone and the Centre/Activity Zone, originally the District Centre (Buckland Park Policy Area 9), is now the Suburban Activity Centre Zone.

The DPA incorporated specific policy to guide development of the Buckland Park District Centre, in the form of Concept Plan Map Play/28 and the following policy in the Desired Character Statement and the Buckland Park Policy Area 9.

The Development Plans Desired Character Statement for the Policy Area anticipated a range of retail, commercial, education, civic, formal recreation facilities and services in the District Centre, with residential development also anticipated. The Concept Plan (as shown in **Figure 2.3** below) contained a number of precincts, which are described in the Desired Character Statement as follows:

*" Precinct 1: Core Retail*

*A core retail precinct will be located on the southern side of the intersection. It will accommodate around 35 000 square metres of core retail floor space which includes department and discount department stores, supermarkets, food shops and specialty shops selling goods such as clothing and other specialty items. Complementing these retail uses, there will be additional floor space for bulky goods outlets, commercial and community services, for example medical centres, a cinema and restaurants.*

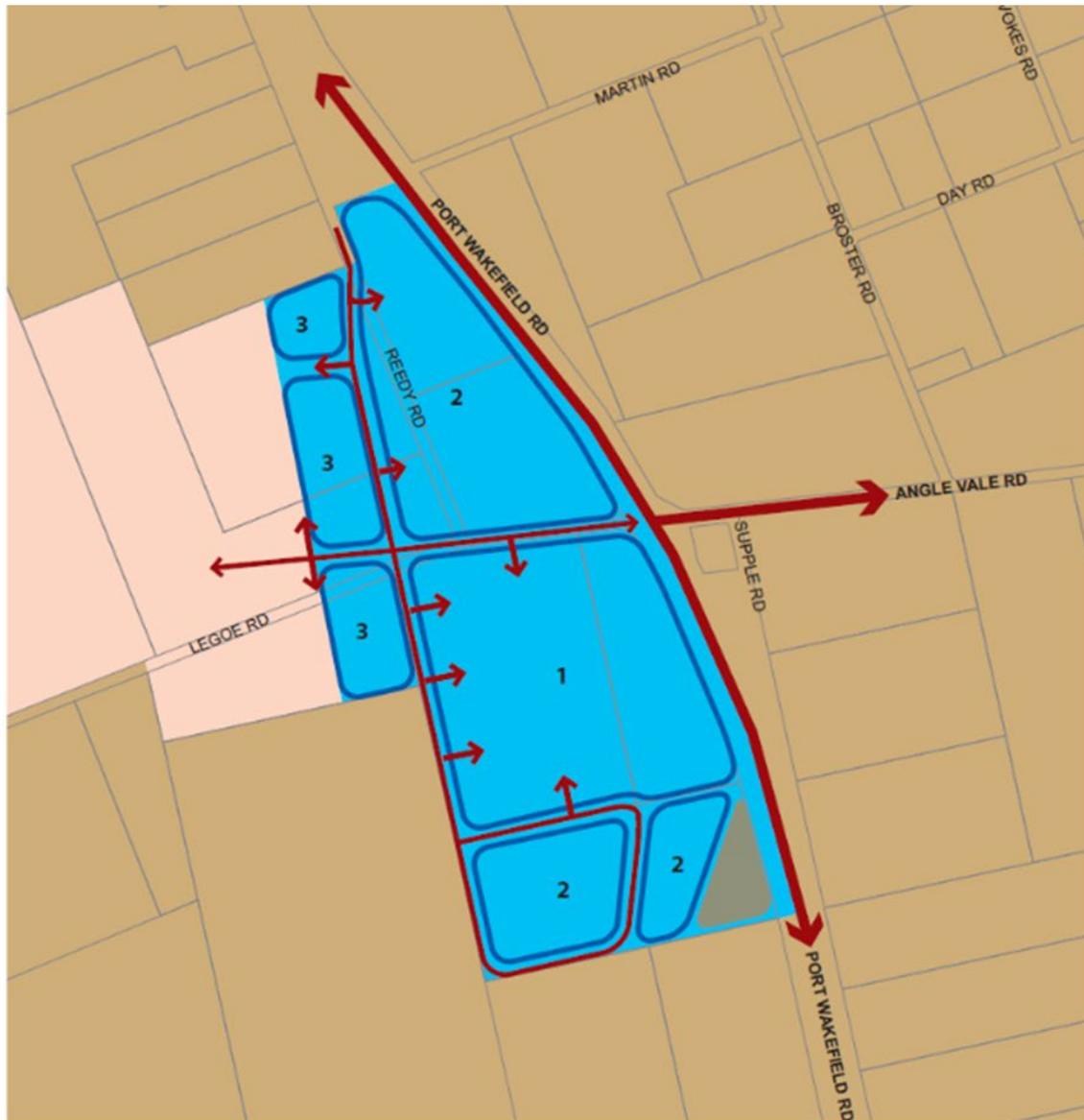
*Precinct 2: Mixed Use/Commercial/Employment*

*The mixed use / commercial / employment area will support a range of activities such as commercial buildings, bulky goods outlets, education and formal recreation facilities to serve the district. District services such as police, fire, and ambulance facilities may also be located in the policy area.*

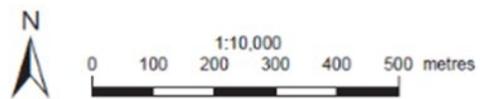
*Larger scale commercial and bulky goods development will be located on the edge of the centre in locations highly visible from Port Wakefield Road.*

*Precinct 3: Mixed Use Residential*

*Mixed use residential will be located to the western side of the policy area, creating a transition to between adjoining residential areas, and more active retail and commercial activities. The policy area's western side will also offer better residential amenity, as it will be separated from main traffic routes, particularly Port Wakefield Road."*



- Arterial Road
- Major Collector Road
- Vehicle Access Points
- Open Space
- Core Retail Centre
- Mixed Use / Commercial / Employment
- Mixed Use Residential
- Commercial
- Primary Production / Mining
- Residential



BUCKLAND PARK

## Concept Plan Map Play/28

### BUCKLAND PARK DISTRICT CENTRE

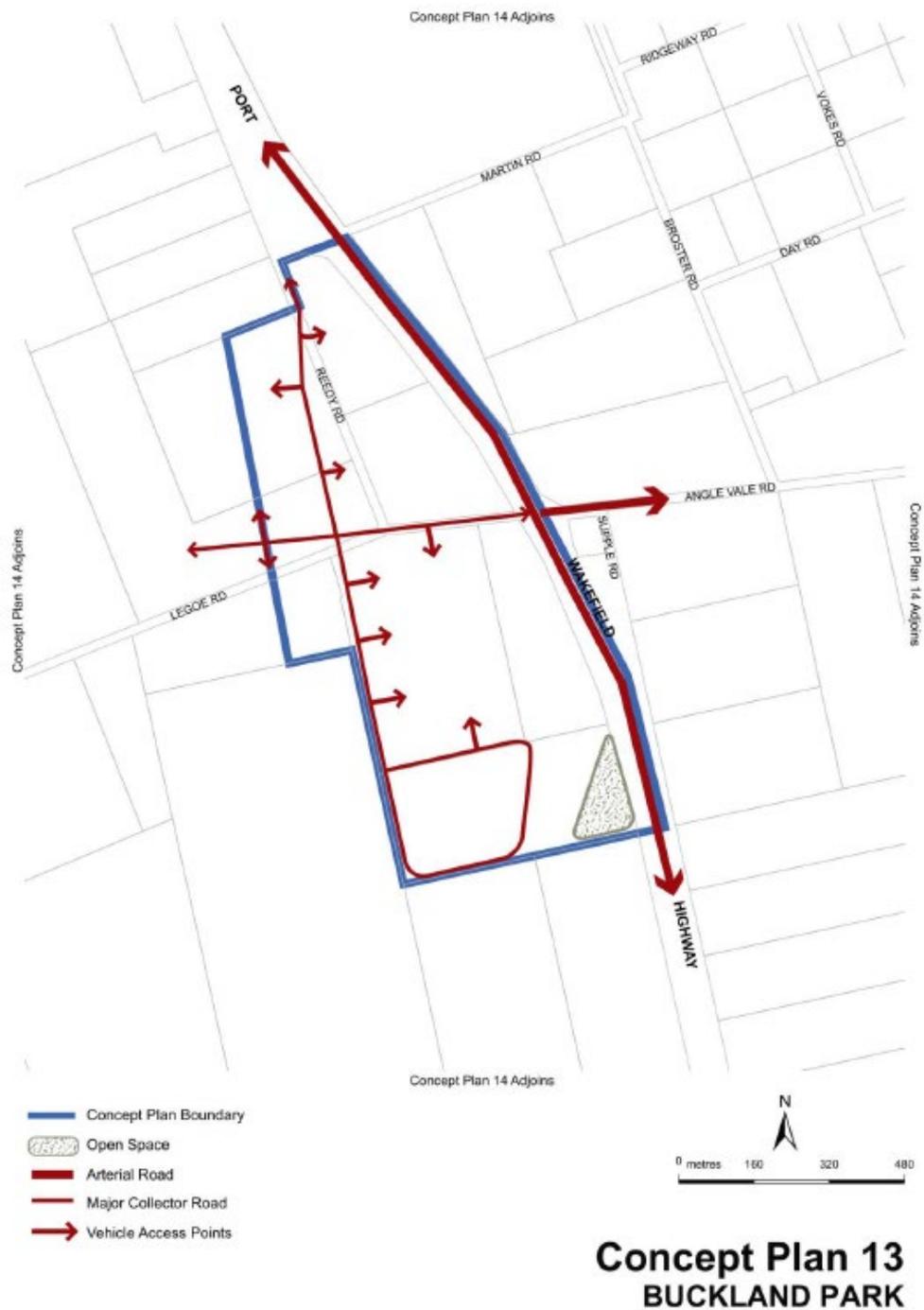
PLAYFORD COUNCIL  
Consolidated - 30 April 2020

**Figure 2.3: Extract of the Playford Council Development Plan (30 April 2020) Concept Plan.**

The Planning and Design Code incorporates Concept Plan 13. As shown in **Figure 2.4** below, the precincts are no longer designated and are not described in the policy.

Planning and Design Code - 29 July - Version 2021.10

Concept Plan 13 Buckland Park



**Figure 2.4: Concept Plan 13 of the Planning and Design Code (version 2021.10 – 29 July 2021).**

At the time of the development authorisation and subsequent DPA, approximately 60.0 hectares was included in the District Centre Zone, which allowed for a broad range of district level activities to provide employment and to support the new community and surrounding areas, including education, civic, health, emergency services, retail, commercial, and service industries.

The Planning and Design Code Suburban Activity Centre Zone retains the same boundaries as the former District Centre Zone. In addition, the Emerging Activity Centre Subzone applies to the Master Planned Neighbourhood Zone. There are a number of “*activity centres*” proposed throughout the Emerging Activity Centre Subzone of the Master Planned Neighbourhood Zone, as shown on Concept Plan 14 of the Code, as shown in **Figure 2.5** below. The policies of the Emerging Activity Centre Subzone support a range of non-residential uses. The policies of the subzone do not include any floor area caps, allowing for these non-residential activity centres to be developed to service the needs of the community as they are established.

The “*activity centres*” throughout the Buckland Park Master Planned Neighbourhood Zone – Emerging Activity Centre Subzone, are anticipated to contain a similar range of land uses as the designated “*Suburban Activity Centre Zone*”. In combination, the “*activity centres*” will provide adequate capacity and suitable flexibility for a complete range of non-residential land uses to support the new urban area. Furthermore, the Emerging Activity Centre Subzone will allow the development of Buckland Park to respond to changing requirements for centres over the 25 year implementation period.

Concept Plan 14 Buckland Park

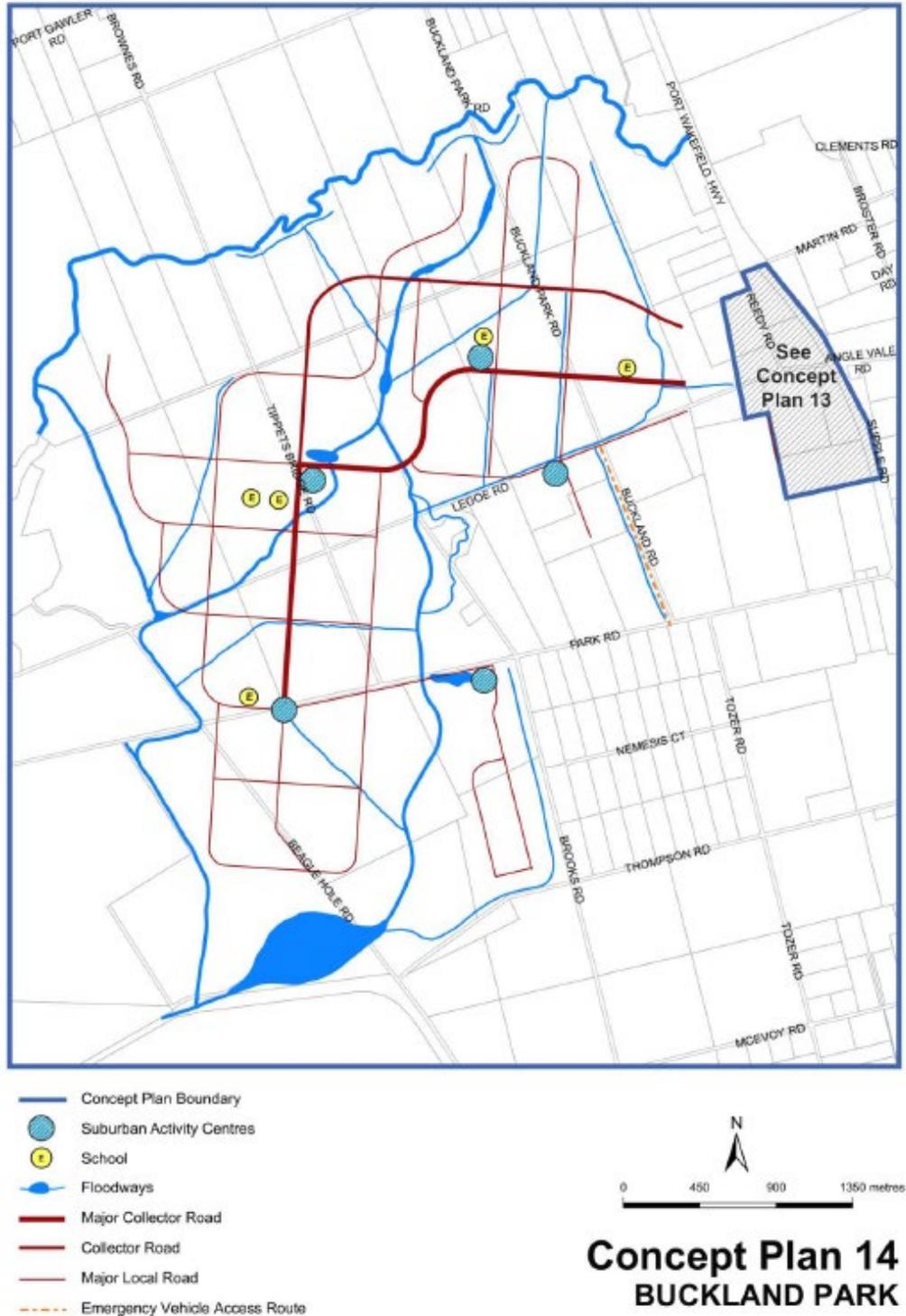


Figure 2.5: Concept Plan 14 of the Planning and Design Code (version 2021.10 29 July 2021).



The appropriateness of developing the northern portion of the District Centre Zone for residential purposes was discussed in the June 2020 application documents as follows:

- *Since the 2010 Development Authorisation there has been substantial change in retailing and service delivery, which has reduced the demand for land to accommodate these uses.*
- *Concept planning had not been undertaken for the District Centre Zone, and an allowance of 60.0 hectares was a conservative approach to ensure enough land to provide flexibility of service delivery and was considered an indicative requirement.*
- *An area of approximately 42.0 hectares is retained on the southern side of Riverlea Boulevard that is now considered adequate to accommodate all anticipated District Centre uses. There are similar district centre developments within the Playford Council area and metropolitan Adelaide generally which are significantly smaller than 40.0 hectares in area. For comparison, the current Munno Para District Centre Zone is approximately 39.0 hectares.*
- *Policies of the Development Plan encourage horizontal and vertical integration of development within the District Centre and subsequently the area required is anticipated to be significantly smaller than many of the established centres within Metropolitan Adelaide.*
- *It is desirable to have all District Centre activities grouped together on one (1) side of Riverlea Boulevard. It is a well-established policy and principle to segregate traffic into precincts and to avoid cross flow of traffic from a retail/commercial area on one (1) side of a main road to similar facilities on the other, to reduce potential traffic conflicts, and interruptions to the traffic flow on the main road. Unnecessary intersections will also impact on the visual quality of the boulevard.*
- *A residential neighbourhood on the northern side of Riverlea Boulevard provides for an attractive entrance to the new urban area, and is a transition between the predominantly residential land uses to the west and the more intense District Centre uses on the southern side of the boulevard.*
- *A residential precinct as part of the entry statement will provide a better sense of arrival for new residents to this predominantly residential estate.*
- *The delivery of a residential neighbourhood is viable in the short term, ensuring this prominent location will be developed early, creating a visible address for the new urban area on Port Wakefield Highway.*
- *Conversely, it is anticipated that District Centre functions will not be viable for some 10 years, potentially leaving this key location vacant for an extended period of time.*

#### **2.2.4 Centre Policy**

Buckland Park is projected to ultimately accommodate 33,000 people. The retail planning policy for the former District Centre and current Suburban Activity Centre Zones promote the establishment of facilities of a "convenience goods" nature and for the "daily and weekly" shopping needs.

The District Centre Zone promoted in Objective 1:

*"... a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, recreational, religious and residential facilities to serve the community and visitors within the surrounding district."*

The Suburban Activity Centre Zone promotes in the Desired Outcome 1 and PO 1.1 the following:

*"... an active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services."*

And

*"Shops, office, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district."*

At the time the initial Buckland Park Master Plan was prepared in the early-mid 2000's, the District Centre Zone was approximately 60.0 hectares and proposed to cater for a broad range of district level activities. Since 2010 there has been substantial change in retailing and service delivery, which has reduced the demand for land to accommodate these uses.

The Code Amendment seeks to rationalise the area required to provide the district level activities and extend the area of residential development as part of the entry statement to the Riverlea Park estate.

An area of approximately 42.0 hectares on the south side of Riverlea Boulevard, is now considered adequate to accommodate all anticipated District Centre uses. Current planning policies encourage horizontal and vertical integration of development within District Centres and subsequently the area required is anticipated to be significantly smaller than originally proposed and many of the established centres within Metropolitan Adelaide. In addition, it is a well-established policy and principle to segregate traffic into precincts and to avoid cross flow of traffic from a retail/commercial area on one side of a main road to similar facilities on the other, to reduce potential traffic conflicts, and interruptions to the traffic flow on the main road.

A residential neighbourhood on the northern side of Riverlea Boulevard is proposed to provide an attractive entrance to the new urban area. A residential precinct as part of the entry statement will provide a better sense of arrival for new residents to this predominantly residential estate. The delivery of a residential neighbourhood on the northern side of Riverlea Boulevard is viable in the short term, ensuring this prominent location will be developed early, creating a visible address for the new master planned community. Conversely, it is anticipated that District Centre functions will not be viable for some 10 years, potentially leaving this key location vacant for an extended period of time.

Against this background, it is considered appropriate to rezone part of the Suburban Activity Centre Zone to the Master Planned Neighbourhood Zone.

## 2.3 Affected Area

The area affected by the proposed amendment is described in **Table 2.1** below and as shown on the Affected Area map (extract below – **Figure 2.7** and contained in **Attachment A**).

**Table 2.1: Affected Land**

ADDRESS	ALLOTMENT & PLAN REF	CERTIFICATE OF TITLE	HUNDRED	OWNER
Lot 4 Reedy Road, Buckland Park	Allotment 4, Filed Plan 40170	Volume 5228 Folio 167	Port Adelaide	Walker Pastoral Pty Ltd
Lot 5 Legoe Road, Buckland Park	Allotment 5, Filed Plan 40170	Volume 5424 Folio 348	Port Adelaide	Walker Pastoral Pty Ltd
Lot 133 Port Wakefield Highway, Buckland Park	Allotment 133, Filed Plan 162482	Volume 5763 Folio 970	Port Adelaide	Walker Pastoral Pty Ltd
Lot 134 Port Wakefield Highway, Buckland Park	Allotment 134, Filed Plan 162483	Volume 5755 Folio 199	Port Adelaide	Walker Waterloo Corner Pty Ltd
Lot 1 Legoe Road, Buckland Park	Allotment 1, Deposited Plan 63928	Volume 5916 Folio 59	Port Adelaide	Walker Pastoral Pty Ltd
Lot 2 Legoe Road, Buckland Park	Allotment 2, Deposited Plan 63928	Volume 5916 Folio 60	Port Adelaide	Walker Pastoral Pty Ltd
Lot 3 Port Wakefield Highway, Buckland Park	Allotment 3, Deposited Plan 63928	Volume 5916 Folio 61	Port Adelaide	Walker Pastoral Pty Ltd
Lot 267 Legoe Road, Buckland Park	Allotment 267, Filed Plan 163235	Volume 6014 Folio 711	Port Adelaide	Walker Pastoral Pty Ltd

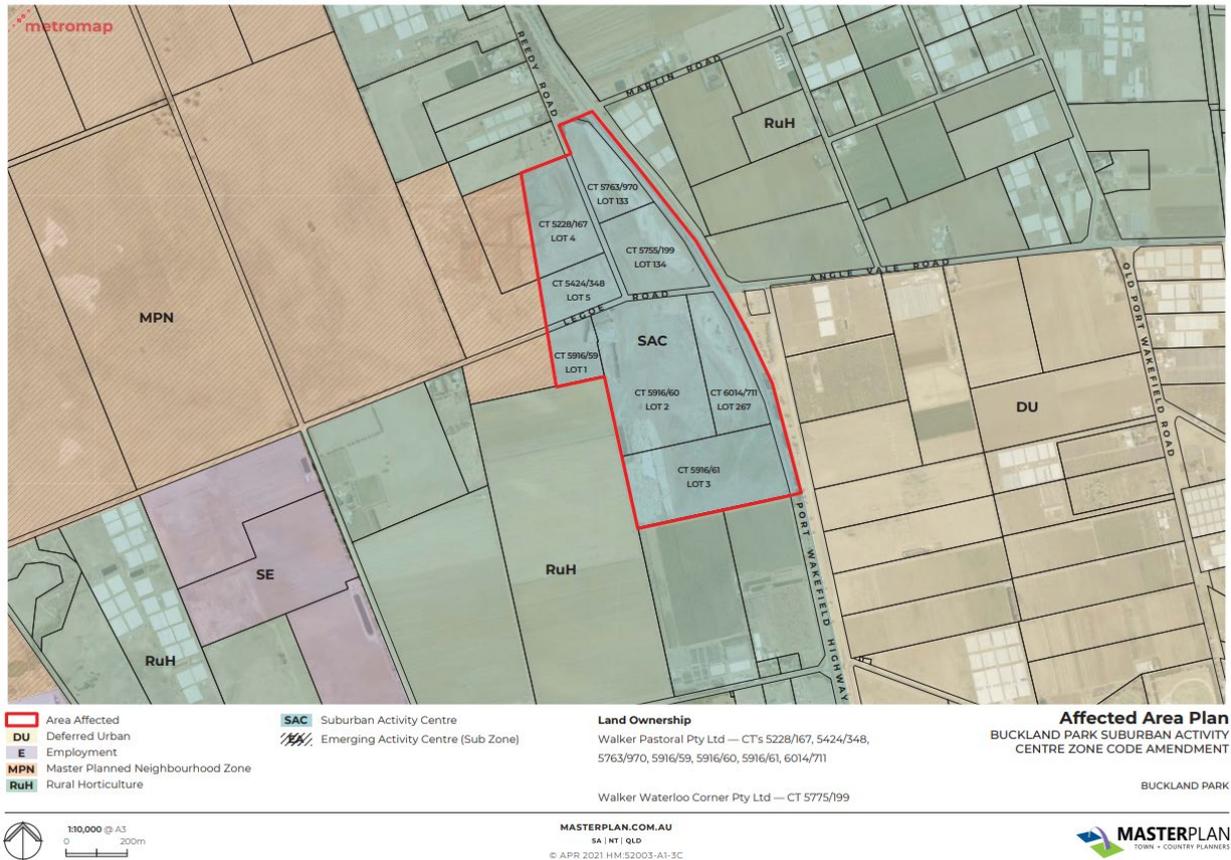


Figure 2.7: Affected Area.

## 2.4 Summary of Proposed Policy Changes

### 2.4.1 Current Code Policy

The Affected Area is currently located in the Suburban Activity Centre Zone of the Planning and Design Code (version 2021.10 dated 29 July 2021), as shown above and in **Attachment A**.

The portion of the Affected Area to the north of Legoe Road (Riverlea Boulevard) is subject to a plan of division for residential development (Stage 7).

The majority of the Riverlea project area proposed for residential development (with some exceptions) is within the Master Planned Neighbourhood Zone. In addition, the Emerging Activity Centre Subzone applies to the Master Planned Neighbourhood Zone. There are a number of "activity centres" proposed throughout the Emerging Activity Centre Subzone.

The Planning and Design Code sets out the policies for the development of land in the zone in the form of Assessment Provisions which include Desired Outcome (DO's), Performance Outcomes (PO's), Deemed to Satisfy Criteria (DTS), and Designated Performance Features (DPF). Additional policies applying to the land are expressed as Overlay provisions, General Development Policies, Technical and Numerical Variations, and Concept Plans.

#### 2.4.1.1 Suburban Activity Centre Zone

The Desired Outcome (DO) for development in the Suburban Activity Centre Zone promotes the development of the zone as an integrated mixed use neighbourhood scale centre. Specifically, the policy states:

**DO1 An active commercial precinct supporting neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community. Buildings and pedestrian areas create a high quality, activated public realm that is integrated with pedestrian and cycle networks and establish well-defined connections to available public transport services.**

The Performance Outcomes (PO) for the zone elaborate on the Desired Outcome in respect to land use, activity, design, built form, streetscape, vehicle and pedestrian movement, and advertising. Performance Outcome 1.1 and associated DTS/DPF states the following in relation to land use and intensity:

**PO 1.1 Shops, office, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district.**

**DTS/DPF 1.1 Development comprises one or more of the following:**

- (a) Advertisement
- (b) Cinema
- (c) Community facility
- (d) Consulting room
- (e) Dwelling
- (f) Educational establishment
- (g) Emergency services facility
- (h) Hospital
- (i) Hotel
- (j) Indoor recreation facility
- (k) Library
- (l) Office
- (m) Place of worship
- (n) Pre-school
- (o) Recreation area
- (p) Residential flat building
- (q) Retail fuel outlet
- (r) Retirement Facility
- (s) Shop
- (t) Supported Accommodation
- (u) Tourist accommodation.

In addition to the land use activities outlined above, the Performance Outcomes provide for residential development that does not prejudice the operation of commercial development, at medium to high densities, and only in conjunction with and supporting other non-residential uses. Specifically:

**PO 1.2 Residential development does not prejudice the operation of existing non-residential development and the long-term provision of services and facilities for wider community benefit.**

**PO 1.3 Dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities**

**PO 1.4 Where residential development is appropriate having regard (sic) to other performance outcomes of the zone, residential development achieves medium to high densities**

Performance Outcome 5.1 requires development to be compatible with any relevant Concept Plan contained in the Code.

**PO 5.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.**

The Code contains two relevant Concept Plans:

- Concept Plan 13 (shown in Section 2, as **Figure 2.4**). This plan primarily identifies the preferred movement and access arrangements for the zone, and an area of preferred open space. A Concept Plan incorporated in the Development Plan under the former planning system also identified a number of land use precincts, however, these no longer apply under the current Planning and Design Code).
- Concept Plan 14 (shown in Section 2, as **Figure 2.5**). This plan identifies all “*activity centres*” proposed throughout the Buckland Park area and provides context for the development of the Suburban Activity Centre Zone in servicing the overall Riverlea development.

Overlays contain policies that address common issues of State interest and therefore may apply across one or more zones. One or more overlays may apply to any single location. The following overlays apply to the Affected Area:

- Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed-use development.
- Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.
- Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

- Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.
- Hazards (Flooding – General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.
- Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.
- Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.
- Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.
- Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.
- Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.
- Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Whilst the above overlays apply to the Affected Area, their relevance will depend on the class and specific features of development proposed in the zone. Consequently, they are not directly affected, nor proposed to be amended, by this Code Amendment.

Technical and Numerical Variations (TNV's) are mapped in the Code and contain the quantitative or numerical information that applies to specific areas. The TNV's which apply to the Suburban Activity Centre Zone for the Affected Area include:

- Maximum Building Height (Metres) – 12 metres
- Maximum Building Height (Levels) – 3 building levels
- Concept Plan(s) – Concept Plan 13 – Suburban Activity Centre – Buckland Park and Concept Plan 14 – Buckland Park.
- Interface Height: that is, a building envelope which guides development at the boundary of an allotment by a 30 or 45 degree plane, depending on orientation.

General Development Policies prescribe general functional requirements for specific development types or classes, such as car parking requirements, private open space, setbacks, privacy and the like. They will apply to the Affected Area depending on the specific type of development proposed and are not directly affected, nor proposed to be amended, by this Code Amendment.

#### *2.4.1.2 Master Planned Neighbourhood Zone*

The Desired Outcome (DO) for development in the Master Planned Neighbourhood Zone promotes a diverse range of housing within a new or expanding community with a wide range of complementary services, facilities and open space.

**DO1 A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.**

The diverse range of complementary land uses are promoted in the Performance Outcomes, including in PO 1.1:

**PO 1.1 Diverse housing choices and a wide range of complementary recreational, community services and other activities to support a growing community and create a pleasant place to live.**

**DTS/DPF 1.1 Development comprises one or more of the following:**

- (a) Ancillary accommodation**
- (b) Community facility**
- (c) Consulting room**
- (d) Display home**
- (e) Dwelling**
- (f) Educational establishment**
- (g) Indoor recreation facility**
- (h) Office**
- (i) Pre-school**
- (j) Recreation area**
- (k) Residential flat building**
- (l) Retirement facility**
- (m) Shop**
- (n) Supported accommodation.**

The overlays which apply to the Master Planned Neighbourhood Zone are generally those that apply to the Suburban Activity Centre Zone, including:

- Affordable Housing.
- Defence Aviation Area.
- Hazards (Flooding).
- Hazards (Bushfire - Urban Interface).
- Hazards (Flooding - General).
- Native Vegetation.
- Prescribed Wells Area.
- Regulated and Significant Tree.
- Water Resources.

The principal TNV's which apply to the Master Planned Neighbourhood Zone are:

- Finished ground and floor levels: Minimum finished ground level is 4.0 metres AHD; Minimum finished floor level is 4.25 metres AHD.
- Concept Plan(s) – Concept Plan 13 – Suburban Activity Centre – Buckland Park and Concept Plan 14 – Buckland Park.

The Master Planned Neighbourhood Zone, PO 5.1 and the associated DTS/DPF envisage residential buildings up to three building levels or 12 metres in height. The policy also provides for development above three building levels if located in close proximity to activity centres, open space and/or public transport.

**PO 5.1 Residential buildings establish a low-medium rise residential character with development above 3 building levels located close to activity centres, open space and/or public transport.**

**DTS/DPF 5.1 Residential buildings (excluding garages, carports and outbuildings) do not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists:**

- (a) a maximum height of 3 building levels or 12m
- and
- (b) a maximum wall height of 10m (except where a gable end).

A range of "activity centres" are anticipated throughout the Master Planned Neighbourhood Zone, as established by the Emerging Activity Centre Subzone. The Subzone anticipates activity centre services at the local and neighbourhood level, as stated in the DO 1 and PO 1.1.

**DO 1 Activity centres, employment, and community services make neighbourhoods a healthy and convenient place to live.**

**PO 1.1 Activity centres within master-planned communities include a range of land uses to provide services at the local and neighbourhood level.**

**DTS/DPF 1.1 Development comprises one or more of the following where located in an Activity Centre:**

- (a) Cinema
- (b) Community facility
- (c) Consulting room
- (d) Dwelling located above non-residential development
- (e) Educational establishment
- (f) Emergency services facility
- (g) Hospital
- (h) Hotel
- (i) Indoor recreation facility
- (j) Library
- (k) Office

- (l) **Place of worship**
- (m) **Pre-school**
- (n) **Public transport terminal**
- (o) **Retail fuel outlet**
- (p) **Service trade premises**
- (q) **Shop**
- (r) **Tourist accommodation.**

**And in any other case, one or more of the following land uses:**

- (s) **Ancillary accommodation**
- (t) **Community facility**
- (u) **Consulting room**
- (v) **Display home**
- (w) **Dwelling**
- (x) **Educational establishment**
- (y) **Indoor recreation facility**
- (z) **Office**
- (aa) **Pre-school**
- (ab) **Recreation area**
- (ac) **Residential flat building**
- (ad) **Retirement facility**
- (ae) **Shop**
- (af) **Supported accommodation.**

Activity centres are proposed to be located throughout the Master Planned Neighbourhood Zone - Emerging Activity Centre Subzone as identified on Concept Plan 14. The policies of the Emerging Activity Centre Subzone support a range of non-residential uses. The policies of the subzone do not include any floor area caps, allowing for these activity centres to be developed to service the needs of the community as they are established/developed.

Within these "activity centres" construction of three building levels and 12 metres are anticipated on land which is adjacent to an allotment used solely for residential purposes, or in all other cases six building levels or 22 metres, as envisaged in PO 2.1 of the Emerging Activity Centre Subzone.

**PO 2.1 A range of low-to-medium rise buildings within Activity Centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development.**

**DTS/DPF 2.1 Buildings within Activity Centres not exceeding the following maximum building heights:**

- (a) **where the development is located on land adjacent to an allotment that will be used solely for residential purposes, 3 building levels or 12m**
- (b) **in all other cases 6 building levels or 22m.**

It is noted that the Emerging Activity Centre Subzone does not apply to the Suburban Activity Centre Zone. Consequently, based on current policy of the Planning and Design Code, the maximum building height and building levels (a maximum of six building levels or 22 metres) within the “activity centres” is substantially higher development than the Suburban Activity Centre (maximum three building levels or 12 metres). This is a discrepancy in policy and development potential that is not commensurate with the proposed function of the activity centres. As written, the “activity centres” which are intended to serve neighbourhood and local needs has a greater development potential than the district wide centre contained in the Suburban Activity Centre Zone.

#### 2.4.2 Proposed Code Policy

The Code Amendment proposes the following changes:

- Rezone the northern portion of the Suburban Activity Centre Zone (that portion of the zone north of Riverlea Boulevard (Legoe Road)) to the Master Planned Neighbourhood Zone.
- Extend the Emerging Activity Centre Subzone of the Master Planned Neighbourhood Zone to include the area north of Riverlea Boulevard (Legoe Road).
- Amend the Buckland Park Concept Plan 13 to:
  - reflect the reduced size of the Suburban Activity Centre Zone;
  - amend the proposed vehicular access to incorporate a dedicated vehicular access from Port Wakefield Highway to the Suburban Activity Centre Zone.
- Alter the technical and numerical variation for the Suburban Activity Centre Zone relating to building levels and height to increase the maximum to six building levels or 22 metres.
- Apply the Noise and Air Emissions Overlay portion of the Master Planned Neighbourhood Zone that is in closest proximity to Port Wakefield Highway (specifically the ‘balance allotment – allotment 2500’ of Stage 7 plan of division).

The proposed Code Policy is contained in **Attachment C**.

### **3.0 WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?**

#### **3.1 Engagement**

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which requires that:

- engagement is genuine;
- engagement is inclusive and respectful;
- engagement is fit for purpose;
- engagement is informed and transparent; and
- engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at ([www.plan.sa.gov.au](http://www.plan.sa.gov.au)).

A summary of the engagement that is occurring for this Code Amendment is as follows:

- publication of the Code Amendment, Engagement Plan, mapping changes and consultation materials on the Plan SA website ( [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations));
- written correspondence to proposed (contracted) purchasers of residential allotments within Riverlea Estate providing information about the Code Amendment and opportunities to obtain further information and provide feedback;
- information regarding the Code Amendment published on the Riverlea website (<https://www.riverlea.com.au/>);
- written correspondence to adjacent landowners and occupiers providing information about the Code Amendment and opportunities to obtain further information and provide feedback;
- written correspondence to the following organisations providing information on the Code Amendment, the engagement strategies and the opportunity to provide feedback:
  - The City of Playford;
  - The Hon Jon Gee, Member for Taylor;
  - Attorney General's Department;
  - Department for Infrastructure and Transport;
  - Environment Protection Authority;
  - Local Government Association of South Australia (LGA); and
  - Infrastructure/utility providers.

- provision of copies of the Code Amendment and consultation information in hard copy from the City of Playford principal office and libraries; and
- a community information drop-in session is to be held to provide personal explanation of the Code Amendment.

### **3.2 How can I have my say on the Code Amendment?**

There are several ways in which the community and stakeholders can provide feedback on the Code Amendment. This includes:

- Completing an online submission via the SA Planning portal ([https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations)).
- Providing a written submission to MasterPlan SA Pty Ltd, 33 Carrington Street, Adelaide SA 5000 – Attention: Buckland Park Suburban Activity Centre Code Amendment.
- Providing written feedback via email to [RiverleaFeedback@masterplan.com.au](mailto:RiverleaFeedback@masterplan.com.au).
- Complete a feedback form at the community information drop-in session to be held on Monday 13<sup>th</sup> September 2021 at the Virginia Community Centre, Park Road, Virginia between 3.00 pm and 8.00 pm.
- Telephone Julie Jansen, MasterPlan SA Pty Ltd on (08) 8193 5600.

### **3.3 What changes to the Code Amendment can my feedback influence?**

Community feedback can affect those elements of the Code Amendment that propose to amend elements of the Planning and Design Code, including:

- Zone boundary – size and shape of the future Suburban Activity Centre Zone on the southern side of Riverlea Boulevard.
- Zone boundary – size and shape of the additional residential area within the Master Planned Neighbourhood Zone on the northern side of Riverlea Boulevard.
- Application of interface policies, for example noise and air quality policies.
- Technical and numerical variations (building height, site coverage etc) as it would apply to the Suburban Activity Centre.
- Concept plan for the Suburban Activity Centre Zone.

All other components of the Planning and Design Code are not able to be considered under the terms of this amendment. The Minister, in approving the initiation of this Code Amendment, specifically advised that:

*“The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (on the date the Amendment is released for consultation).”*

### **3.4 What will happen with my feedback?**

Walker Corporation (the Designated Entity) is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by Walker Corporation when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register by Walker Corporation, and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published; however, company details will be.

Walker Corporation will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal.

### **3.5 Decision on the Code Amendment**

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister, at the Minister's request, if the Code Amendment is considered significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the Committee with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

## 4.0 ANALYSIS

### 4.1 Strategic Planning Outcomes

#### 4.1.1 Summary of Strategic Planning Outcomes

The key strategic planning considerations for this Code Amendment include:

- development patterns and trends, particularly for retail activities;
- land supply and demand for residential and activity centre services;
- infrastructure and services;
- transportation;
- environmental impacts (i.e., site contamination, acoustic, flooding/stormwater); and
- interface between land uses.

#### 4.1.2 Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is consistent with the State Planning Policies as discussed in **Attachment D**.

#### 4.1.3 Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the SA Planning Portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Code Amendment is consistent with the 30-Year Plan for Greater Adelaide as discussed in **Attachment D**.

#### 4.1.4 Consistency with other Key Strategic Policy Documents

This Code Amendment aligns with other key policy documents, particularly those strategic plans prepared by the City of Playford, as outlined in **Attachment D**.

### 4.2 Infrastructure Planning

Riverlea is a master planned community which has been the subject of extensive infrastructure planning since Buckland Park was declared a Major Development Area in 2003. Provision of infrastructure is occurring as part of the staged development of Riverlea. This staged provision of infrastructure will continue to occur in consultation with State Government agencies and the City of Playford, without alteration by this Code Amendment.

Provision of an additional vehicular access from Port Wakefield Highway to the Suburban Activity Centre is explored by this Code Amendment. An Access Options Feasibility Review undertaken by GTA Consultants, and outlined in Attachment E, concluded that a new southern access from Port Wakefield Road is feasible. This southern access, with service road, would incorporate entry from Port Wakefield Road based on standard deceleration lane requirements. It notes that the at-grade layout access point location can be coordinated with the (future) grade separated layout to minimise impacts. The design and siting of this additional southern access from Port Wakefield Highway will be considered in detail as part of future development application stages for the development of the Suburban Activity Centre. In the interim, a proposed new vehicle access is illustrated on Concept Plan 13 – Buckland Park.

### 4.3 Investigations

#### 4.3.1 Investigations undertaken

The extent of investigations undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate.

The investigations for this Code Amendment have been considered under two broad topics. Firstly, the appropriateness of the rezoning of land north of Riverlea Boulevard for residential purposes; and secondly the appropriateness of the reduction in the size of the Suburban Activity Centre Zone. These investigations are set out in summary below and included in **Attachment E**.

##### 4.3.1.1 Residential Development

The portion of the Affected Area to the north of Legoe Road (Riverlea Boulevard) is subject to a plan of division for residential development (Stage 7). The Code Amendment proposes to alter the zoning of this area from the current Suburban Activity Centre Zone to the Master Planned Neighbourhood Zone which would be consistent with the wider residential area of the Riverlea project.

The key strategic planning considerations are discussed below, with particular reference to investigations in the Development Application for Stage 7 land division, pursuant to the Buckland Park Major Development authorisation<sup>2</sup>.

## Development Pattern

### Allotment Mix

The proposed allotment mix for Stage 7 is similar to the allotment mix for approved Precinct 1, Stages 1 to 6 with the majority of the allotments being between 400 square metres and 600 square metres.

**Table 4.1: Stage 7 - Allotment Mix**

ALLOTMENT SIZE	PROPOSED NUMBER OF ALLOTMENTS
>600m <sup>2</sup>	17 (10.2%)
400-599m <sup>2</sup>	108 (64.2%)
200-399m <sup>2</sup>	43 (25.6%)
<b>Total</b>	<b>168 (100%)</b>

### Affordable Housing

A total of 16.0 per cent of Stage 7 allotments (25 allotments), will be available to the market through the SA Affordable Homes Program. This provision satisfies the statutory requirement for provision of affordable housing.

### Open Space

Stage 7 is consistent with the open space areas shown in the 'Buckland Park Structure Plan' contained in the former Playford Development Plan.

Stage 7 will be enclosed by large areas of landscaped open space that will separate it from Port Wakefield Highway and Riverlea Boulevard. Dedicated open space reserves are incorporated in Stage 7, including over 5,000 square metres of reserves adjacent Riverlea Boulevard.

## Infrastructure and Services

### Utilities

Infrastructure and utilities will be provided to the allotments in Stage 7 in an orderly manner. Planning, design, and implementation will be managed across Precinct 1 to ensure efficient coordination between the delivery of utilities and new residential allotments and dwellings.

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<sup>2</sup> Development Application submitted by Walker Corporation to the Department of Planning, Transport and Infrastructure by letter dated 9 June 2020.

The master planned approach to development facilitates the orderly roll out of precincts, which in turn allows the coordinated and efficient provision of infrastructure. Reticulated water, electricity and telecommunications infrastructure to serve Stage 7 will be provided from connections in Port Wakefield Highway via Reedy Road and Riverlea Boulevard.

## **Transportation**

### Roads and Traffic

Stage 7 will be accessed directly and conveniently from Riverlea Boulevard, at a point approximately 250 metres from its upgraded intersection with Port Wakefield Highway and Riverlea Boulevard and the upgraded intersection will have adequate capacity to accommodate traffic from Precinct 1, Stages 1 to 7, and Precinct 2, which also has development authorisation for land division.

### Public transport

Riverlea Boulevard is on a proposed bus route and the majority of allotments within Stage 7 will be within walking distance (400 metres) from the bus route.

### Walking and cycling

The proposed Stage 7 layout facilitates integration of cycle and pedestrian links into the remainder of Precinct 1, and the broader Buckland Park community as it grows.

## **Environmental and Cultural Considerations**

### Storm and flood water management

Buckland Park is located at the bottom of the Gawler River flood catchment. Its storm and flood water management system is self-contained and is designed to incorporate new residential development within Stage 7. Accordingly, it is not anticipated Stage 7 will impact on other locations within the stormwater catchment or Gawler River flood plain.

### Site Contamination

Connell Wagner (2008) conducted a preliminary Site Assessment for the Buckland Park Master Plan, including the Stage 7 area. Connell Wagner concluded that there was a 'moderate to high risk' of contaminants in the area.

A Detailed Site Investigation report has been undertaken by Greencap (Ref: J169796 dated February 2021) in relation to Stage 7 and its proposed residential and open space land use. In conclusion, the report stated that there *"is a low likelihood of contamination that might pose an unacceptable risk to human health or the environment in terms of the proposed residential and open space land use"* (page 33).

### Heritage

An archaeological survey by ACHM in 2012 did not identify any potential archaeological deposits in Stage 7.

There are no places of European Heritage associated with Stage 7 (European Heritage Assessment Report by SASH Consulting Services, October 2008).

## **Interface Between Land Uses**

### Traffic Noise Impact

Incorporation of the land north of Riverlea Boulevard (proposed Stage 7) into the Master Planned Neighbourhood Zone would locate residential land uses in closer proximity to Port Wakefield Highway than was previously proposed in the Buckland Park Master Plan. An assessment of the potential impact of traffic noise on residential land uses in this area, has been undertaken in relation to Stage 7 residential land division, by Resonate (Ref: Buckland Park Precinct 1, Traffic Noise Impact Assessment A200328RP1 Revision F dated 2 July 2021)<sup>3</sup> and Acoustic Report Addendum (A200238RPIF dated 10 August 2021)

Resonate reviewed the proposed Buckland Park development (Precinct 1, including Stage 7) and provided advice regarding the impact of traffic noise on the homes adjacent to significant roads and to the proposed grade separated intersection (Riverlea Boulevard and Port Wakefield Highway with landscape mounds on Allotment 2500 west of Port Wakefield Highway).

The relevant criteria considered as part of the Traffic Noise Impact Assessment report was the Environment Protection Authority criteria for new residential development near existing major roads, that is:

#### Outdoors

*The Development should be designed to provide a major outdoor recreation area on the ground level for each individual residence (this only applies on the ground level and not to the apartments above ground level in multi-story residential developments) that limits the noise level associated with road traffic to 52 dB(A) LAeq measured continuously over 15 hours between 7am and 10pm.*

*This may be achieved through separation, acoustic mounding, building orientation, continuous fencing (including points of access), and the like.*

#### Indoors

- *Achieve the "satisfactory" design sound levels, with windows closed, for residential buildings near major roads set out in AS/NZS 2107:2000 Acoustic - Recommended Design Sound Levels and Reverberation Times for Building Interiors;*

*and*

- *Maximum internal noise level at night (10pm - 7am), 45 dB(A) L<sub>Amax</sub>(fast), with windows closed.*

*The residential building facade and of the measures such as separation, building and floor plan orientation and layout, continuous fencing, mounding and the like, should be designed to limit the noise level inside the dwelling associated with road traffic.*

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<sup>3</sup> The Traffic Noise Impact Assessment was prepared and accompanied the development application for Stage 7.

Furthermore, the Traffic Noise Impact Assessment considered the building construction requirements in the "Minister's Specification SA 78B Construction requirements for the control of external sound (SA 78B)".

Discussion of the predicted noise levels in the Traffic Noise Impact Assessment (Section 3.2 page 11) states:

*"Noise levels have been predicted at residential areas within Stage 7. Modelling shows that the night traffic noise has a higher impact relative to the noise criteria, consequently treatments are proposed based on the predicted night time noise levels. This will demonstrate compliance with both the day and night time internal noise criteria.*

*The zone where predicted noise levels exceed the night time target of 50 dB(A) are typically limited to the first row of houses closest to the road. In some cases, where houses are located close to higher traffic roads, the second house back may be affected. This is most prevalent in the region between Reedy Road and Port Wakefield Road.*

*Night time noise predictions at the modelled residences can be seen in Appendix A for the ground floor (1.5 m above ground) and for the second storey (4.5 m above ground). Figures B1 and B2 show the predicted noise level at the facade of the building for Port Wakefield Road at grade with the landscape mounds for ground and first floor respectively. Figures B3 and B4 show the predicted noise level at the facade of the building for grade separated Port Wakefield Road option for ground and first floor respectively. Note that the noise contours include facade reflections (+2.5 dB at the building facades), which is not taken into account when assessing the SEC of the façade".*

The analysis recommends that the project seeks to achieve compliance with the Department for Planning, Transport, and Infrastructure (DPTI) Road Traffic Noise Guidelines. This will enable identification of those buildings that require treatment to achieve compliance with internal noise criteria (as outlined in Minister's Specification SA 78B).

The urban design approach taken within the Riverlea master planned community supports an open boulevard approach without unnecessary encroachment by noise walls or fences (i.e., greater than 2.0 metres in height). Subsequently, treatment of the facades of buildings will be the primary method for noise mitigation, with the exception of a 2.7 metre barrier on the side boundary (eastern boundary) of proposed allotment 755 and 767. Depending on the sound exposure category (SEC) of each dwelling, noise mitigation of the façade and roof/ceiling maybe required. The acoustic design requirements are incorporated into the Buckland Park Residential Building and Design Guidelines.

The conclusions (Section 5.0 page 16) of the Traffic Noise Impact Assessment include:

- *It is recommended that the project achieves compliance with the external DPTI road traffic noise criteria and internal noise criteria (as outlined in the Minister's Specification SA 78B) to comply with the current Playford Council Development Plan requirements.*
- *Traffic noise mitigation is required for those dwellings that are nominated as SEC 1, 2 or 3 as shown in Appendix A—Facade noise prediction.*

- *Where fences are provided between the road noise source and the residence (corner fencing) Sound Exposure Category of the residence should be assessed on a case by case basis*
- *Following agreement with Walker Corporation noise walls and fences (greater than 1800 mm high) along the main boulevard are not consistent with the urban design principles and have not been considered in detail in this assessment.*
- *A 2.7 m high noise wall has been considered along the north eastern boundary of Lots 755 and 767 to provide additional attenuation for Port Wakefield Road.*
- *Noise mitigation in the form of glazing, wall, door and roof/ceiling construction has been provided for the different major roads (refer Table 6). The conceptual construction can be refined following more detailed discussions with the proposed builders.*
- *The Residential Building & Design Guideline should be updated to include the following:*
  - *Noise mitigation and performance specification with detailed specifications extracted from Table 6.*
  - *Need for solid gates / fences facing roads for properties requiring mitigation (1800 mm high).*
- *Indicative additional costs have been provided for houses with different noise exposure. The range of costs is in the order of \$1,000 to \$6,500 for houses on the main central boulevard and will depend on whether the house is single or double storey. These figures can be refined following more detailed discussions with the proposed builders.*

The recommendations of the acoustic assessment have been encapsulated in the design of Stage 7, by the incorporation of fencing treatments in the recommended locations and updated Residential Building and Design Guideline. This is in addition to the policy in the Planning and Design Code.

In addition to the Traffic Impact Noise Assessment report which is part of the Stage 7 development application documentation, Resonate have considered the Noise and Air Emissions Overlay and the Interface Between Land Uses General Development Policy of the Planning and Design Code, as an addendum to the assessment. The addendum notes, that the Noise and Air Emissions Overlay is utilised to trigger the application of the Ministerial Building Standard MBS10. In assessing the Stage 7 development, Resonate considered SA 78B which was superseded by MBS 10 in March 2021. The intent to control external noise intrusion into residential buildings is the same and the assessment undertaken for Stage 7 is consistent and appropriately addressed. Resonate conclude that the intent of the Noise and Air Emissions Overlay is achieved with respect to noise for Stage 7.

### **Planning and Design Code Policy**

The Noise and Air Emissions Overlay of the Planning and Design Code does not currently apply to the Affected Area of this Code Amendment. In approving the proposal to initiate this Code Amendment, the Minister for Planning requested consideration of the application/appropriateness of the overlay to the Affected Area.

The intent of the overlay policy, as stated in the Desired Outcome of the Overlay, is to protect community health and amenity from adverse impacts of noise and air emissions. The policy of the Overlay (quoted below) makes specific reference to “sensitive receivers”, which is defined in the Planning and Design Code as “any use for residential purposes or land zoned primarily for residential purposes, pre-school, educational establishment, hospital, supported accommodation and tourist accommodation”. This Code Amendment proposes to locate land zoned for residential purposes (within the Master Planned Neighbourhood Zone) in closer proximity to Port Wakefield Highway on the northern side of Riverlea Boulevard.

**DO 1 Community health and amenity is protected from adverse impacts of noise and air emissions.**

**PO 1.1 Sensitive receivers adjoining high noise and/or air pollution sources are designed and sited to shield sensitive receivers from the emission source using measures such as:**

- (a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers**
- (b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source**
- (c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met**
- (d) the use of building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades).**

**PO 1.2 Development incorporating a sensitive receiver adjoining high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants.**

**PO 1.3 Development incorporating a sensitive receiver adjoining high noise and/or air pollution sources locates private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational establishments and pre-schools away from the emission source.**

The intent of the Interface between Land Uses (General Development Policies) is to mitigate adverse impacts of development on sensitive receivers. Whilst these policies more directly relate to interaction between land uses rather than impacts from transport corridors, the Desired Outcome is noted below.

**DO 1 Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.**

Port Wakefield Highway is a designated road (Designated Road Corridor Type B) and one way to satisfy the intent of the above stated Performance Outcomes of the Noise and Air Emissions Overlay is to locate sensitive receivers so that they do not adjoin a designated road. Whilst the Master Planned Neighbourhood Zone boundary would adjoin the road reserve of Port Wakefield Highway, the design of the proposed Stage 7 land division retains an allotment between the proposed residential allotments and the road reserve. This ‘balance allotment’, referred to as Allotment 2500 on the current plan of division (extract below) provides a substantial separation between residential allotments and the current road reserve.



**Figure 4.1: Plan of division – Stage 7 by Alexander & Symonds Surveyors.**

Allotment 2500 is retained as a 'balance allotment' to ensure land is available for future intersection treatments.

The policies of the Noise and Air Emissions Overlay promote a variety of design and siting measures to minimise the potential adverse impacts of emissions on sensitive receivers, which in this case are the future residential dwellings within proposed Stage 7.

The addendum by Resonate dated 10 August 2021 reaffirms that the siting and design measures incorporated into the Stage 7 residential development of the Riverlea project suitably and adequately address potential noise impacts from Port Wakefield Highway and the future grade separated infrastructure at the intersection.

On the basis of this assessment, it is not necessary to incorporate the Noise and Air Emissions Overlay over the area proposed to be developed for residential purposes as defined in the Stage 7 land division of the proposed Master Planned Neighbourhood Zone. The Overlay can however be applied to the 'balance allotment – allotment 2500' to ensure that suitable and adequate assessment of this area is undertaken should any of this land be proposed for residential development in the future.

## Air Quality

There are no foreseeable air emission impacts associated with the rezoning of portion of the affected area, namely the land north of Riverlea Boulevard and contained in Stage 7, to the Master Planned Neighbourhood Zone.

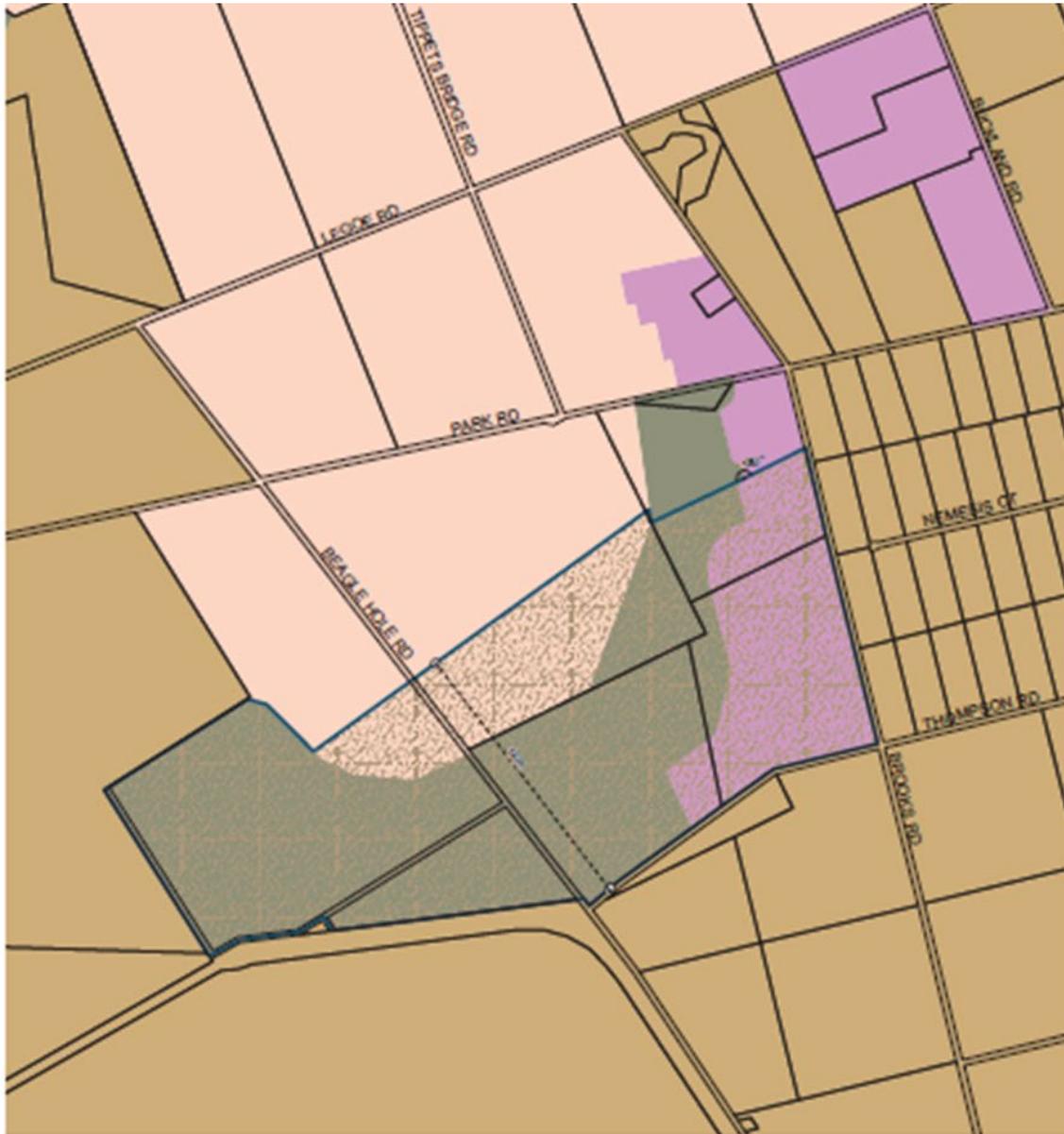
As stated above, the land which adjoins Port Wakefield Highway is currently not designated within a "Noise and Air Emissions Overlay" pursuant to the Planning and Design Code, which seeks to protect community health and amenity from adverse impacts of noise and air emissions.

As illustrated on the proposed plan of division for Stage 7, there is a significant setback of residential allotments from Port Wakefield Highway. One method of shielding sensitive receivers from emissions (air pollution) is to provide appropriate separation. The setback between the boundary of Port Wakefield Highway and the nearest residential properties is incorporated to provide the appropriate separation.

In response to a request for additional information by the Environment Protection Authority, as part of the assessment of the Stage 7 land division, an air quality monitoring report was prepared by Greencap (Air Quality Monitoring Report -Ref J169796 dated February 2021). This report assessed the exhaust emissions from nearby traffic and its potential to affect the health of future residents of Stage 7. The purpose of the monitoring was to monitor the air quality levels (including dust and ambient gas) over a typical one-week period at the site to provide indicative condition of air quality. The findings illustrated that the average concentrations for dust and gases were all below the adopted maximum concentration standards.

In addition to the Air Quality Monitoring Report, Greencap have considered the application of the Noise and Air Emissions Overlay and related policies of the Planning and Design Code in a revised Air Quality Monitoring Report (Ref J169796 August 2021) refer **Attachment E**. The report notes that the desired outcome of the overlay can be achieved, as the placement of Balance Allotment 2500 demonstrates that the risk to community health and amenity has been adequately considered and addressed.

The Affected Area (Stage 7) is located approximately 3.0 kilometres (at the closest point) from the Jeffries organic waste processing facility located south of Thompson Road. The Development Plan policy previously contained a Concept Plan as shown below in **Figure 4.2** which illustrated the extent of the "Buckland Park Odour Area". As shown on the Concept Plan below, the Affected Area is outside of this "odour area".



## Concept Plan Map Play/32 BUCKLAND PARK ODOUR IMPACT AREA

PLAYFORD COUNCIL  
 Consolidated - 30 April 2020

Figure 4.2: Extract – Playford Development Plan (30 April 2020) – Concept Plan Buckland Park Odour Area.

## Rural Horticultural Land Uses

Portion of land contained within the Affected Area immediately adjoins the Rural Horticulture Zone to the north. Currently portion of the Master Planned Neighbourhood Zone and the Suburban Activity Centre Zone share a boundary with the Rural Horticulture Zone. Matters of interface between land uses were examined during the assessment of the Major Project and the preparation of the Buckland Park Urban Growth Development Plan Amendment. The planning policies introduced to address the interface between the urban and rural land uses included Principle of Development Control 7 (below). This policy has been refined over time and was incorporated in the Playford Council Development Plan (30 April 2020) as Objective 6 and PDC 45 within the Suburban Neighbourhood Zone and the general provisions of the Development Plan relating to the Interface Between Land Uses.

### **PDC 7 Development involving sensitive land uses should:**

- (a) if adjacent to land used for agriculture (within either the policy area or adjacent zones), include appropriate setbacks and vegetative plantings designed to minimise the potential adverse impacts of chemical spray drift and other impacts associated with primary production**
- (b) not be located within one kilometre of Thompson Road to minimise potential adverse impacts from organics waste treatment and composting operations south of the zone until those operations cease or the potential for adverse impacts no longer exists.**

### **Suburban Neighbourhood Zone**

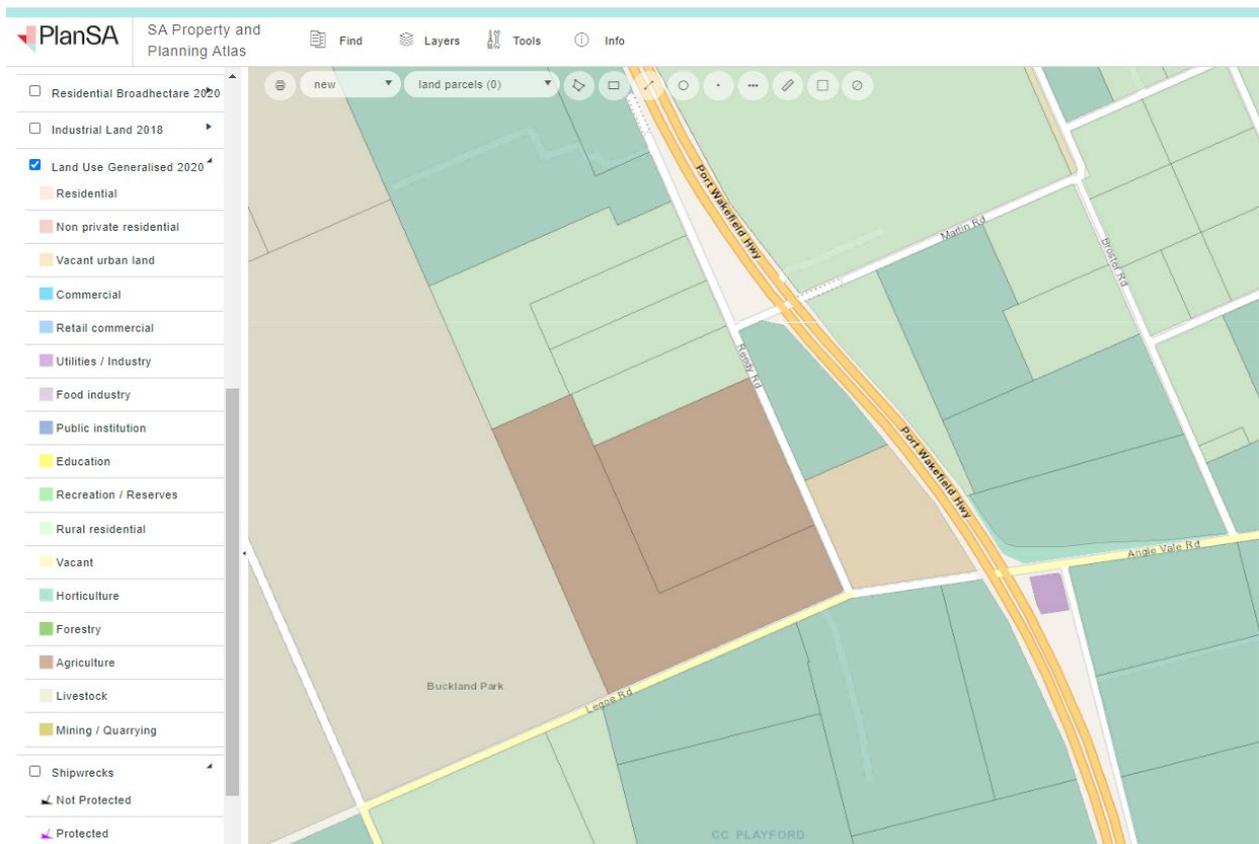
**Objective 6 Land not used for sensitive urban purposes within those parts of the Buckland Park urban growth area identified in Concept Plan Map Play/32 - Buckland Park Odour Impact Area until potential adverse impacts from organics waste treatment and composting operations south of the zone are removed.**

### **Interface between Land Uses**

**PDC 45 Development involving sensitive land uses within the Concept Plan Map Play/29 - Buckland Park should not be located within 1 kilometre of Thompson Road to minimise potential adverse impacts from organics waste treatment and composting operations south of the zone until those operations cease or the potential for adverse impacts no longer exists.**

The land immediately north of the area proposed to be rezoned to Master Planned Neighbourhood Zone is not actively used for horticulture, as illustrated on **Figure 4.3**, a Land Use Plan extracted from the PlanSA database. As shown on this figure, the land is used for rural residential purposes. There is no primary production, intensive animal keeping, or horticultural activities being undertaken on the property.

Residential allotments proposed in Stage 7 are planned to incorporate fencing treatment along the boundary with the Rural Horticultural Zone.



**Figure 4.3: PlanSA Land Use Plan.**

#### 4.3.1.2 Centre Policy Development

Buckland Park is a master planned community declared via a Major Development declaration. The Major Development included a substantial number of concept plans and supporting investigations. The proposed Code Amendment is consistent with the fundamental intent of the Major Project declaration and seeks to amend and reduce the area of the Suburban Activity Centre Zone (formerly the District Centre for Buckland Park).

The following discussion identifies documents prepared as part of the Major Development assessment in relation to centre development, economic development and employment activities. They are relevant to the proposed Code Amendment as background and an illustration of the consideration of these elements at the time of the preparation of the Environmental Impact Statement which formed part of the Major Development assessment, over 10 years ago.

## Centres Planning

The Buckland Park Environmental Impact Statement (Appendix 27) incorporated a Centres Planning report by Connor Holmes (March 2009). The findings of the centres analysis which formed part of the Buckland Park EIS stated that:

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

*One District Centre – required catchment 10,000 to 60,000 people;*

*3 Neighbourhood Centres – required catchment per centre 5,000 to 10,000 people; and*

*Some local centres will also be provided, in new residential neighbourhoods, particularly those furthest from Neighbourhood Centres, and in the employment precincts" (Page 10).*

The Code Amendment does not seek to alter the number or hierarchy of centres within Buckland Park.

Incorporated in the Centres Planning report was the following description of the proposed District Centre:

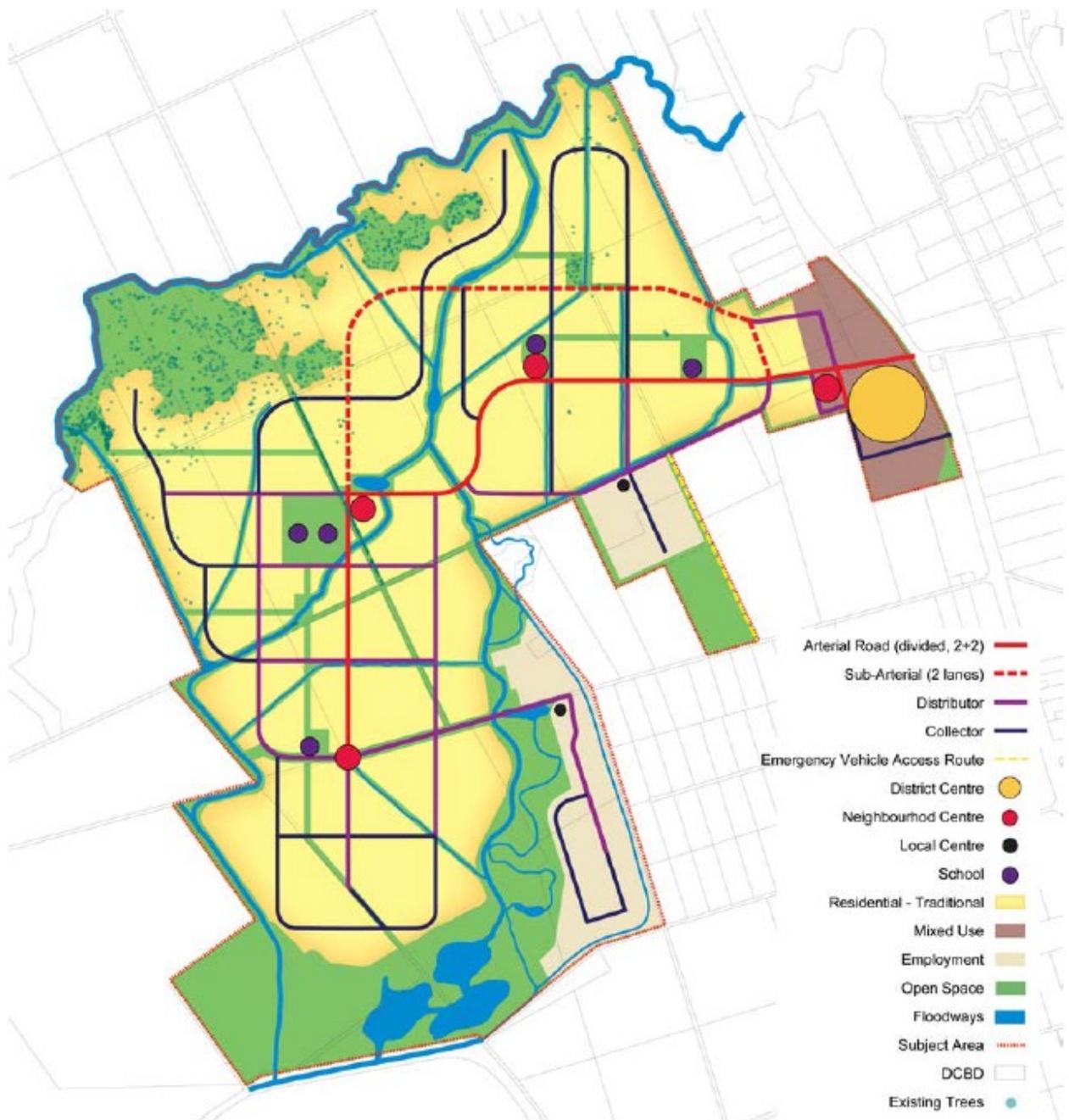
*"Buckland Park's Master Plan includes a District Centre, with associated Mixed Use precinct, which is expected to attract a combination of core and bulky goods retail facilities, and commercial and community facilities.*

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

- maximise visibility;*
- maximise and facilitate car and truck access;*
- maximise public transport access, by allowing co-location of the Centre with a bus interchange, at the main entry for regional bus services and the termination point for local bus services" (Page 14).*

The Code Amendment does not alter the location of the core retail, commercial and community facilities within the proposed Suburban Activity Centre (formerly referred to as the District Centre). Located south of Riverlea Boulevard, the proposed Suburban Activity Centre Zone retains its visibility, accessibility for customers (both via public and private transport) and service vehicles.

A mixed-use precinct was envisaged on the Buckland Park master plan generally to the north of the principal boulevard and to the south of the District Centre (as shown in **Figure 4.4** below). The Centres Planning report does not describe the proposed land uses or area requirements in detail.



**Figure 4.4: Master Plan of Buckland Park Contained within the Connor Holmes Centres Planning Report Dated March 2009.**

Table 7.2 of the Centres Planning report comprises a summary table of the retail floor space proposed for Buckland Park.

**Table 4.2: Estimated Retail Floor Areas per Centre**

CENTRE	RETAIL FLOOR AREA
Neighbourhood Centrex X3	16,650 m <sup>2</sup>
Local Centres X 6	900 m <sup>2</sup>
District Centre – Bulky Goods	30,000 m <sup>2</sup>
District Centre – Core Retail	35,000m <sup>2</sup>
<b>Total</b>	<b>82,550 m<sup>2</sup></b>

**Source: Extract of Table 7.2 of the Connor Holmes Centres Planning Report**

As discussed in the Centres Planning report, the establishment of the District Centre is likely to commence when Buckland Park's population reaches approximately 10,000. The District Centre is also expected to be established in stages as the population of the urban area expands. A Neighbourhood Centre is proposed to be constructed as part of Stage 1 of the development to provide services and the needs of the initial population of the estate.

Extrapolation of the intent of the Buckland Park master plan and EIS into planning policy of the Development Plan, via the Ministerial Buckland Park Urban Growth Development Plan Amendment (gazetted 23 December 2010), included the following description of the district centre in the Desired Character Statement (Buckland Park Policy Area 9):

*The policy area will accommodate a range of retail, commercial, education and formal recreation facilities required to support and service the district. Residential development is also anticipated in the policy area where it adds to the vibrancy of the policy area and increases access to community services and facilities.*

*The policy area is located at the intersection of Port Wakefield Road and Buckland Park's main entry road as shown on Concept Plan Map Play/28 – Buckland Park District Centre. To improve traffic movement, development will accommodate a second access road into the policy area from Port Wakefield Road to be located based on appropriate investigations.*

*Development incorporating signage or advertising visible from Port Wakefield Road should be limited. Any signs and advertising should be located and designed in a manner that does not impair traffic safety or distract vehicle drivers on Port Wakefield Road.*

*Public transport and transport interchange facilities will be provided in this policy area to cater for regional and local bus services. Access to these services will be maximised by co-locating a bus interchange adjacent to or within the core retail precinct where the layout and composition of after-hours activities promote a safe and convenient environment for commuters and shoppers.*

*A core retail precinct will be located on the southern side of the intersection. It will accommodate around 35,000 square metres of core retail floor space which includes department and discount department stores, supermarkets, food shops and specialty shops selling goods such as clothing and other specialty items.*

*Complementing these retail uses, there will be additional floor space for bulky goods outlets, commercial and community services, for example medical centres, a cinema and restaurants.*

*The mixed use / commercial / employment area will support a range of activities such as commercial buildings, bulky goods outlets, education and formal recreation facilities to serve the district. District services such as police, fire, and ambulance facilities may also be located in the policy area.*

*Larger scale commercial and bulky goods development will be located on the edge of the centre in locations highly visible from Port Wakefield Road.*

*Mixed use residential will be located to the western side of the policy area, creating a transition to between adjoining residential areas, and more active retail and commercial activities. The policy area's western side will also offer better residential amenity, as it will be separated from main traffic routes, particularly Port Wakefield Road.*

The Desired Character Statement, along with Concept Plan Map Play/28 were retained in the Playford Development Plan until the introduction of the Planning and Design Code in March 2021. The Concept Plan has been retained, albeit in a simplified form. The Concept Plan no longer contains designated land use or functional areas, but rather allows for development of a range of centre land uses more broadly within the Zone.

Centres Planning investigations which informed the EIS for the Buckland Park Major Project contained an analysis of the primary catchment for centres within Buckland Park, the impact on other centres and an outline of the hierarchy, size, type, location and timing for centre provision. The investigations and Master Plan provided for the location of the District Centre (now the Suburban Activity Centre Zone), with no detailed analysis of the land requirements for such a development. Consequently, a significant area of land, in excess of 60.0 hectares straddling both sides of the principal boulevard (Riverlea Boulevard) was zoned as a District Centre. As discussed previously, this Code Amendment seeks to amend the extent of the Suburban Activity Centre Zone to an area of approximately 42.0 hectares on the south side of Riverlea Boulevard.

## **Economic and Employment**

An economic assessment was prepared as part of the Environmental Impact Statement for Buckland Park. This "*Economic Assessment*" was undertaken by Hudson Howells (February 2009) with the principal objective being the identification of economic costs and benefits associated with the Buckland Park proposal.

The Economic Assessment estimated employment generation by floor areas for various land uses, as outlined in the tables **below**.

**Table 4.3: Total Floor Space Estimates**

EMPLOYMENT TYPE	FLOOR SPACE
Retail	52,550m <sup>2</sup>
Bulky Goods	30,000m <sup>2</sup>
Education	46,500m <sup>2</sup>
Commercial/ Office/ Community	60,950m <sup>2</sup>
Light Industry/ Industry/ Services/ Trades	260,400m <sup>2</sup>

**Source: Extract from the Hudson Howells Economic Assessment Report**

**Table 4.4: Employment by Year**

EMPLOYMENT BY YEAR					
Employment Type	2016	2021	2026	2031	2036
Retail	70	299	1,120	1,526	1,838
Bulky Goods	0	0	100	200	600
Education	0	142	384	547	603
Commercial, Office, Community	8	52	452	1,278	2,438
Light Industry, Industry, Services, Trades	0	815	1,630	3,339	5,208
<b>Total Direct Employment</b>	<b>78</b>	<b>1,308</b>	<b>3,686</b>	<b>6,890</b>	<b>10,687</b>

**Source: Extract from the Hudson Howells Economic Assessment Report**

**Table 4.5: District Centre**

EMPLOYMENT TYPE	FLOOR SPACE	EMPLOYEES/ 100m <sup>2</sup>	EMPLOYEES
Core Retail	35,000m <sup>2</sup>	3.5	1,225
Bulky Goods	30,000m <sup>2</sup>	2.0	600
Commercial/ Community	35,000m <sup>2</sup>	4.0	1,400
<b>Total</b>	<b>100,000m<sup>2</sup></b>	<b>3.2</b>	<b>3,225</b>

**Source: Extract from the Hudson Howells Economic Assessment Report**

**Table 4.6: Schools**

EMPLOYMENT TYPE	ENROLMENTS	EMPLOYEES
Primary School	3,762	312
Secondary School	2,046	207
Pre School	539 (269 FTE)	27
Child Care	847 (381 FTE)	57
<b>Total</b>	<b>7,193</b>	<b>603</b>

**Source: Extract from the Hudson Howells Economic Assessment Report**

**Table 4.7: Mixed Use Precinct**

EMPLOYMENT TYPE	FLOOR SPACE	EMPLOYEES/ 100m <sup>2</sup>	EMPLOYEES
Commercial/ Office/ Community	24,000m <sup>2</sup>	4.0	1,225
Light Industry	38,000m <sup>2</sup>	2.0	600
<b>Total</b>	<b>62,000m<sup>2</sup></b>	<b>2.8</b>	<b>1,720</b>

**Source: Extract from the Hudson Howells Economic Assessment Report**

**Table 4.8: Industry**

EMPLOYMENT TYPE	FLOOR SPACE	EMPLOYEES/ 100m <sup>2</sup>	EMPLOYEES
Industry/ Services/ Trades	222,400m <sup>2</sup>	2.0	4,448

**Source: Extract from the Hudson Howells Economic Assessment Report**

The Economic Assessment report states that *"based on the above estimates and input-output employment multipliers for the construction industry, the following direct and total employment estimates are made for the proposal's operational period"*. At the time the Economic Assessment was undertaken it was anticipated that the project would commence in or about 2016. The project has now been physically commenced (2021) and it is reasonable to assume that the total employment numbers would be achieved when the development is complete, which is estimated to be in 25-30 years (2036-2041).

**Table 4.9: Total Operational Employment Impacts**

<b>EMPLOYMENT TYPE</b>	<b>DIRECT EMPLOYMENT 2006</b>	<b>EMPLOYEES MULTIPLIER (Type 2)<sup>3</sup></b>	<b>TOTAL EMPLOYMENT IMPACT</b>
Retail	1,838	1.38	2,536
Bulky Goods	600	1.38	828
Education	603	1.6	1,221
Commercial, Office, Community	2,438	2.25	5,486
Light Industry, Industry, Services, Trades	5,208	3.05	15,884
<b>Total</b>	<b>10,687</b>		<b>25,955</b>

**Source: Extract from the Hudson Howells Economic Assessment Report**

The outcomes of the Economic Assessment were summarised in the EIS document in the following table:

**Table 4.10: Estimate of Proposal's Employment during the Operational Phase.**

<b>USE</b>	<b>FLOOR SPACE (m<sup>2</sup>)</b>	<b>WORKERS/ 100m<sup>2</sup></b>	<b>TOTAL WORKERS</b>
<b>DISTRICT CENTRE</b>			
Retail	35,000m <sup>2</sup>	3.5	1,225
Bulky Goods	30,000m <sup>2</sup>	2.0	600
Commercial/ Community	35,000m <sup>2</sup>	4.0	1,400
<b>Total</b>	<b>100,000m<sup>2</sup></b>	<b>3.2</b>	<b>3,225</b>
<b>NEIGHBOURHOOD CENTRE (3 CENTRES)</b>			
Retail	16,650m <sup>2</sup>	3.5	582
Commercial/ Community	1,950m <sup>2</sup>	4.0	78
<b>Total</b>	<b>18,000m<sup>2</sup></b>	<b>3.2</b>	<b>660</b>
<b>LOCAL CENTRE (6 CENTRES)</b>			
Retail	900m <sup>2</sup>	3.5	31
<b>Total</b>	<b>900m<sup>2</sup></b>	<b>3.5</b>	<b>31</b>
<b>MIXED USE PRECINCT</b>			
Light Industry	38,000m <sup>2</sup>	2.0	760
Commercial/ Community	24,000m <sup>2</sup>	4.0	960
<b>Total</b>	<b>62,000m<sup>2</sup></b>	<b>2.8</b>	<b>1,720</b>

USE	FLOOR SPACE (m <sup>2</sup> )	WORKERS/ 100m <sup>2</sup>	TOTAL WORKERS
<b>EMPLOYMENT PRECINCT</b>			
Industry/ Services/ Trades	222,400m <sup>2</sup>	2.0	4,448
<b>Total</b>	<b>222,400m<sup>2</sup></b>	<b>2.0</b>	<b>4,448</b>
<b>SCHOOLS</b>			
Education	-	-	603
<b>TOTAL</b>	<b>403,300*m<sup>2</sup></b>	<b>2.6</b>	<b>10,687</b>

**\*Excluding educational floor space - Source: Connor Holmes – Buckland Park EIS**

A key consideration for this Code Amendment is the capacity of the proposed Suburban Activity Centre Zone, in its reduced size, to accommodate the anticipated retail land uses, services and social/community infrastructure and employment activities.

Utilising the data above, it is estimated that the Suburban Activity Centre Zone should accommodate in the vicinity of 10.00 hectares of floor area for core retail, bulky goods, and community/commercial uses. An additional 28 hectares of floor area was proposed to be incorporated within the Buckland Park master planned community for commercial/office/community, light industry, industry/services/trades. The extent of area required for “industry” may be overstated given Buckland Park’s employment land will be required for smaller service type industries, to support the new community.

The total floor area calculation of 38 hectares for all retail, commercial, community and industry land uses, will be developed across all centres within the Riverlea master planned community and not only the Suburban Activity Centre Zone. All centres will be developed with a vertical and horizontal mix of land uses, particularly those within the higher order Suburban Activity Centre Zone. The overall land area required to service the centres (ie. access roads, car parking, landscaping, stormwater etc) will be reduced due to the anticipated mix of vertical and horizontal buildings. Provision of a Suburban Activity Centre Zone of approximately 42 hectares, would readily accommodate 10 hectares of floor area of core retail, bulky goods and commercial/community land uses and a significant component of the anticipated industry/services/trade land uses in a horizontal and vertical form.

The intended form of development within the Suburban Activity Centre Zone was clearly expressed in the Desired Character Statement of the District Centre Zone – Buckland Park Policy Area 9 of the Playford Council Development Plan (30 April 2020), as quoted below. Whilst this policy has not been transferred to the policy of the Planning and Design Code, its intent remains valid to the future development of the Suburban Activity Centre Zone at Buckland Park.

*"District Centre Zone – Buckland Park Policy Area 9 - Development Plan (30 April 2020)*

*A vertical and horizontal mix of uses will be an important characteristic of the policy area. Their integration will foster a more concentrated and less dispersed urban form with greater emphasis on the pedestrian environment. An efficient, intensive and responsive centre will support regional shopping, business and community facilities as well as a range of living alternatives conducive to a range of formal and informal activities occurring on footpaths and in the public places.*

*A logical and hierarchical pattern of streets will assist wayfinding into and across the centre to ensure ready access to the location of key facilities. More generally, ease of mobility, efficient use of lands and mixed use nature of the centre will be assisted through carefully considered land division and building use selection and location to optimise access and walkability to the services and facilities offered.*

*The street network will balance vehicular movements with the pedestrian prominence desired and support the distinction of nodes from those of less intensity. More formal areas will be distinguished by the design of buildings and landscaping, lighting and public realm responses of a high order. Other areas will foster the activation of streets with buildings established at the street frontage to define footpaths.*

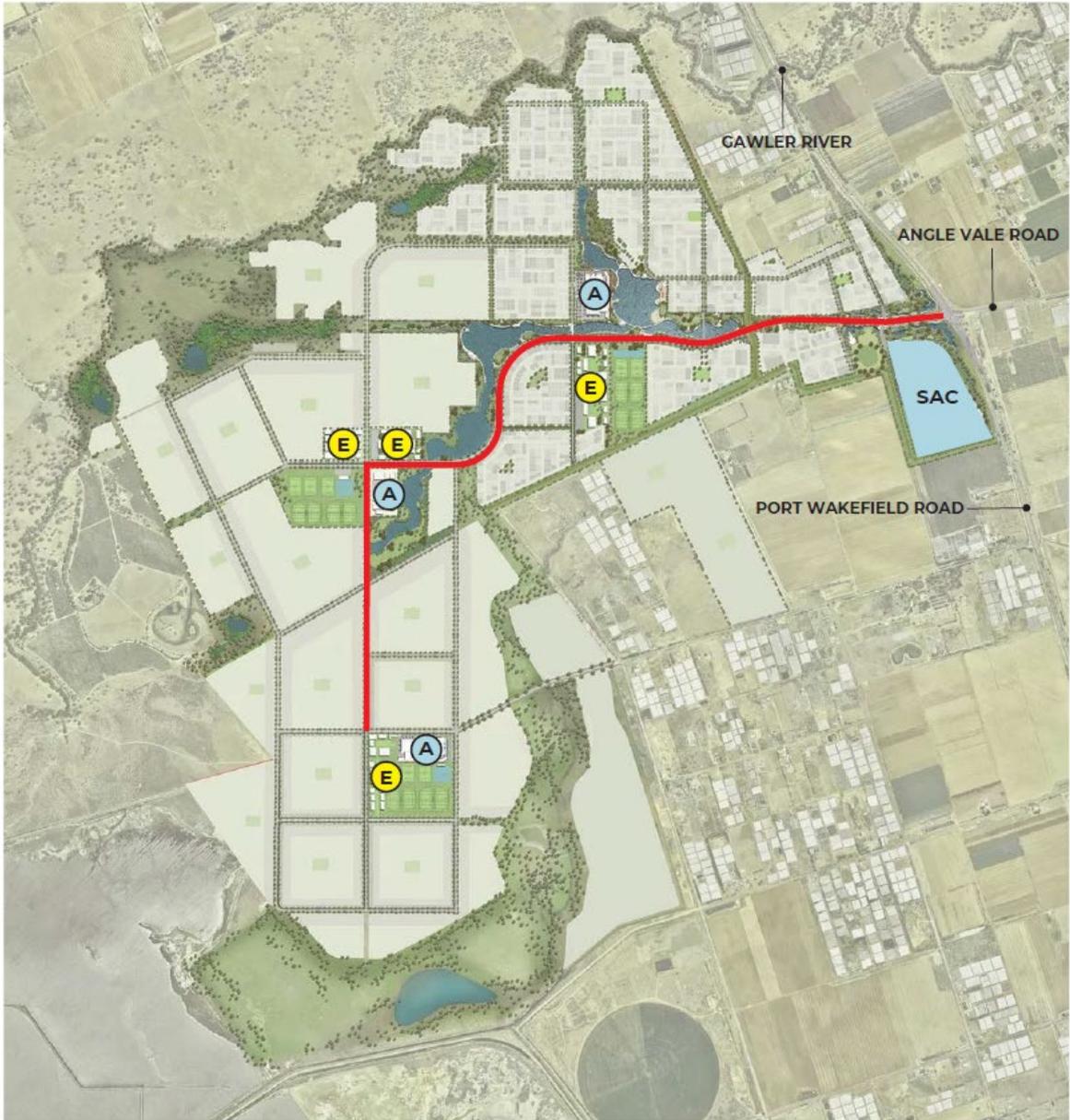
*The designs for shopfronts, verandas or balconies and public realm will be conducive to a community focus and positive street life after business hours and at weekends. Buildings with long unrelieved facades will be carefully sited away from areas with high pedestrian movements, or designed to appear as aggregated smaller shopfronts to address the footpaths and reinforce the pedestrian-friendly environment.*

*A variety of activities and experiences will be provided that contribute to a vibrant and safe street environment with after-hours activities. Comfortable places, which are shaded, attractive and well lit, will be developed that enable people to stop, socialise and rest.*

*Car parking, loading and service areas will be grouped behind frontages or underground to service multiple users and concentrated to further reinforce the quality of street environments sought. Employment opportunities in the centre will be assisted by the considered location of car parking and public transport routes to service key facilities."*

Walker Corporation as developers of Riverlea are confident that the required mix of land uses anticipated by the EIS to support the community of Buckland Park can be achieved within the proposed Suburban Activity Centre Zone together with the other 'activity centres' in the development. It is noted that the Suburban Activity Centre Zone currently envisages three building levels up to a height of 12.0 metres, which allows for vertical integration. It is also proposed to amend this policy to allow for development to 6 levels or 22 metres. It is noted that the previous District Centre Zone- Buckland Park Policy Area 9 did not incorporate a maximum building height or building levels. Development of the centre with vertical and horizontal elements will provide for efficient utilisation of the land.

The distribution of centres throughout Riverlea is illustrated in the current master plan in **Figure 4.5** below.



### Activity Centres Concept Plan

- SAC** Suburban Activity Centre
- A** Activity Centre
- S** School
- Major Collector Road

BUCKLAND PARK

SUBURBAN ACTIVITY CENTRE ZONE  
CODE AMENDMENT

**Figure 4.5: Riverlea master plan illustrating proposed locations of the Suburban Activity Centre, activity centres and schools.**

## Comparative Centre Analysis

To illustrate the variance in size of centres, a number of centres in the northern (north-west, north-east and north) metropolitan area have been compared, as shown in **Table 4.11** below.

**Table 4.11: Centre Zone Comparison**

CENTRE NAME	HIERARCHY OF CENTRES – PROPERTY COUNCIL	ZONE – PLANNING AND DESIGN CODE	RETAIL AREA GLA (M2)	NO. TENANCIES	TOTAL CENTRE GLA (M2)	ESTIMATED SITE AREA OF THE CENTRE (HA)	ESTIMATED SITE AREA OF THE ZONE
Westfield Tea Tree Plaza, Modbury	Super Regional	Urban Activity Centre	92,349	214	99,277	21.70	90
Elizabeth City Centre, Elizabeth	Major Regional	Urban Activity Centre	68,566	173	11,980	25.30	67
Munno Para Shopping City, Smithfield	Regional	Urban Activity Centre	41,551	96	50,419	24.00	38
Arndale Central, Kilkenny	Regional	Urban Activity Centre	34,386	89	38,417	9.82	13
Hollywood Plaza, Salisbury Downs	Sub Regional	Suburban Activity Centre	29067	64	31259	15.38	21
Ingle Farm Shopping Centre, Ingle Farm	Sub Regional	Suburban Activity Centre	25432	78	28021	3.50	41
The Grove Village Shopping Centre, Golden Grove	Sub Regional	Suburban Activity Centre	30,594	103	33609	13.56	21.5
St Agnes, St Agnes	Sub Regional	Suburban Activity Centre	10833	31	10835	2.81	6
Northpark Shopping Centre, Prospect	Sub Regional	Suburban Activity Centre	14521	41	14525	4.0	18
Newton Shopping Centre, Newton	Sub Regional	Suburban Activity Centre	13574	29	13585	4.0	8

**Source: Zone data from SAPPA; Data on retail floor area and tenancies Property Council of Australia – Shopping Online database August 2021.**

The higher order centres of the Planning and Design Code are those identified as Urban Activity Centres. Within these zones the principal shopping centres (with associated commercial, entertainment and services land uses) include the more significant activity centres: Westfield Tea Tree Plaza, Elizabeth City Centre, Munno Para Shopping City and Arndale Central.

The centres illustrated in the table above have a range of floor areas, between about 10,000 and 100,000 square metres of gross leasable area. The size of the sites on which these shopping centres are located also varies significantly from between about 3 and 25 hectares. Similarly the size of the centre zones varies widely, with the Urban Activity Centres ranging from approximately 38 hectares to 90 hectares. The size of the centre zones varies depending on the history and timing of the centres development and the breadth of community and recreation land uses included. By way of example, the Golden Grove Suburban Activity Centre Zone accommodates three (3) schools, recreation, medical and community facilities and park and ride facilities. Vacant land is yet to be developed, even though surrounding residential zones have been completed.

Buckland Park master planned community includes a range of education, community and recreational facilities within the various activity centres throughout the estate and not simply in the one central Suburban Activity Centre Zone. As illustrated in **Table 4.12** (below) there are an extensive range of non-residential land uses that are anticipated in the 'activity centres' within the Emerging Activity Centre Subzone.

**Table 4.12: Comparison of Non-Residential Land uses between Zones**

<b>PLANNING &amp; DESIGN CODE</b>	
<b>Suburban Activity Centre Zone</b>	<b>Master Planned Neighbourhood Zone - Emerging Activity Centre Zone</b>
<ul style="list-style-type: none"> <li>• Advertisement</li> <li>• Cinema</li> <li>• Community facility</li> <li>• Consulting room</li> <li>• Dwelling</li> <li>• Educational establishment</li> <li>• Emergency services facility</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor recreation facility</li> <li>• Library</li> <li>• Office</li> <li>• Place of worship</li> <li>• Pre-school</li> <li>• Recreation area</li> <li>• Residential flat building</li> <li>• Retail fuel outlet</li> <li>• Retirement Facility</li> <li>• Shop</li> <li>• Supported accommodation</li> </ul>	<p>Development comprises one or more of the following, where located in an Activity Centre:</p> <ul style="list-style-type: none"> <li>• Cinema</li> <li>• Community facility</li> <li>• Consulting room</li> <li>• Dwelling located above non-residential development</li> <li>• Educational establishment</li> <li>• Emergency services facility</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor recreation facility</li> <li>• Library</li> <li>• Office</li> <li>• Place of worship</li> <li>• Pre-school</li> <li>• Public transport terminal</li> <li>• Retail fuel outlet</li> <li>• Service trade premises</li> <li>• Shop</li> <li>• Tourist accommodation</li> </ul>

PLANNING & DESIGN CODE	
Suburban Activity Centre Zone	Master Planned Neighbourhood Zone - Emerging Activity Centre Zone
<ul style="list-style-type: none"> <li>Tourist accommodation</li> </ul>	And in any other case, one or more of the following land uses: <ul style="list-style-type: none"> <li>Ancillary accommodation</li> <li>Community facility</li> <li>Consulting room</li> <li>Display home</li> <li>Educational establishment</li> <li>Indoor recreation facility</li> <li>Office</li> <li>Pre-school</li> <li>Recreation area</li> <li>Residential flat building</li> <li>Retirement facility</li> <li>Shop</li> <li>Supported accommodation</li> </ul>

The capacity for the “activity centres” throughout the master planned estate will ensure that a range of land uses are provided at the local and neighbourhood level to complement the principal Suburban Activity Centre and service the growing residential community. The policies of the Emerging Activity Centre Subzone do not seek to limit the size of the activity centres or impose any floor area caps on retail or any other forms of centre land uses. This flexibility, in combination with the development of the Suburban Activity Centre Zone will provide adequate centre capacity to support the new urban area and respond to changing requirements for centres over the 25 year implementation period.

Taking account of the comparative centres, the capacity for a more efficient design for the Suburban Activity Centre within Riverlea by accommodating greater vertical integration of land uses, and the better alignment of the spatial needs of the centre with the anticipated community needs thus reducing the area allocated for principal centre activities, it is appropriate that the total area of the Suburban Activity Centre be reduced. As proposed by this Code Amendment, the most practical and desirable approach is that the area of the Suburban Activity Centre Zone north of Riverlea Boulevard be rezoned to the Master Planned Neighbourhood Zone thus reducing the area for the centre to approximately 42.0 hectares on the southern side of Riverlea Boulevard. This brings with it the benefit of removing north south interconnecting traffic between areas of the centre on either side of the main access route into the Riverlea development.

### Social Infrastructure

A “*Social Analysis*” was undertaken by Connor Holmes (March 2009) as part of the EIS for Buckland Park. The “*Social Analysis*” report considered the potential social impacts associated with the development of Buckland Park and outlined the measures to mitigate these impacts and build a viable community.

The Social Analysis report examined the provision of social services within the context of significant population growth in the north and north-western regions of metropolitan Adelaide. Service planning was examined in the context of planning for the entire region to avoid duplication and ensure efficient use and maintenance. Given many human services are provided by the State Government, the Social Analysis report provided information on the requirements for human services generated by Buckland Park and estimates the timing for the provision of those services.

### Educational Facilities

In summary, the findings of the Social Analysis note that Buckland Park will support the provision of four to five primary schools, two to three government and two non-government and two secondary schools, one government and one non-government. In addition, there was an anticipated demand for four pre-schools. The location of these schools is shown on the Buckland Park Master Plan. The Social Analysis noted that the proposed distribution of schools as:

- a primary school, one pre-school and one child care centre developed within Stage 1 - location of schools near Neighbourhood Centres to reduce the number of trips and provide opportunities for shared facilities, such as ovals and halls;
- location of schools on public transport routes;
- co-location of non-government secondary school and government B-12 school adjacent to Neighbourhood Centre (Central) to maximise accessibility throughout Buckland Park and opportunities for shared facilities, such as an indoor recreation centre and library facilities; and
- co-location of two pre-schools with government primary schools.

The distribution and location of educational facilities adjacent the 'neighbourhood centres' on the Master Plan would not be altered as a result of this Code Amendment. It is important to note that the Master Plan does not incorporate educational facilities within the district centre (Suburban Activity Centre Zone), but rather distributes these throughout the residential areas/neighbourhood activity centres in a staged manner.

### Health Services

Findings of the Social Analysis indicated that the population of Buckland Park would not of itself support the construction of a hospital. Private medical facilities (including GP and allied health professional services) are anticipated within all centres, including the proposed district centre (Suburban Activity Centre Zone). Development of health facilities are anticipated to be developed within the Suburban Activity Centre Zone as part of the staged, integrated mixed use development of the centre according to market demand.

Provision has been made for local community health services, such as those provided by Council, as part of Stage 1 of the development. These services are proposed to be developed as part of a local centre to be constructed adjacent the proposed Suburban Activity Centre Zone to service the immediate community needs of the fledgling Buckland Park community.

The Code Amendment does not alter the capacity to cater for health services for the community of Buckland Park.

### Aged Care

The Social Analysis indicated that Buckland Park can accommodate both a retirement village and residential aged care facility at a location and time determined by demographic growth, availability of services and market demand. The location of these facilities has not been determined as part of the Master Plan; however, a range of opportunities for appropriate siting of such facilities is available throughout Buckland Park. Should the market determine that these facilities are appropriate within the Suburban Activity Centre Zone, the planning policies envisage such a land use and encourage integration of residential land uses with non-residential uses. There is a current market trend for retirement facilities to be built in a vertical form and this would be supported by the current policies, which are not proposed to be altered by the Code Amendment.

### Community Services/Facilities

A range of community services/facilities have been identified as being required in Buckland Park, some of which may be anticipated within the district centre (Suburban Activity Centre Zone), such as library and community centres. There may also be demand for emergency services (police, ambulance, fire) within Buckland Park; however, this would be subject to further investigation in the context of regional growth. The Suburban Activity Centre Zone, as proposed by this Code Amendment, will have capacity to incorporate community services as required.

### Recreation Facilities

The Buckland Park Master Plan provides for a range of active and passive recreation facilities, incorporating indoor and outdoor facilities. Many of the recreational facilities are proposed to be provided within or adjacent neighbourhood centres and/or in conjunction with the proposed educational facilities, that is, multi-functional educational and public recreation facilities. The Code Amendment does not alter the capacity for, or provision of recreational facilities.

### City of Playford Social Plan

Since the preparation of the EIS, the City of Playford has prepared several strategic policy documents to guide the City's growth. One of these strategies was the City of Playford Social Plan for Services and Infrastructure prepared by Elton Consulting (February 2013). This report discusses the type of facilities expected for a district catchment of between 20,000 to 30,000 people, and possibly up to 50,000. The report states that:

*"District level facilities are most often located in activity centres, ideally linked to public transport and in locations where people have a cause to gather and visit. District facilities provide a range of activity and program space as well as accommodation for community organisations and service providers. District level facilities would usually have a relatively permanent staff presence whether that is a local government or service provider personnel. District level facilities include:*

- *Multipurpose community centre*

- *High schools and other learning facilities*
- *Civic and cultural facilities, including a district or branch library and community arts spaces*
- *Entertainment, leisure facilities and services*
- *Sporting and recreation facilities*
- *A range of medical and community health services*
- *Individual and family support services, and services addressing particular issues such as welfare, legal aid, employment, housing*
- *Facilities and services for particular sections of the population, such as young people, older people, people with a disability, people from culturally and linguistically diverse communities."*

Inclusion and integration of the above-mentioned facilities are capable of being incorporated into the development of the Suburban Activity Centre Zone south of Riverlea Boulevard, as proposed by the Code Amendment.

#### **4.3.2. Recommended Policy Changes**

Following is a list of the recommended policy changes which are proposed in response to the investigations undertaken in support of this Code Amendment:

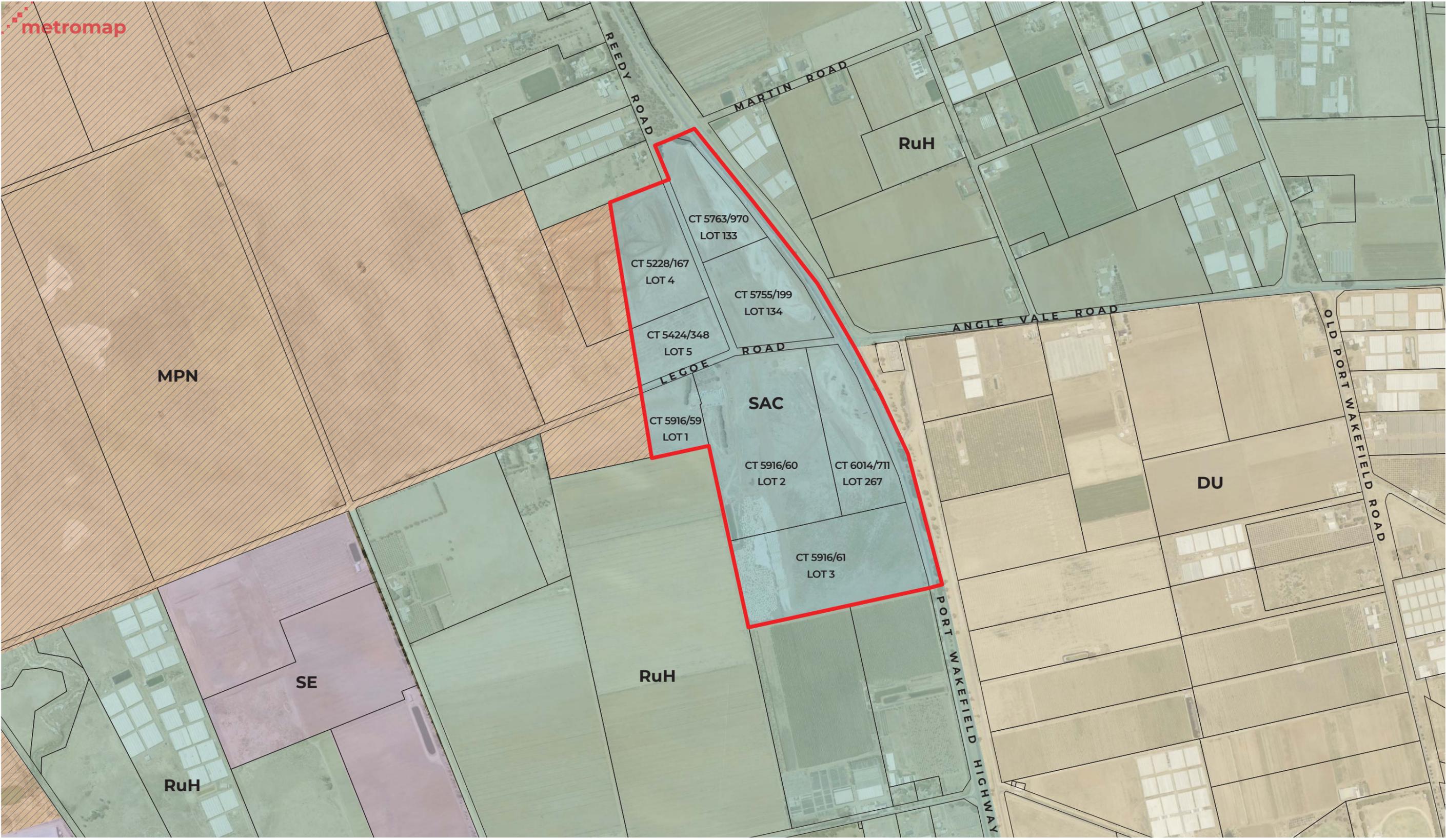
- Rezone the northern portion of the Suburban Activity Centre Zone (that portion of the zone north of Riverlea Boulevard) to the Master Planned Neighbourhood Zone.
- Extend the Emerging Activity Centre Subzone of the Master Planned Neighbourhood Zone to include the area north of Riverlea Boulevard.
- Amend the Buckland Park Concept Plan 13 to:
  - reflect the reduced size of the Suburban Activity Centre Zone; and
  - amend the proposed vehicular access to incorporate a dedicated vehicular access from Port Wakefield Highway to the Suburban Activity Centre Zone.
- Alter the technical and numerical variation for the Suburban Activity Centre Zone relating to building levels and height to increase the maximum to six building levels and 22 metres.
- Apply the Noise and Air Emissions Overlay to portion of the proposed Master Planned Neighbourhood Zone north of Riverlea Boulevard adjacent to Port Wakefield Highway.

## 5.0 REFERENCES

1. The Buckland Park Environmental Impact Statement by Connor Holmes, March 2009.
2. City of Playford Development Plan (30 April 2020).
3. State Planning Policies for South Australia – South Australian Government 31 January 2019.
4. The 30-Year Plan for Greater Adelaide – Update 2017.
5. The City of Playford Strategic Plan 2016-2020.
6. The City of Playford Draft Strategic Plan 2020-2024.
7. Playford Community Vision 2043 – City of Playford.
8. City of Playford Social Plan for Services and Infrastructure.
9. Planning and Design Code (version 2021.10 dated 29 July 2021).
10. Stormwater Management Plan – Buckland Park Development – Precinct 1, by Wallbridge Gilbert Aztec Project No C080163 – WGA080163-Rp-Cv-0010 Rev 5 dated 15 December 2020.
11. Transport Impact Assessment, Riverlea – Stage 7 Subdivision by GTA Consultants (Ref S196950 Issue B dated 13 January 2021).
12. Traffic Noise Impact Assessment – Buckland Park Precinct 1 by Resonate (Ref A200328rp1 Rev F dated 2 July 2021).
13. Buckland Park Precinct 1 – Acoustic Report A200238RP1F Addendum by Resonate dated 10 August 2021.
14. Detailed Site Investigation - Stage 7 Buckland Park by Greencap (Ref: J169796 dated February 2021).
15. Air Quality Monitoring Report – Walker Buckland Park Developments Pty Ltd – Stage 7 – Riverlea Park by Greencap (Ref J169796 dated February 2021).
16. Air Quality Air Quality Monitoring Report – Walker Buckland Park Developments Pty Ltd – Stage 7 – Riverlea Park by Greencap (Ref J169796 dated August 2021).
17. Buckland Park Residential Building and Design Guidelines.
18. Access Options Feasibility Review by GTA Consultants (Ref S195500 dated 2 June 2021).

# **ATTACHMENT A**

## **Affected Area Mapping**



- Area Affected
- DU Deferred Urban
- E Employment
- MPN Master Planned Neighbourhood Zone
- RuH Rural Horticulture

- SAC Suburban Activity Centre
- EA Emerging Activity Centre (Sub Zone)

**Land Ownership**  
 Walker Pastoral Pty Ltd — CT's 5228/167, 5424/348, 5763/970, 5916/59, 5916/60, 5916/61, 6014/711  
  
 Walker Waterloo Corner Pty Ltd — CT 5775/199

**Affected Area Plan**  
 BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

BUCKLAND PARK



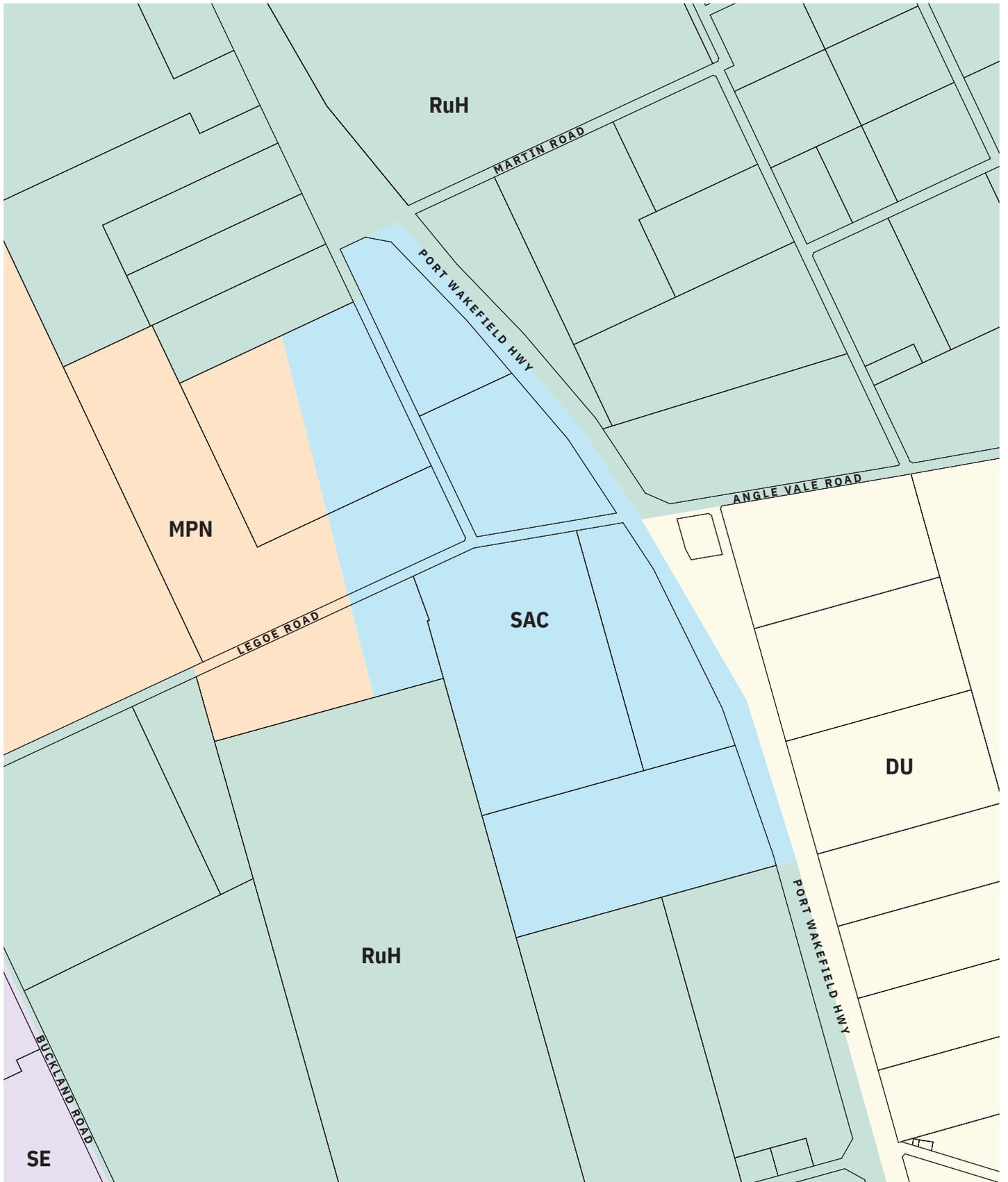
# **ATTACHMENT B**

## **Current Code Policy**

The following identifies the land affected and the current zoning.

**Table 3 - Affected Land and Current Zone Designation**

<b>ADDRESS &amp; PARCEL DETAIL</b>	<b>CERTIFICATE OF TITLE</b>	<b>CURRENT ZONING</b>
Lot 4 Reedy Road, Buckland Park Allotment 4, Filed Plan 40170	Volume 5228 Folio 167	Part Master Planned Neighbourhood and part Suburban Activity Centre
Lot 5 Legoe Road, Buckland Park Allotment 5, Filed Plan 40170	Volume 5424 Folio 348	Part Master Planned Neighbourhood and part Suburban Activity Centre
Lot 133 Port Wakefield Highway, Buckland Park Allotment 133, Filed Plan 162482	Volume 5763 Folio 970	Suburban Activity Centre
Lot 134 Port Wakefield Highway, Buckland Park Allotment 134, Filed Plan 162483	Volume 5755 Folio 199	Suburban Activity Centre
Lot 1 Legoe Road, Buckland Park Allotment 1, Deposited Plan 63928	Volume 5916 Folio 59	Part Master Planned Neighbourhood and part Suburban Activity Centre
Lot 2 Legoe Road, Buckland Park Allotment 2, Deposited Plan 63928	Volume 5916 Folio 60	Suburban Activity Centre
Lot 3 Port Wakefield Highway, Buckland Park Allotment 3, Deposited Plan 63928	Volume 5916 Folio 61	Suburban Activity Centre
Lot 267 Legoe Road, Buckland Park Allotment 267, Filed Plan 163235	Volume 6014 Folio 711	Suburban Activity Centre



- DU** Deferred Urban
- MPN** Master Planned Neighbourhood
- RuH** Rural Horticulture
- SAC** Suburban Activity Centre
- SE** Strategic Employment

### Current Zones

BUCKLAND PARK

SUBURBAN ACTIVITY CENTRE ZONE  
CODE AMENDMENT



1:10000 @ A4  
0 200m

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The following are the current Planning and Design Code policies that apply to the Affected Area:

**Suburban Activity Centre Zone:**

**Zone: Suburban Activity Centre Zone**

Overlays:

- Affordable Housing.
- Defence Aviation Area (All structures over 90.0 metres).
- Hazards (Bushfire - Urban Interface) (Urban Interface).
- Major Urban Transport Routes.
- Native Vegetation.
- Prescribed Wells Area.
- Regulated Trees.
- Traffic Generating Development.

Local Variation (TNV):

- Concept Plan (13).
- Concept Plan (14).
- Concept Plan (21).
- Concept Plan (22).
- Concept Plan (81).
- Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment).
- Building height: maximum building height - three building levels up to a height of 12 metres.

## **Master Planned Neighbourhood Zone**

**Zone: Master Planned Neighbourhood**

**Subzone: Emerging Activity Centre Subzone.**

Overlays:

- Affordable Housing.
- Defence Aviation Area (All structures over 90.0 metres).
- Hazards (Bushfire - General Risk) (General).
- Hazards (Bushfire - Urban Interface) (Urban Interface).
- Native Vegetation.
- Prescribed Wells Area.
- Regulated Trees.
- Traffic Generating Development.

Local Variation (TNV):

- Finished Ground and Floor Levels (Minimum finished ground level is 4.0 metres AHD; Minimum finished floor level is 4.25 metres AHD).
- Concept Plan (13).
- Concept Plan (14).
- Concept Plan (21).
- Concept Plan (22).
- Concept Plan (81).

### **Area Affected - Land North of Riverlea Boulevard (Legoe Road)**

The policies currently applicable to each specific parcel of the land north of Riverlea Boulevard (Legoe Road) comprising the following properties are outlined **below**:

- Lot 4 Reedy Road, Buckland Park (CT 5228/167);
- Lot 5 Legoe Road, Buckland Park (CT 5424/348);
- Lot 133 Port Wakefield Highway, Buckland Park (CT 5763/970); and
- Lot 134 Port Wakefield Highway, Buckland Park (CT 5755/199).

**LOT 4 REEDY ROAD, BUCKLAND PARK (CT 5228/167)**



**Zone & Subzone:**

Suburban Activity Centre

Master Planned Neighbourhood

- Emerging Activity Centre Subzone.

Rural Horticulture Zone

Notes:

PD Code extract indicates that this land is within the Rural Horticulture Zone, which is not correct, as shown on the map. Many of the TNV's quoted are not applicable to Master Planned Neighbourhood and Suburban Activity Centre Zones.

**Overlays:**

- Affordable Housing
- Defence Aviation Area (All structures over 90.0 metres)
- Hazards (Bushfire - General Risk) (General)
- Hazards (Bushfire - Urban Interface) (Urban Interface)
- Limited Dwelling
- Limited Land Division
- Native Vegetation
- Prescribed Wells Area
- Regulated Trees
- Traffic Generating Development

Notes:

Reference to the Hazards (Bushfire - General Risk) (General) applies to the Rural Horticulture Zone and not the subject land and therefore does not apply. The land is located wholly within the Hazards (Bushfire Urban Interface) overlay.

Reference to Limited Dwelling and Limited Land Division overlays relate to the Rural Horticulture Zone and therefore are not applicable to either the Master Planned Neighbourhood or Suburban Activity Centre Zones.

<p><b>Local Variations (TNV)</b></p>	<p>Finished Ground and Floor Levels (Minimum finished ground level is 4.0 metres AHD; Minimum finished floor level is 4.25 metres AHD)</p> <p>Minimum Site Area (Minimum site area is 10.0 hectares).</p> <ul style="list-style-type: none"> <li>• Concept Plan (13)</li> <li>• Concept Plan (14)</li> <li>• Concept Plan (21)</li> <li>• Concept Plan (22)</li> <li>• Concept Plan (81)</li> </ul> <p>Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment).</p> <p>Notes:</p> <p>Finished ground and floor levels currently only applies to the portion of the allotment contained within the Master Planned Neighbourhood Zone.</p> <p>Minimum site area of 10.0 hectares relates to the Rural Horticulture Zone and not the Master Planned Neighbourhood or Suburban Activity Centre Zones.</p> <p>PD Code extract references Concept Plans 21, 22 and 81; however, the subject land is not within the area affected by the concept plan policy.</p> <p>Building envelope is applicable to the portion of the allotment contained within the Master Planned Neighbourhood Zone.</p>
--------------------------------------	--

**LOT 5 LEGOE ROAD, BUCKLAND PARK (CT 5424/348)**



<p><b>Zone and Subzone:</b></p>	<p>Suburban Activity Centre Master Planned Neighbourhood</p> <ul style="list-style-type: none"> <li>Emerging Activity Centre Subzone.</li> </ul>
<p><b>Overlays:</b></p>	<ul style="list-style-type: none"> <li>Affordable Housing</li> <li>Defence Aviation Area (All structures over 90.0 metres)</li> <li>Hazards (Bushfire - General Risk) (General)</li> <li>Hazards (Bushfire - Urban Interface) (Urban Interface)</li> <li>Native Vegetation</li> <li>Prescribed Wells Area</li> <li>Regulated Trees</li> <li>Traffic Generating Development</li> </ul> <p>Notes: Reference to the Hazards (Bushfire - General Risk) (General) does not apply to the subject land. The land is located wholly within the Hazards (Bushfire Urban Interface) overlay.</p>
<p><b>Local Variations (TNV)</b></p>	<p>Finished Ground and Floor Levels (Minimum finished ground level is 4.0 metres AHD; Minimum finished floor level is 4.25 metres AHD)</p> <ul style="list-style-type: none"> <li>Concept Plan (13)</li> <li>Concept Plan (14)</li> <li>Concept Plan (21)</li> <li>Concept Plan (22)</li> <li>Concept Plan (81)</li> </ul>

	<p>Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment)</p> <p>Notes:</p> <p>Finished ground and floor levels currently only applies to the portion of the allotment contained within the Master Planned Neighbourhood Zone.</p> <p>PD Code extract references Concept Plans 21, 22 and 81; however, the subject land is not within the area affected by the concept plan policy.</p> <p>Building envelope is applicable to the portion of the allotment contained within the Master Planned Neighbourhood Zone.</p>
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**LOT 133 PORT WAKEFIELD HIGHWAY, BUCKLAND PARK (CT 5763/970)**

Plan	Title	Crown Ref.	Property Unit	Property St No.	Property St Name	Property St Type	Property Suburb	Valuation No.
F162482A...	CT5763/970			LOT133	PORT WAKEFIELD	HWY	BUCKLAND PARK	2900380001

<b>Zone:</b>	Suburban Activity Centre
<b>Overlays:</b>	<ul style="list-style-type: none"> <li>Affordable Housing</li> <li>Defence Aviation Area (All structures over 90.0 metres)</li> <li>Hazards (Bushfire - Urban Interface) (Urban Interface)</li> <li>Major Urban Transport Routes</li> <li>Native Vegetation</li> <li>Prescribed Wells Area</li> <li>Regulated Trees</li> <li>Traffic Generating Development</li> </ul>
<b>Local Variation (TNV)</b>	<ul style="list-style-type: none"> <li>Concept Plan (13)</li> <li>Concept Plan (14)</li> <li>Concept Plan (21)</li> <li>Concept Plan (22)</li> <li>Concept Plan (81)</li> </ul> <p>Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment)</p> <p>Notes: PD Code extract references Concept Plans 21, 22 and 81; however, the subject land is not within the area affected by the concept plan policy.</p>

**LOT 134 PORT WAKEFIELD HIGHWAY, BUCKLAND PARK (CT 5755/199)**

Property Data    Zoning - PDI Act

Plan Parcel	Title	Crown Ref.	Property Unit	Property St No.	Property St Name	Property St Type	Property Suburb	Valuation No.
F162483A...	CT5755/199			LOT134	PORT WAKEFIELD	HWY	BUCKLAND PARK	2900379000

<b>Zone:</b>	Suburban Activity Centre
<b>Overlays:</b>	<ul style="list-style-type: none"> <li>Affordable Housing</li> <li>Defence Aviation Area (All structures over 90.0 metres)</li> <li>Hazards (Flooding)</li> <li>Hazards (Bushfire - Urban Interface) (Urban Interface)</li> <li>Major Urban Transport Routes</li> <li>Native Vegetation</li> <li>Prescribed Wells Area</li> <li>Regulated Trees</li> <li>Traffic Generating Development</li> </ul>
<b>Local Variation (TNV)</b>	<ul style="list-style-type: none"> <li>Concept Plan (13)</li> <li>Concept Plan (14)</li> <li>Concept Plan (21)</li> <li>Concept Plan (22)</li> <li>Concept Plan (81)</li> </ul> <p>Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment)</p> <p>Notes:</p> <p>PD Code extract references Concept Plans 21, 22 and 81; however, the subject land is not within the area affected by the Concept Plan policy.</p>

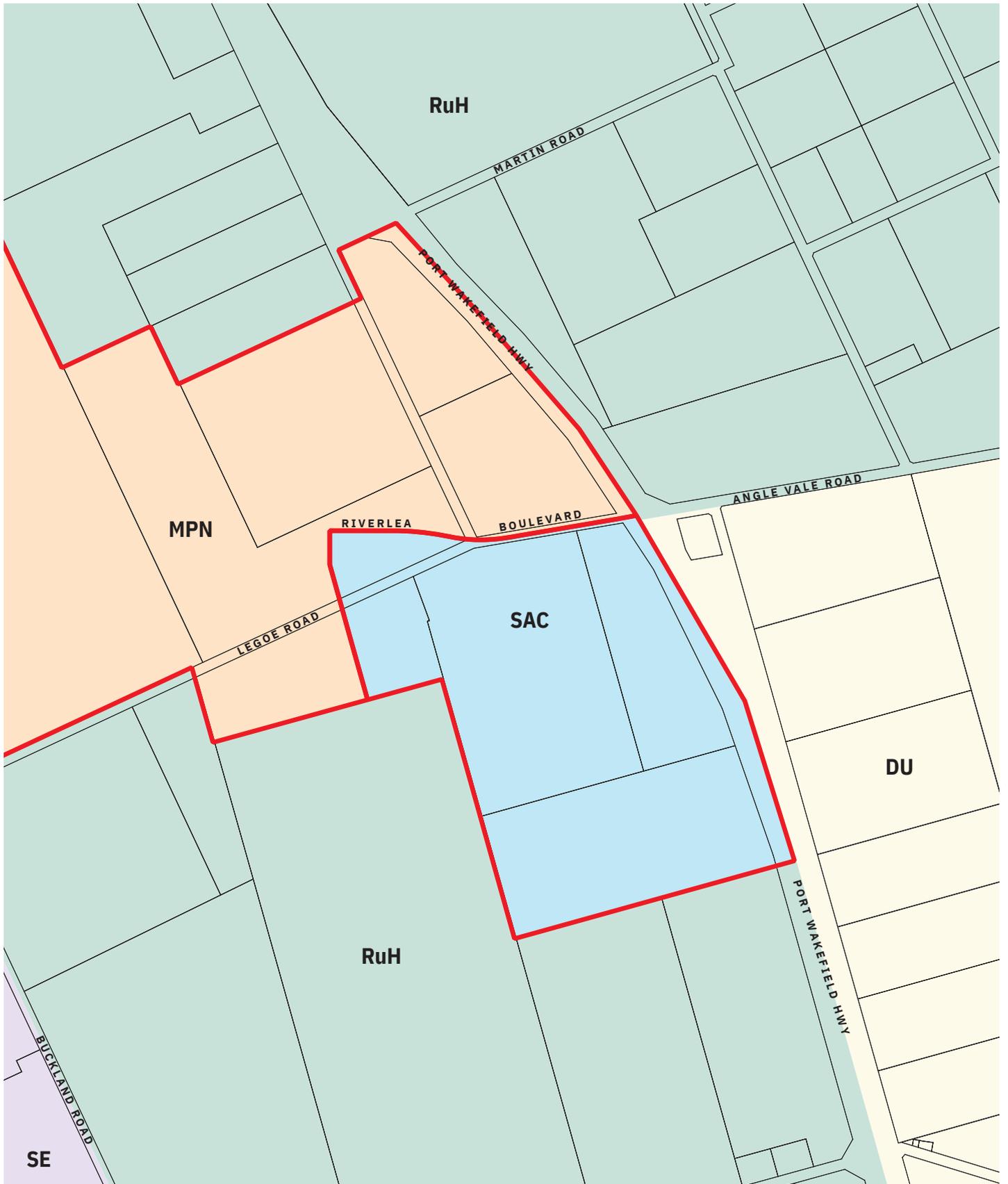
# **ATTACHMENT C**

## **Proposed Code Policy**

The following identifies the land affected and the proposed zoning.

**Table 4 - Affected Land and Proposed Zone Designation**

<b>ADDRESS &amp; PARCEL DETAIL</b>	<b>CERTIFICATE OF TITLE</b>	<b>PROPOSED ZONING</b>
Lot 4 Reedy Road, Buckland Park Allotment 4, Filed Plan 40170	Volume 5228 Folio 167	Master Planned Neighbourhood
Lot 5 Legoe Road, Buckland Park Allotment 5, Filed Plan 40170	Volume 5424 Folio 348	Part Master Planned Neighbourhood and part Suburban Activity Centre
Lot 133 Port Wakefield Highway, Buckland Park Allotment 133, Filed Plan 162482	Volume 5763 Folio 970	Master Planned Neighbourhood
Lot 134 Port Wakefield Highway, Buckland Park Allotment 134, Filed Plan 162483	Volume 5755 Folio 199	Master Planned Neighbourhood
Lot 1 Legoe Road, Buckland Park Allotment 1, Deposited Plan 63928	Volume 5916 Folio 59	Part Master Planned Neighbourhood and part Suburban Activity Centre
Lot 2 Legoe Road, Buckland Park Allotment 2, Deposited Plan 63928	Volume 5916 Folio 60	Suburban Activity Centre
Lot 3 Port Wakefield Highway, Buckland Park Allotment 3, Deposited Plan 63928	Volume 5916 Folio 61	Suburban Activity Centre
Lot 267 Legoe Road, Buckland Park Allotment 267, Filed Plan 163235	Volume 6014 Folio 711	Suburban Activity Centre



- Amended Boundary
- DU Deferred Urban
- MPN Master Planned Neighbourhood
- RuH Rural Horticulture
- SAC Suburban Activity Centre
- SE Strategic Employment

## Proposed Zone Boundaries

BUCKLAND PARK

SUBURBAN ACTIVITY CENTRE ZONE  
CODE AMENDMENT

NOTE: Zone Boundary Alignment is centreline of Riverlea Boulevard.



1:10000 @ A4  
0 200m

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- Amended Boundary
- EAC Emerging Activity Centre

## Proposed Emerging Activity Centre Subzone Boundary

BUCKLAND PARK

SUBURBAN ACTIVITY CENTRE ZONE  
CODE AMENDMENT

NOTE: Zone Boundary Alignment is centreline of Riverlea Boulevard.



1:10000 @ A4  
0 200m

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 Noise and Air Emissions

## Noise & Air Emissions Overlay

BUCKLAND PARK

SUBURBAN ACTIVITY CENTRE ZONE  
CODE AMENDMENT



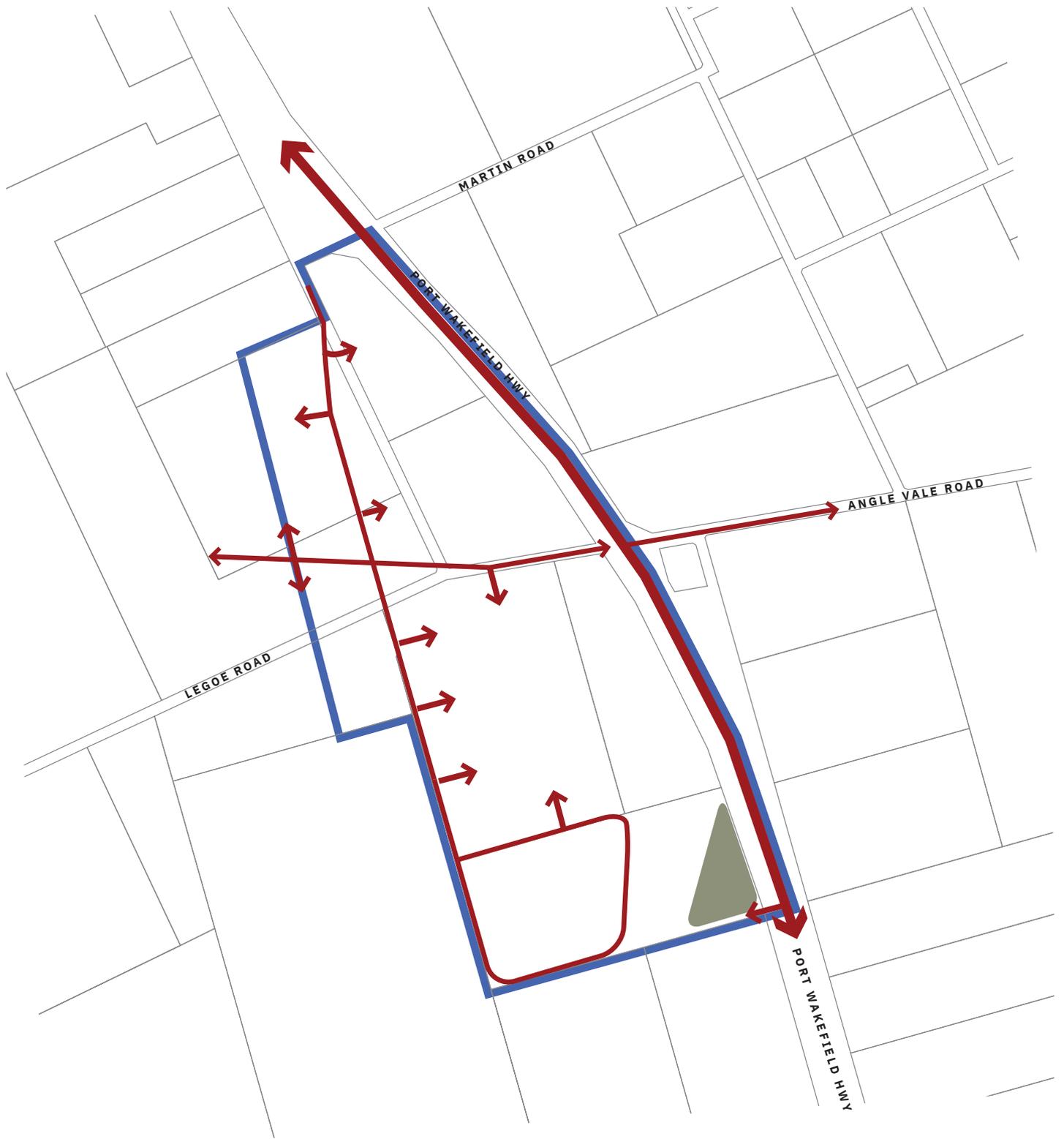
1:10000 @ A4  
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- Concept Plan Boundary
- Open Space
- Designated Road Type B
- Major Collector Road
- Vehicle Access Points

## CONCEPT PLAN 13 BUCKLAND PARK



1:10000 @ A4  
0 200m

**Affected Area - *Land North of Riverlea Boulevard (Legoe Road)***

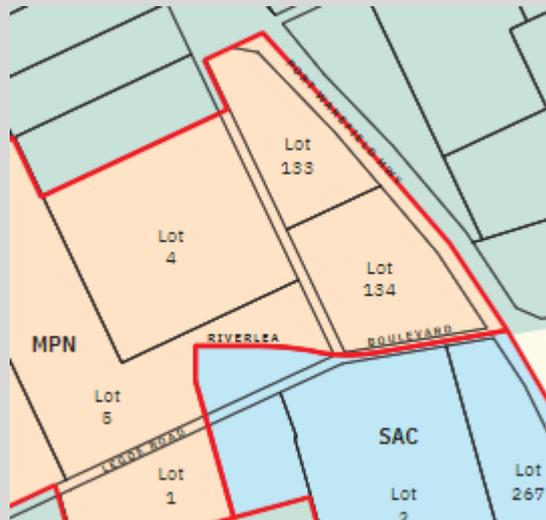
Rezoning of land north of Riverlea Boulevard comprising the following properties:

- Lot 4 Reedy Road, Buckland Park (CT 5228/167);
- Portion of Lot 5 Legoe Road, Buckland Park (CT 5424/348);
- Lot 133 Port Wakefield Highway, Buckland Park (CT 5763/970); and
- Lot 134 Port Wakefield Highway, Buckland Park (CT 5755/199).

The boundary between the Suburban Activity Centre Zone and Master Planned Neighbourhood Zone follows the centreline of Riverlea Boulevard.

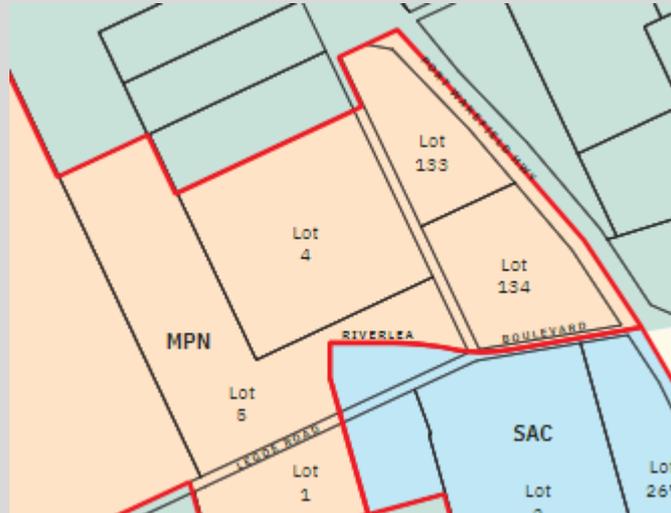
The policies proposed for the land are outlined **below**.

**LOT 4 REEDY ROAD, BUCKLAND PARK (CT 5228/167)**



<p><b>Amendment Outline</b></p>	<p>Incorporate the entire allotment into a zone which principally supports residential development. This form of development is consistent with the major project land division application Stage 7.</p> <p>Rezone the portion of Allotment 4 which is currently contained within the Suburban Activity Centre Zone (approximately 6.32 hectares) into the Master Planned Neighbourhood Zone.</p>
<p><b>Intended Policy</b></p>	<p>Rezone the portion of Allotment 4 in the Suburban Activity Centre Zone to:</p> <ul style="list-style-type: none"> <li>• Master Planned Neighbourhood Zone;</li> <li>• Emerging Activity Centre Subzone;</li> </ul> <p>Overlays:</p> <ul style="list-style-type: none"> <li>• Affordable Housing;</li> <li>• Defence Aviation Area (All structures over 90.0 metres);</li> <li>• Hazards (Bushfire - Urban Interface) (Urban Interface);</li> <li>• Native Vegetation;</li> <li>• Prescribed Wells Area;</li> <li>• Regulated Trees; and</li> <li>• Traffic Generating Development.</li> </ul> <p>Local TNV's as applicable to the Master Planned Neighbourhood and Emerging Activity Centre Subzone as consistent with remainder of the Buckland Park;</p> <ul style="list-style-type: none"> <li>• Concept Plan 13;</li> <li>• Concept Plan 14; and</li> </ul> <p>Delete references to Concept Plans 21, 22 and 81.</p>

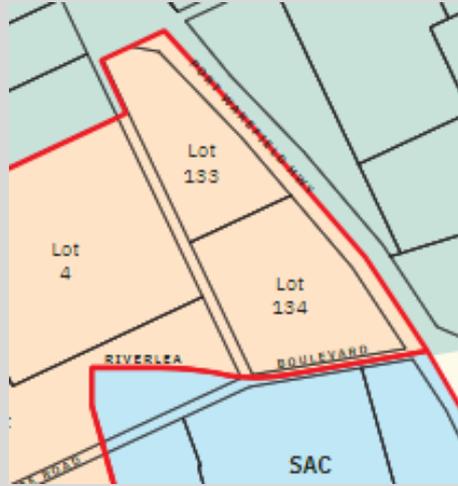
**LOT 5 LEGOE ROAD, BUCKLAND PARK (CT 5424/348)**



<p><b>Amendment Outline</b></p>	<p>Amend the boundary of the Suburban Activity Zone and Master Planned Neighbourhood Zone in accordance with the image above.</p>
<p><b>Intended Policy</b></p>	<p>Retain portion of Allotment 5 in the Suburban Activity Centre Zone and portion in the Master Planned Neighbourhood Zone.</p> <p>Suburban Activity Centre Zone</p> <p>Overlays:</p> <ul style="list-style-type: none"> <li>• Affordable Housing;</li> <li>• Defence Aviation Area (All structures over 90.0 metres);</li> <li>• Hazards (Flooding);</li> <li>• Hazards (Bushfire - Urban Interface) (Urban Interface);</li> <li>• Major Urban Transport Routes;</li> <li>• Native Vegetation;</li> <li>• Prescribed Wells Area;</li> <li>• Regulated Trees; and</li> <li>• Traffic Generating Development.</li> </ul> <p>Local Variation (TNV)</p> <ul style="list-style-type: none"> <li>• Concept Plan (13);</li> <li>• Concept Plan (14).</li> </ul> <p>Building height: maximum 6 building levels and 22 metres.</p> <p>Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment).</p>

	<p>Master Planned Neighbourhood Zone</p> <ul style="list-style-type: none"> <li>• Master Planned Neighbourhood Zone;</li> <li>• Emerging Activity Centre Subzone;</li> </ul> <p>Overlays:</p> <ul style="list-style-type: none"> <li>• Affordable Housing;</li> <li>• Defence Aviation Area (All structures over 90.0 metres);</li> <li>• Hazards (Bushfire - Urban Interface) (Urban Interface);</li> <li>• Native Vegetation;</li> <li>• Prescribed Wells Area;</li> <li>• Regulated Trees; and</li> <li>• Traffic Generating Development.</li> </ul> <p>Local TNV's as applicable to the Master Planned Neighbourhood and Emerging Activity Centre Subzone as consistent with remainder of the Buckland Park;</p> <ul style="list-style-type: none"> <li>• Concept Plan 13;</li> <li>• Concept Plan 14; and</li> <li>• Delete references to Concept Plans 21, 22 and 81.</li> </ul>
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**LOT 133 PORT WAKEFIELD HIGHWAY, BUCKLAND PARK (CT 5763/970)**



<p><b>Amendment Outline</b></p>	<p>Incorporate the entire allotment into a zone which principally supports residential development. This form of development is consistent with the major project land division application Stage 7.</p> <p>Rezone Allotment 133 which is currently contained within the Suburban Activity Centre Zone (approximately 4.94 hectares) into the Master Planned Neighbourhood Zone.</p> <p>Apply the Noise and Air Emissions Overlay to portion of this allotment, (being proposed Balance Allotment 2500 of Stage 7 land division).</p>
<p><b>Intended Policy</b></p>	<p>Rezone Allotment 133 in the Suburban Activity Centre Zone to:</p> <ul style="list-style-type: none"> <li>• Master Planned Neighbourhood Zone;</li> <li>• Emerging Activity Centre Subzone;</li> </ul> <p>Overlays:</p> <ul style="list-style-type: none"> <li>• Affordable Housing;</li> <li>• Defence Aviation Area (All structures over 90.0 metres);</li> <li>• Hazards (Bushfire - Urban Interface) (Urban Interface);</li> <li>• Native Vegetation;</li> <li>• Noise and Air Emissions - to portion of Allotment (being balance allotment 2500 of Stage 7 land division)</li> <li>• Prescribed Wells Area;</li> <li>• Regulated Trees; and</li> <li>• Traffic Generating Development.</li> </ul> <p>Local TNV's as applicable to the Master Planned Neighbourhood and Emerging Activity Centre Subzone as consistent with remainder of the Buckland Park;</p> <ul style="list-style-type: none"> <li>• Concept Plan 13;</li> <li>• Concept Plan 14; and</li> <li>• Delete references to Concept Plans 21, 22 and 81.</li> </ul>

**LOT 134 PORT WAKEFIELD HIGHWAY, BUCKLAND PARK (CT 5755/199)**



<p><b>Amendment Outline</b></p>	<p>Incorporate the entire allotment into a zone which principally supports residential development. This form of development is consistent with the major project land division application Stage 7.</p> <p>Rezone Allotment 134 which is currently contained within the Suburban Activity Centre Zone (approximately 6.61 hectares) into the Master Planned Neighbourhood Zone.</p> <p>Apply the Noise and Air Emissions Overlay to portion of this allotment, (being proposed Balance Allotment 2500 of Stage 7 land division).</p>
<p><b>Intended Policy</b></p>	<p>Rezone Allotment 134 in the Suburban Activity Centre Zone to:</p> <ul style="list-style-type: none"> <li>• Master Planned Neighbourhood Zone;</li> <li>• Emerging Activity Centre Subzone;</li> </ul> <p>Overlays:</p> <ul style="list-style-type: none"> <li>• Affordable Housing;</li> <li>• Defence Aviation Area (All structures over 90.0 metres);</li> <li>• Hazards (Bushfire - Urban Interface) (Urban Interface);</li> <li>• Native Vegetation;</li> <li>• Noise and Air Emissions - to portion of Allotment (being balance allotment 2500 of Stage 7 land division)</li> <li>• Prescribed Wells Area;</li> <li>• Regulated Trees; and</li> <li>• Traffic Generating Development.</li> </ul> <p>Local TNV's as applicable to the Master Planned Neighbourhood and Emerging Activity Centre Subzone as consistent with remainder of the Buckland Park;</p> <ul style="list-style-type: none"> <li>• Concept Plan 13;</li> </ul>

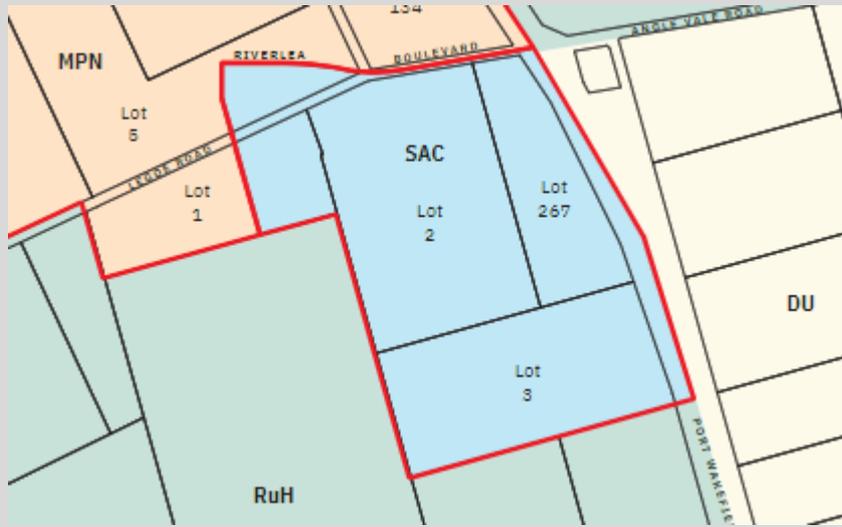
	<ul style="list-style-type: none"> <li>• Concept Plan 14;</li> <li>• Delete references to Concept Plans 21, 22 and 81; and</li> <li>• Delete reference to Hazard (Flooding) overlay as SAPPa illustrates this overlay only touches the south eastern corner of the allotment. The development of the intersection of Port Wakefield Highway and Riverlea Boulevard has appropriately addressed flooding and infrastructure provision.</li> </ul>
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**Affected Area - Land South of Riverlea Boulevard (Legoe Road)**

The land south of Riverlea Boulevard comprising the following properties is to be retained in the same zone:

- Allotment 1, Deposited Plan 63928: Volume 5916 Folio 59 Part Master Planned Neighbourhood and part Suburban Activity Centre.
- Allotment 2, Deposited Plan 63928: Volume 5916 Folio 60 Suburban Activity Centre.
- Allotment 3, Deposited Plan 63928: Volume 5916 Folio 61 Suburban Activity Centre.
- Allotment 267, Filed Plan 163235: Volume 6014 Folio 711 Suburban Activity Centre.

**LAND SOUTH OF RIVERLEA BOULEVARD**



<p><b>Zone:</b></p>	<p>Suburban Activity Centre</p>
<p><b>Overlays:</b></p>	<ul style="list-style-type: none"> <li>• Affordable Housing;</li> <li>• Defence Aviation Area (All structures over 90.0 metres);</li> <li>• Hazards (Flooding);</li> <li>• Hazards (Bushfire - Urban Interface) (Urban Interface);</li> <li>• Major Urban Transport Routes;</li> <li>• Native Vegetation;</li> <li>• Prescribed Wells Area;</li> <li>• Regulated Trees; and</li> <li>• Traffic Generating Development.</li> </ul>
<p><b>Local Variation (TNV)</b></p>	<ul style="list-style-type: none"> <li>• Concept Plan (13);</li> <li>• Concept Plan (14).</li> </ul> <p>Building height: maximum 6 building levels and 22 metres.</p> <p>Building Envelope (Development should be constructed within a building envelope provided by a 30.0 or 45.0 degree plane, depending on orientation, measured 3.0 metres above natural ground at the boundary of an allotment).</p>

# **ATTACHMENT D**

## **Strategic Planning Outcomes**

## 1.0 STATE PLANNING POLICIES

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

### SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are:

STATE PLANNING POLICY (SPP)	CODE AMENDMENT ALIGNMENT WITH SPP'S
<b>SPP 1: Integrated Planning</b>	
<p><b>Purpose</b></p> <p>Integrated planning coordinates the strategic use of land with the necessary services and infrastructure. It can influence how a city or region grows and evolves, which if done well, creates liveable and sustainable places that contribute to our prosperity.</p>	<p>Buckland Park is a master planned development providing for a liveable and sustainable community. It is a well-planned development providing for staged residential land to contribute to metropolitan Adelaide over the next 20+ years. The development provides for mixed use neighbourhoods with appropriate physical and social infrastructure.</p> <p>Buckland Park estate will accommodate a population of approximately 30,000 people when fully developed.</p> <p>Alteration of zone boundaries as part of this Code Amendment does not alter the underlying strategic use of land within Buckland Park. A significant area of land will be retained for the principal activity centre (Suburban Activity Centre Zone) within the master planned community, which will be supported by a range of smaller activity centres distributed throughout the Emerging Centres Subzone of the Master Planned Neighbourhood Zone.</p> <p>Incorporation of land to the north of Riverlea Boulevard into the Residential Zone (Master Planned Neighbourhood) supports additional population in close proximity to the activity centre. The rezoning of this land maintains the intent of the Buckland Park Master Planned community.</p>
<p><b>Policy 1.1</b></p> <p>An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period</p>	<p>Provision of a Suburban Activity Centre Zone in the order of 42.0 hectares will adequately and appropriately accommodate a range of employment activities that would be anticipated within an Activity Centre Zone.</p> <p>Development of land to the north of Riverlea Boulevard (Stage 7 land division) will result in land adjacent the entrance of the estate being developed for residential purposes and thereby maximising the use of physical infrastructure of the estate. Retention of this land within an Activity Centre Zone is likely to result in this area lying idle for a number of years, waiting for a residential population threshold to be reached, that would result in demand for a full range of activity centre activities. Furthermore, Walker Corporation are confident that the area south of Riverlea Boulevard is of a size to provide services for the population of the estate in a staged manner. When compared with similar centres and communities, the proposed area is more than adequate to satisfy the policy.</p>

STATE PLANNING POLICY (SPP)	CODE AMENDMENT ALIGNMENT WITH SPP'S
<b>SPP 1: Integrated Planning</b>	
<p><b>Policy 1.2</b></p> <p>Provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth.</p>	<p>Infrastructure in the form of the construction of Riverlea Boulevard, the intersection with Port Wakefield Highway, and services such as stormwater, sewer, electricity and telecommunications are currently being developed. Utilisation of these services on the northern side of Riverlea Boulevard provides for a cost-effective and efficient delivery of infrastructure.</p>
<p><b>Policy 1.3</b></p> <p>Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands</p>	<p>Public transport routes have been planned for the estate. Increased residential population adjacent the entrance of the estate will improve the efficiency of use of public transport services and access thereto.</p>
<p><b>Policy 1.6</b></p> <p>Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.</p>	<p>Social and community infrastructure to service Buckland Park estate is part of the master planned development and would not be adversely impacted by the proposed zone boundary change in this Code Amendment.</p>
<p><b>Policy 1.8</b></p> <p>Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.</p>	<p>The potential for mixed-use development around the activity centres is retained.</p>
<b>SPP 2: Design Quality</b>	
<p><b>Purpose</b></p> <p>Good design improves the way our buildings, streets and place's function, making them more sustainable, more accessible, safer and healthier.</p> <p>The integration of design within the planning system encourages creative solutions to complex social, economic and environmental challenges including those arising from our changing settlement patterns.</p>	<p>A holistic planning approach has been taken to the master planning of the Buckland Park estate.</p> <p>Variation of the zone boundary does not alter the capacity of the estate to create high quality built environments.</p> <p>Opportunities for best practice design for the Suburban Activity Centre zoned land is retained. The location, size and shape of the Zone provides numerous opportunities for this principal activity centre to be designed and developed to address the current and future demands of the Buckland Park community with adaptable buildings and spaces, providing a range of services and employment opportunities. Design of this activity centre will address the changing nature of retail and service provision, including but not limited to vertical provision rather than horizontal built form. The changing nature of the market supports a smaller Activity Centre Zone footprint.</p>

STATE PLANNING POLICY (SPP)	CODE AMENDMENT ALIGNMENT WITH SPP'S
<b>SPP 6: Housing Supply and Diversity</b>	
<p><b>Purpose</b></p> <p>Housing is an essential part of people's health and wellbeing. Our planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. With the changing composition of our community and our desire to live more sustainably, our housing supply needs to become more diverse in both metropolitan Adelaide and regional township locations.</p>	<p>Incorporation of additional land within the Master Planned Neighbourhood Zone provides for the timely supply of land for housing. Stage 7 as proposed, accommodates a range of allotment sizes to cater for housing diversity and integrated affordable housing. Further it provides for the earlier development of this land in support of centre development as the public face of Buckland Park.</p>
<b>SPP 9: Employment Lands</b>	
<p><b>Purpose</b></p> <p>Providing a suitable supply of land for employment uses is critical to support job growth and the economic prosperity of communities. The planning system needs to support the diversification of our economy and remove barriers to innovation. It is critical that the right signals are sent to the market to attract interest, investment and tourism opportunities across South Australia.</p>	<p>The Suburban Activity Centre Zone will provide the Buckland Park community with convenient access to shopping, administrative, cultural, entertainment and other facilities and thereby provide employment opportunities in a wide range of sectors.</p> <p>A key principle of retail planning is the provision of new activity centres to support equitable and convenient access to services, while supporting productive settlement patterns.</p> <p>Planning policy for Buckland Park has the benefit of a principal activity centre within the Suburban Activity Centre and the capacity for a range of additional activity centres developed within the Emerging Activity Centre Subzone. The Concept Plan for Buckland Park includes a number of activity centres which are located adjacent to proposed community, recreation and education facilities. The distribution of this range of services and facilities throughout the estate further diminishes the requirement to cater for these facilities within the principal Suburban Activity Centre Zone and provide more convenient access to the suburban communities.</p> <p>Provision of a zone of 42.0 hectares as a Suburban Activity Zone allows for the development of a wide range of services and employment opportunities to support the Buckland Park community. There are many "district centre" zones that have areas similar to that proposed in this Code Amendment. Many of these centres include extensive areas accommodating education and recreational land uses, which is not required or proposed in this master planned community as they are accommodated elsewhere.</p> <p>Furthermore, Buckland Park has the benefit of being developed as a green-field site, taking account of trends of mixed-use precincts, vertical integration of uses and the changing structure of retailing and service delivery, including a range of different formats and methods of distribution of goods and services.</p> <p>Whilst detailed planning of the centre is yet to occur, there is an opportunity for a more efficient centre to be developed in comparison to many of the traditional "district centres" currently operating in metropolitan Adelaide.</p>

STATE PLANNING POLICY (SPP)	CODE AMENDMENT ALIGNMENT WITH SPP'S
<p><b>Policy 9.2</b></p> <p>Enable opportunities for employment and encourage development of underutilised lands connected to, and integrated with, housing, infrastructure, transport and essential services.</p>	<p>Development of the Suburban Activity Centre Zone continues to be integrated with housing, infrastructure, transport and services of the staged development of Buckland Park.</p>
<p><b>Policy 9.5</b></p> <p>Promote new, latent and alternative employment types and attract new business investment by enabling a diverse range of flexible land use opportunities.</p>	<p>As a green-field development there is an opportunity for a diverse range of development and employment types. The policies of the Suburban Activity Centre Zone provide sufficient flexibility to allow for a range of land uses and business types that will provide employment opportunities. These opportunities do not alter significantly by the alteration of the zone boundary and a smaller zone, given the capacity to integrate land uses in a yet to be designed centre to be developed in stages.</p>
<p><b>Policy 9.7</b></p> <p>Encourage appropriate retail development through the implementation of best practice retail planning guidelines (see <b>Figure 5</b>).</p>	<p>Figure 5: Principles of Retail Planning support new activity centres to be established to support equitable and convenient access to services. The principles also seek to protect higher-order centres, while allowing for small-scale activity centres to emerge. As a Master Planned development, Buckland Park will support a hierarchy of centres that are convenient to the population they serve. The principal activity centre being the land within the Suburban Activity Centre Zone is not altered by this Code Amendment.</p>
<p><b>Policy 9.8</b></p> <p>Allow for competition within the retail sector by providing an appropriate supply of land for all retail formats in areas that are easily accessible to communities.</p>	<p>As above.</p>

## 2.0 REGIONAL PLANS

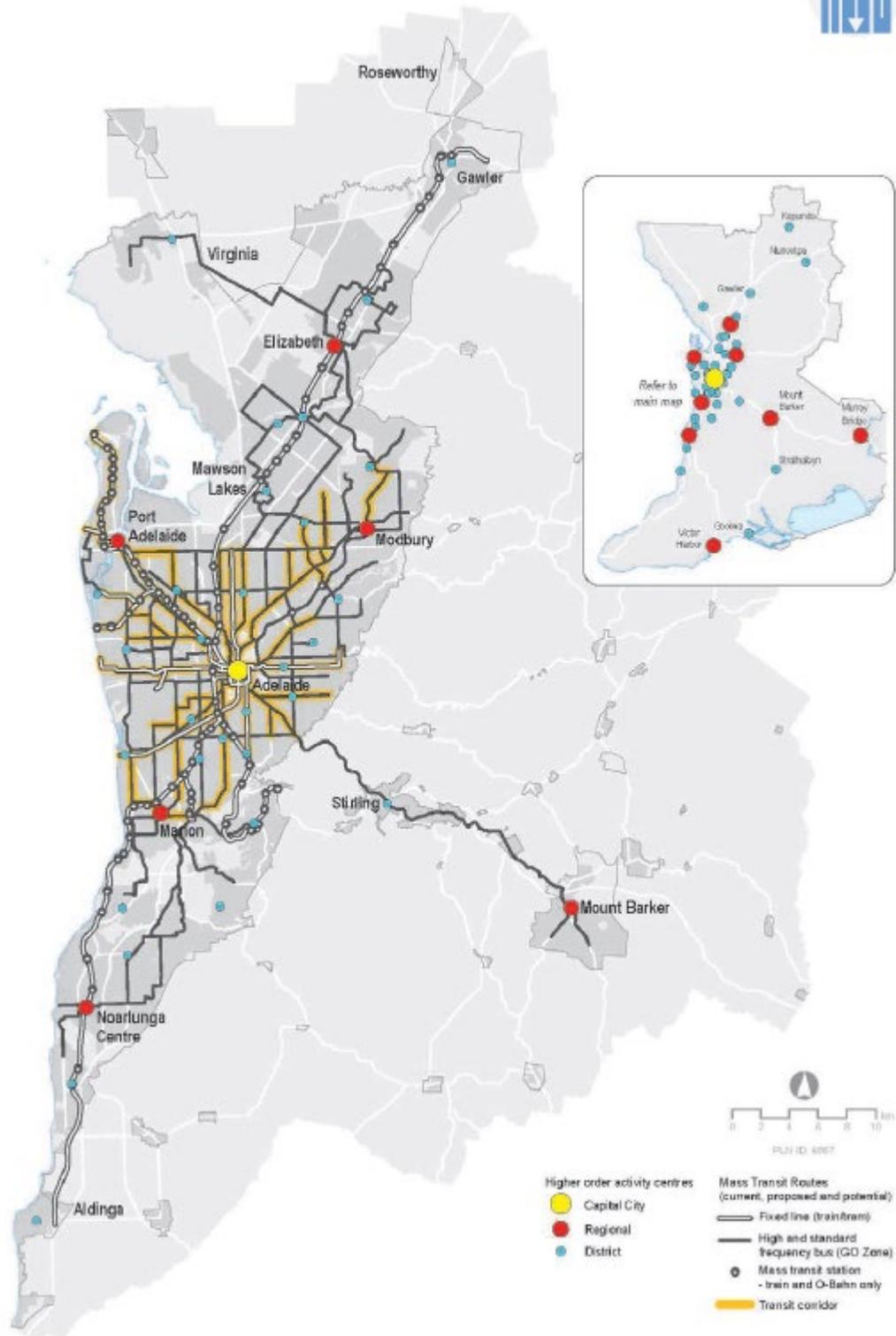
### The Regional Plan

The key policies and targets of the 30-Year Plan for Greater Adelaide insert details of relevant Regional Plan, for example 30-Year Plan for Greater Adelaide] which are most relevant to this Code Amendment are [include summary of relevant Regional Plan policies or targets].

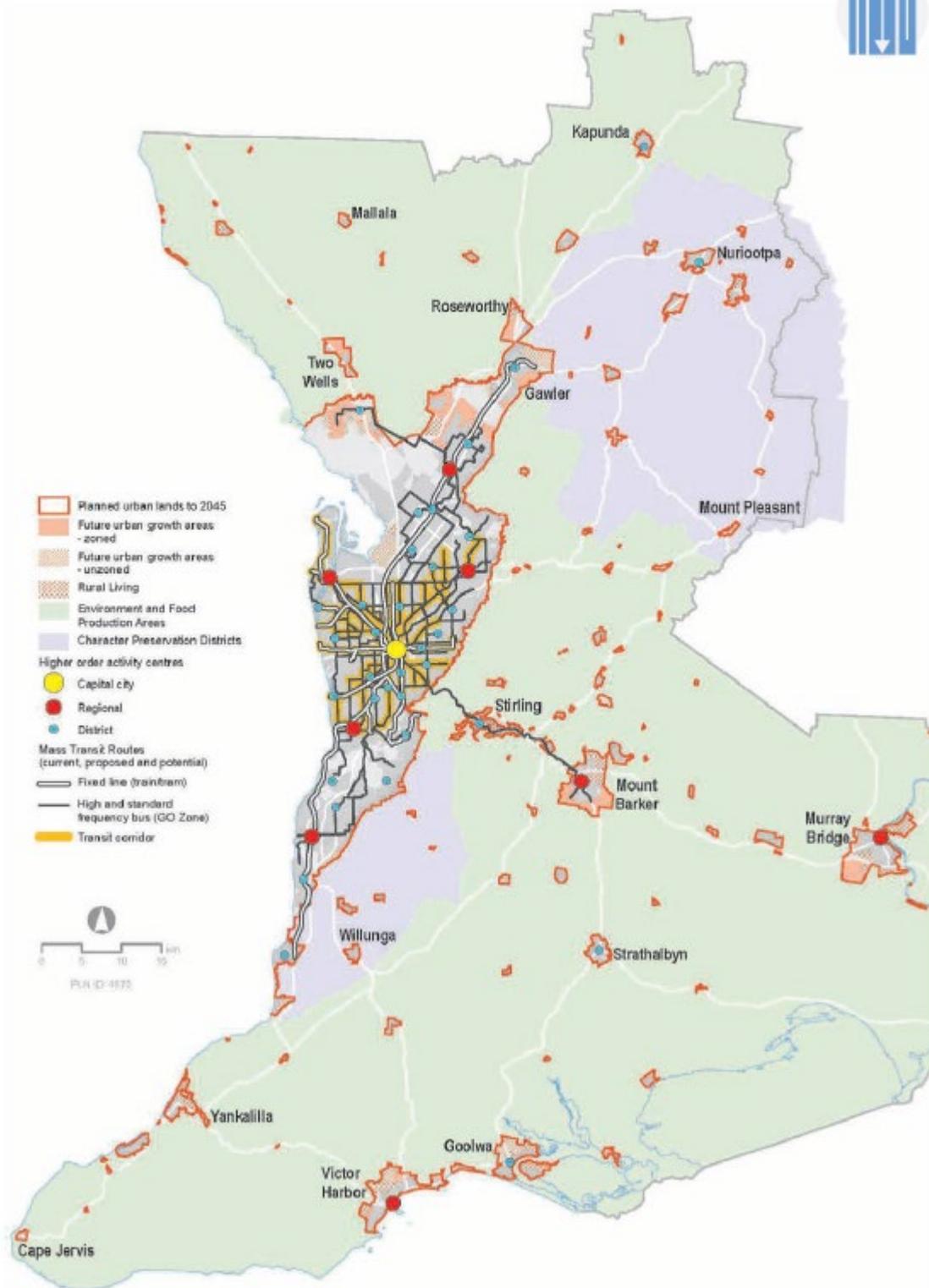
The investigations undertaken to date and outlined in this Code Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described **below**.

THE 30-YEAR PLAN FOR GREATER ADELAIDE – 2017 UPDATE	
Transit corridors, growth areas and activity centres	
Policy	Code Amendment Outcome
<p><b>P1.</b> Deliver a more compact urban form by locating the majority of Greater Adelaide’s urban growth within existing built-up areas by increasing density at strategic locations close to public transport. (Map 2)</p>	<p>Buckland Park is a strategic growth location within outer Metropolitan Adelaide as identified on Map 2 (<b>below</b>). This Code Amendment does not alter the function of this important growth area, but rather refines the are required for the principal ‘district centre’ for the master planned community.</p>
<p><b>P2.</b> Increase residential and mixed use development in the walking catchment of:</p> <ul style="list-style-type: none"> <li>• strategic activity centres*</li> <li>• appropriate transit corridors</li> <li>• strategic railway stations.</li> </ul>	<p>The Riverlea Suburban Activity Centre will develop over time into a strategic activity centre with key transport linkages. Alteration of the boundary of the Suburban Activity Centre Zone by this Code Amendment does not undermine the achievement of this policy. There will continue to be opportunities for mixed use development within the activity centre and the proposed alteration to include residential development immediately north of the Suburban Activity Centre will increase the volume of residential properties within walking distance of the centre.</p>
<p><b>P5.</b> Encourage medium rise development along key transport corridors, within activity centres and in urban renewal areas that support public transport use.</p>	<p>There will continue to be opportunities for medium rise residential development to be integrated with retail, commercial, entertainment and recreational land uses anticipated within the Suburban Activity Centre Zone. The zone will be subject to significant master planning to achieve the appropriate mix of development during its development over the next 10-20 years.</p>
<p><b>P9.</b> Develop activity centres as vibrant places by focusing on mixed-use activity, main streets and public realm improvements.</p>	<p>The Suburban Activity Centre Zone, even with a reduced area proposed by this Code Amendment has substantial capacity to the developed as a vibrant place as sought by this policy.</p>
<p><b>P11.</b> Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas, as shown on Map 3.</p>	<p>In accordance with Map 3 (<b>below</b>), Buckland Park is a growth area in the outer Metropolitan Area that is appropriately zoned for urban growth and located outside of the Environment and Food Production Areas.</p>

Map 2 — Activity centres and mass transit routes



Map 3 — Designated urban areas and township boundaries



<b>Housing Mix, affordability and competitiveness</b>	
<b>Policy</b>	<b>Code Amendment Outcome</b>
<p><b>P36.</b> Increase housing supply near jobs, services and public transport to improve affordability and provide opportunities for people to reduce their transport costs.</p>	<p>The residential development proposed to be incorporated on the northern side of Riverlea Boulevard (Stage 7 land division) provides a range of residential allotments that are in close proximity to the proposed suburban activity centre. This provides increased opportunity for housing near future jobs, services and public services.</p>
<p><b>P37.</b> Facilitate a diverse range of housing types and tenures (including affordable housing) through increased policy flexibility in residential and mixed-use areas, including:</p> <ul style="list-style-type: none"> <li>• ancillary dwellings such as granny flats, laneway and mews housing</li> <li>• dependent accommodation such as nursing homes</li> <li>• assisted living accommodation</li> <li>• aged-specific accommodation such as retirement villages</li> <li>• small lot housing types</li> <li>• in-fill housing and renewal opportunities.</li> </ul>	<p>Affordable housing is incorporated within each stage of the master planned Riverlea estate community. The development incorporates a range of residential allotments that will be developed for a variety of housing forms during the lifetime of the estate.</p>
<p><b>P42.</b> Provide for the integration of affordable housing with other housing to help build social capital.</p>	<p>As above.</p>
<b>The economy and jobs</b>	
<b>Policy</b>	<b>Code Amendment Outcome</b>
<p><b>P55.</b> Promote certainty to undertake development while at the same time providing scope for innovation.</p>	<p>This Code Amendment continues to provide a Suburban Activity Centre of a size, shape and location that allows for an innovative approach to the provision of a wide range of retail, commercial, community services, entertainment/recreational and employment activities within a master planned centre.</p>
<p><b>P56.</b> Ensure there are suitable land supplies for the retail, commercial and industrial sectors.</p>	<p>A Suburban Activity Centre of approximately 42 hectares is comparable to many existing centres of similar functionality throughout the metropolitan area. The site has the advantage of being a greenfield development site that can be master planned, developed in stages and be innovative in its response to changing demands in the retail, commercial and industrial sectors. The capacity to master plan the centre and incorporate vertical development rather than the traditional horizontal development of many centres in the metropolitan area ensures that even with a reduced overall capacity it has suitable land area to cater for future demand.</p>
<p><b>P73.</b> Provide sufficient strategic employment land options with direct access to major freight routes to support activities that require separation from housing and other sensitive land uses.</p>	<p>The Suburban Activity Centre continues to be located appropriately adjacent to the intersection of Port Wakefield Highway and Riverlea Boulevard to ensure employment activities are suitably accessible. The size and shape of the centre along with its capacity to be master planned will provide suitable design opportunities to separate employment activities, if/as necessary from residential and other sensitive land uses.</p>

### 3.0 OTHER STRATEGIC PLANS

The City of Playford have numerous strategic plans which are relevant to the development of Buckland Park (Riverlea), including:

- The City of Playford Strategic Plan 2016-2020.
- The City of Playford Draft Strategic Plan 2020-2024.
- Playford Community Vision 2043.
- City of Playford Social Plan for Services and Infrastructure.

The City of Playford Draft Strategic Plan 2020-2024 recognises that the city is experiencing intense residential growth with the population anticipated to grow by 130,000 people by 2036. Development of Buckland Park (Riverlea) will be an important contributor to this population growth. The staged development of Riverlea is being undertaken in close collaboration with Council and it will continue to address the objectives of Council's strategic plan, particularly the current community themes of:

- Improving safety and accessibility.
- Lifting city appearance.
- Connecting with our community and each other.
- Supporting local employment opportunities.

Provision of a range of services to the community of Buckland Park (Riverlea) during its growth and development and into the future is a key strategic aim of Council. At the time of preparing the EIS for Buckland Park, careful consideration was given to the provision of social infrastructure and services. Since the preparation of the EIS, the City of Playford has prepared a number of strategic policy documents to guide the City's growth. One of these strategies was the City of Playford Social Plan for Services and Infrastructure prepared by Elton Consulting (February 2013). This report discusses the type of facilities expected for a district catchment of between 20,000 to 30,000 people, and possibly up to 50,000. The report states that:

*"District level facilities are most often located in activity centres, ideally linked to public transport and in locations where people have a cause to gather and visit. District facilities provide a range of activity and program space as well as accommodation for community organisations and service providers. District level facilities would usually have a relatively permanent staff presence whether that is a local government or service provider personnel. District level facilities include:*

- *Multipurpose community centre*
- *High schools and other learning facilities*

- *Civic and cultural facilities, including a district or branch library and community arts spaces*
- *Entertainment, leisure facilities and services*
- *Sporting and recreation facilities*
- *A range of medical and community health services*
- *Individual and family support services, and services addressing particular issues such as welfare, legal aid, employment, housing*
- *Facilities and services for particular sections of the population, such as young people, older people, people with a disability, people from culturally and linguistically diverse communities.”*

Inclusion and integration of all of the above-mentioned facilities are capable of being incorporated into the development of the Suburban Activity Centre Zone south of Riverlea Boulevard, as proposed by the Code Amendment.

# **ATTACHMENT E**

## **Investigations**

Investigations already undertaken in support of the proposed Stage 7 residential development are outlined below, along with addendums to inform this Code Amendment. The Stage 7 area correlates with the area proposed to be rezoned from the existing Suburban Activity Centre Zone to the Master Planned Neighbourhood Zone, proposed in this Code Amendment.

<b>STORMWATER MANAGEMENT PLAN – BUCKLAND PARK DEVELOPMENT – PRECINCT 1, BY WALLBRIDGE GILBERT AZTEC PROJECT NO C080163 – WGA080163-RP-CV-0010 REV 5 DATED 15 DECEMBER 2020</b>	
<b>Summary of Scope of Investigations</b>	<b>Summary of Outcome of Recommendations</b>
<p>The intent of the report (for Precinct 1) was to provide the design basis for the multi-objective management of stormwater on the development based on the following:</p> <ul style="list-style-type: none"> <li>• Internal network drainage design.</li> <li>• Design of regional flood conveyance channels.</li> <li>• The management of stormwater quality and its integrated approach within the overall project.</li> <li>• The management of stormwater within an overall risk management framework.</li> <li>• Staged implementation of the stormwater strategy.</li> </ul>	<p>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.</p> <p>The key priorities for Precinct 1, are based on achieving the key objectives outlined in Section 4 of this report. In this regard these are:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Water Quality management from the current land release to meet the required standards defined in Section 6.</li> <li>• Water reuse to be addressed in future precincts as there will be insufficient runoff from Precinct 1 alone to justify and stormwater harvesting and reuse scheme.</li> <li>• Environmental Protection and Enhancement by using a multi-objective approach to stormwater management such that it contributes to the delivery of this objective.</li> </ul> <p>The scope outlined in this report sets out to deliver these priorities.</p> <p>It is intended that all subsequent land releases will set to deliver the same objectives set for Stages 1A and 6A of Precinct 1.</p>

**TRANSPORT IMPACT ASSESSMENT, RIVERLEA – STAGE 7 SUBDIVISION BY GTA CONSULTANTS  
(REF S196950 ISSUE B DATED 13 JANUARY 2021)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>The report sets out an assessment of the anticipated transport implications of the proposed development, including consideration of the following:</p> <ul style="list-style-type: none"> <li>• existing traffic conditions surrounding the site;</li> <li>• traffic generation characteristics of the proposed development;</li> <li>• proposed access arrangements for the site;</li> <li>• transport impact of the development proposal on the surrounding road network.</li> </ul>	<p>Based on the analysis and discussions presented within this report, the following conclusions are made:</p> <ol style="list-style-type: none"> <li>1. The proposed development will include 155 residential allotments.</li> <li>2. Access to the proposed development will be via a new road network which will link to the proposed road network to the south and west, including Riverlea Boulevard and O'Connor Parade, and also a minor connection to the existing Martin Road to the north.</li> <li>3. The internal street network will operate safely with appropriate intersection treatments including a roundabout and T-junctions where required.</li> <li>4. The local street network will be suitable for the anticipated traffic volumes and provide a suitable speed environment of generally less than 50km/h.</li> <li>5. The identified traffic volumes will be appropriate to enable direct property access to the collector streets through the subject site, and driveway locations able to be located in suitable locations (to be confirmed with individual dwelling consents).</li> <li>6. The proposed street network will provide for sufficient on-street parking based on the proposed carriageway widths, length of streets and allotment frontage widths, in addition parking bays will be provided in some locations to enable on-street parking.</li> <li>7. The proposed carriageway widths of 7.0 metres for the local roads will provide sufficient capacity for through traffic and parking.</li> <li>8. The development is expected to generate up to 1,240 vehicle trips (approx.) daily which is reasonably low when distributed across the various streets.</li> <li>9. The predicted traffic volumes will be lower than identified in the original Buckland Park Environmental Impact Statement – Traffic Modelling given the previous assumption of a mixed use area.</li> </ol>

**ACCESS OPTIONS FEASIBILITY REVIEW BY GTA CONSULTANTS  
(REF S195500 DATED 2 JUNE 2021)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>Examine feasibility options for southern access with service road from Port Wakefield Road to the District Centre</p>	<p>The feasibility report examined options for a southern, mid-block and northern access for District Centre, for both the at grade intersection and the future grade separated intersection.</p> <p>It concluded the following in relation to the three options:</p> <p><b>Option A:</b> Southern Access with Service Road</p> <ul style="list-style-type: none"> <li>- Entry from Port Wakefield Road based on standard deceleration lane requirements.</li> <li>- Option for multiple internal access with service road connectivity.</li> <li>- Can avoid earth mounds as required.</li> <li>- Exit to Port Wakefield Road will conflict with intersection left turn if full acceleration lane is required (subject to DIT agreement).</li> <li>- At-grade layout access point location can be coordinated with grade separated layout to minimise impacts.</li> </ul> <p><b>Option B:</b> Mid-Block Access</p> <ul style="list-style-type: none"> <li>- Entry from Port Wakefield Road based on standard deceleration lane requirements.</li> <li>- Single access point with internal connectivity (subject to design).</li> <li>- Can avoid earth mounds as required.</li> <li>- Location constrained by need to be prior to left turn lane at main intersection to north.</li> <li>- Can move to south if required (subject to culvert location).</li> <li>- Opportunity for additional connectivity internally as shown.</li> <li>- At grade access point location can be coordinated with future grade separated option.</li> </ul> <p><b>Option C:</b> Northern Access</p> <ul style="list-style-type: none"> <li>- Entry from Port Wakefield Road based on standard deceleration lane requirements.</li> <li>- Single access point with lane based on spacing from start of intersection left turn lane.</li> <li>- Earth mounds will be impacted by access point</li> <li>- Location constrained by location of left turn for intersection.</li> <li>- At-grade access point cannot be coordinated with future grade separated layout due to ramp design.</li> </ul> <p>The feasibility report concludes that Option A is preferred, Option B is feasible, and Option C is not feasible.</p>

**TRAFFIC NOISE IMPACT ASSESSMENT – BUCKLAND PARK PRECINCT 1 BY RESONATE  
(REF A200328RP1 REV F DATED 2 JULY 2021)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>The report outlines an acoustic review of the proposed Buckland Park development (Precinct 1) and provides advice regarding the impact of local traffic noise on the homes and other uses (Neighbourhood Centre &amp; School) adjacent to the arterial &amp; sub-arterial roads. This assessment also investigates this impact of the proposed grade separated intersection along Port Wakefield Road.</p>	<p>The conclusions related to the acoustic analysis are:</p> <ul style="list-style-type: none"> <li>• It is recommended that the project achieves compliance with the external DPTI road traffic noise criteria and internal noise criteria (as outlined in the Minister's Specification SA 78B) to comply with the current Playford Council Development Plan requirements.</li> <li>• Traffic noise mitigation is required for those dwellings that are nominated as SEC 1, 2 or 3 as shown in Appendix B—Facade noise prediction.</li> <li>• Where fences are provided between the road noise source and the residence (corner fencing) Sound Exposure Category of the residence should be assessed on a case by case basis.</li> <li>• Following agreement with Walker Corporation noise walls and fences (greater than 1,800 mm high) along the main boulevard are not consistent with the urban design principles and have not been considered in detail in this assessment.</li> <li>• A 2.7 metres high noise wall is recommended to shield residents closest to Port Wakefield Road.</li> <li>• Noise mitigation in the form of glazing, wall, door and roof/ceiling construction has been provided for the different major roads (refer Table 6). The conceptual construction can be refined following more detailed discussions with the proposed builders.</li> <li>• The Residential Building &amp; Design Guideline should be updated to include the following: <ul style="list-style-type: none"> <li>- Noise mitigation and performance specification with detailed specifications extracted from Table 6.</li> <li>- Need for solid gates / fences facing roads for properties requiring mitigation (1,800 mm high).</li> </ul> </li> <li>• Indicative additional costs have been provided for houses with different noise exposure. The range of costs is in the order of \$1,000.00 to \$6,500.00 for houses on the main central boulevard and will depend on whether the house is single or double storey. These figures can be refined following more detailed discussions with the proposed builders.</li> <li>• There are no traffic noise criteria for the Neighbourhood Centre and School.</li> </ul>

**BUCKLAND PARK PRECINCT 1 ACOUSTIC REPORT A200238FP1F ADDENDUM - Dated 10 August 2021)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>Application of Noise and Air Emissions Overlay and Interface Between Land Uses General Development Policy of the Planning and Design Code.</p>	<p>In addition to the Traffic Impact Noise Assessment report which is part of the Stage 7 development application documentation, Resonate have considered the Noise and Air Emissions Overlay and the Interface Between Land Uses General Development Policy of the Planning and Design Code, as an addendum to the assessment. The addendum notes that the Noise and Air Emissions Overlay is utilised to trigger the application of the Ministerial Building Standard MBS10. In assessing the Stage 7 development, Resonate considered SA 78B which was superseded by MBS 10 in March 2021. The intent to control external noise intrusion into residential buildings is the same and the assessment undertaken for Stage 7 is consistent and appropriately addressed. Resonate conclude that the intent of the Noise and Air Emissions Overlay is achieved with respect to noise for Stage 7 and similarly, the desired outcome of the Interface between Land Uses is achieved with respect to noise.</p>

**DETAILED SITE INVESTIGATION - STAGE 7 BUCKLAND PARK BY GREENCAP  
(REF: J169796 DATED FEBRUARY 2021)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>Greencap Pty Ltd (Greencap) was commissioned by Walker Buckland Park Developments Pty Limited (the client) to prepare a Detailed Site Investigation (DSI) for the site located on the corner of Legoe and Reedy Roads, Buckland Park, South Australia (referred to as Stage 7 Riverlea Park).</p> <p>It is understood that Stage 7 Riverlea Park was previously proposed to be used for commercial / industrial purposes and was zoned as 'District Centre'. The client has since decided to redevelop the site for open space and residential land use, and as part of their Development Application, Department for Infrastructure and Transport (DIT) requested additional site assessment. The objective of the DSI was to assess the contamination status at/beneath the site in terms of the proposed residential and open space land use.</p>	<p>The Detailed Site Investigation for the site located on the corner of Legoe and Reedy Roads, Buckland Park, South Australia (Stage 7 Riverlea Park) characterised the nature and extent of the site contamination at/beneath the site in terms of proposed open space and residential land use.</p> <p><b>Site History</b></p> <p>The site appears to have been used predominately for farming purposes (including grazing and broad acre farming). Historical information reviewed indicates that several sheds were located across the site (including a cluster in the central portion) and a small orchard was in the southern central portion of the site; however, these features have been removed. In late 2019, a significant volume of soil was imported to the site and constructed into noise mounds along the eastern site boundary within the proposed open space portion of the site.</p> <p>The identified potential sources of site contamination include:</p> <ul style="list-style-type: none"> <li>• Use of pesticides, herbicides and fertilisers during use of the site for farming (including the orchard in the southern central portion).</li> <li>• Use of fill from various unknown sources brought onto the site for use as a base course under sheds/ buildings, within driveways or for site levelling purposes. The soil mounds more recently imported onto eastern portion of the site comprise natural material sourced from the Adelaide Festival Plaza development. These mounds were previously sampled and tested and identified to contain elevated arsenic concentrations.</li> <li>• Remnant building demolition wastes including asbestos containing building products (although no evidence of asbestos on the ground surface was observed during Greencap's site inspection).</li> </ul> <p>The main contaminants of concern associated with the above sources of site contamination were identified to include heavy metals, polycyclic aromatic hydrocarbons, petroleum hydrocarbons, pesticides, herbicides, nutrients and asbestos.</p> <p><b>Soil Investigation</b></p> <p>A total of ninety-seven grid based and targeted locations were sampled to characterise soils across the site. Across most of the site, there was very little fill material encountered but some shallow fill material was encountered in some of the targeted test pits around the former sheds comprising silty sand with pockets of gravels. The mounds along the eastern site boundary comprised a mix of sand and fine gravels. Underlying natural soils comprised brown to red brown silty clay of medium to high plasticity.</p>

**DETAILED SITE INVESTIGATION - STAGE 7 BUCKLAND PARK BY GREENCAP  
(REF: J169796 DATED FEBRUARY 2021)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
	<p>Elevated arsenic concentrations were reported in two (2) samples from the mounds along the eastern site boundary exceeding the adopted ecological and health criteria for residential land use. Based on a statistical assessment of the material within the mounds, the material does meet the health criteria for residential use. In addition, the eastern portion of the site (where the mounds are located) is proposed for open space land use and all reported results are significantly below the adopted health criteria for open space land use.</p> <p><b>Groundwater Investigation</b></p> <p>The groundwater investigation comprised the installation and sampling of four monitoring wells across the site and the sampling of one existing monitoring well. Groundwater was encountered at approximately 2.0 metres below ground level. The groundwater was assessed to flow in a north westerly direction, which is consistent with regional groundwater flow.</p> <p>Most reported groundwater results were below the adopted assessment criteria based on the relevant environmental values. Elevated total nitrogen concentrations were reported in all groundwater wells exceeding the adopted irrigation criteria. Given, the upgradient wells (MW03 and GW10) reported higher concentrations of total nitrogen than downgradient wells and based on a desktop review of nutrient data from other registered wells to the east of the site, the impacts are considered to be representative of ambient groundwater conditions (possibly due to the agricultural land use in the surrounding areas) rather than a discrete on-site source of contamination.</p> <p><b>Concluding Statement</b></p> <p>Based on the findings of the Detailed Site Investigation, Greencap considers that there is a low likelihood of contamination that might pose an unacceptable risk to human health or the environment in terms of the proposed residential and open space land use.</p>

**AIR QUALITY MONITORING REPORT – STAGE 7 – RIVERLEA PARK BY GREENCAP  
(REF: J169796 DATED AUGUST 2021)**

Summary of Scope of Investigations	Summary of Outcome of Recommendations
<p>Due to the site’s close proximity to Port Wakefield Road, the SA EPA has requested additional information relating to exhaust emissions from nearby traffic and its potential to affect the health of future residents of Stage 7.</p> <p>Greencap has provided environmental monitoring, specific to dust and emissions as follows:</p> <ul style="list-style-type: none"> <li>• Two (2) fixed monitoring locations.</li> <li>• Data processing and review.</li> <li>• Comparison against applicable guidelines.</li> </ul> <p>An assessment has been made of the Planning and Design Code Noise and Air Emissions Overlay.</p>	<p>Greencap was commissioned by Walker Buckland Park Developments Pty Ltd to undertake air quality monitoring for the site located on the corner of Legoe and Reedy Roads, Buckland Park, South Australia (referred to as Stage 7 Riverlea Park). Due to the site’s close proximity to Port Wakefield Road, the SA EPA requested additional information relating to exhaust emissions from nearby traffic and its potential to affect the health of future residents of Stage 7.</p> <p>Two (2) monitoring units (Locations 1 and 2) were placed approximately 90.0 metres west of Port Wakefield Road along the eastern boundary of the proposed Stage 7 residential development to monitor dust and emissions from the road.</p> <p>Average concentrations for dust (including PM2.5 and PM10) and gases (including carbon monoxide, nitrogen dioxide and sulfur dioxide) were all below the adopted Maximum Concentration Standard as detailed in Table1 of Schedule 2 of the National Environment Protection (Ambient Air Quality) Measure. Volatile organic compounds measured at 0ppb for locations 1 and 2, with the exception of some spikes likely caused by a running vehicle next to the monitors, during set-up. Elevated ozone results exceeding the adopted criteria were reported at Locations 1 and 2 generally from 19:00 to 07:00, during off-peak traffic times.</p> <p>High ozone levels associated with traffic emissions typically occur after noon through to early evening, and results from reactions between VOCs and nitrogen dioxides. It is noted the elevated ozone levels at the site occurred from evening to early morning, and nitrogen dioxide and VOC levels were low.</p> <p>A review of the Planning and Design Code Noise and Air Emissions Overlay notes the placement of Balance Allotment 2500 (within the Stage 7 land division) separates sensitive receivers from Port Wakefield Road, so that the risk to community health and amenity is adequately considered and addressed.</p>