

# DECISION NOTIFICATION FORM

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

## TO THE APPLICANT:

Name:	Walker Corporation
Postal address:	Level 2, 2 King William Street, Adelaide SA 5000
Email:	<a href="mailto:patrick.mitchell@walkercorp.com.au">patrick.mitchell@walkercorp.com.au</a>

## IN REGARD TO:

Development application no.: 292/D027/15	Lodged on: 3 August 2022
Nature of proposed development: Variation to a previously approved Major Development – Buckland Park ‘Riverlea’ – land division layout changes.	

## LOCATION OF PROPOSED DEVELOPMENT:

Street address: Port Wakefield Road, Buckland Park			
Lot no. A134 FP162483	Hundred Port Adelaide	Volume CT5755	Folio 199
Lot no. A133 FP 162482	Hundred Port Adelaide	Volume CT5763	Folio 970
Lot no. A4 FP40170	Hundred Port Adelaide	Volume CT5228	Folio 167
Lot no. A5 FP40170	Hundred Port Adelaide	Volume CT5424	Folio 348
Lot no. A91 FP163644	Hundred Port Adelaide	Volume CT5868	Folio 769

## DECISION:

Decision type	Decision	Decision date	No. of conditions	Entity responsible for decision
Development authorisation	GRANTED	28 April 2023	88	Minister for Planning
Building Certification	N/A	N/A	N/A	N/A-

**FROM THE RELEVANT AUTHORITY:** Minister for Planning



**Simon Neldner**  
**A/MANAGER – CROWN AND IMPACT ASSESSMENT**  
*as delegate of the*  
**MINISTER FOR PLANNING**

## PREAMBLE:

1. On 5 June 2003, a major development declaration was made for the subdivision and development of land at Buckland Park near Virginia north of Adelaide ('the declaration'). The Minister for Urban Development and Planning ('the Minister') gave notice in the *Government Gazette* that he was of the opinion that it was appropriate for the proper assessment of the development of major environmental, social or economic importance that Section 46 of the *Development Act 1993* ('the Act') applied to any development of a kind listed in Schedule 1 of that notice in parts of the State listed in Schedule 2 of that notice.
  2. The declaration was varied by notice in the *Government Gazette* on 4 January 2007 to, amongst other things, expand the major development declaration.
  3. A proposal from Walker Corporation Pty Ltd ('the proponent') to develop a substantial staged residential and commercial development at Buckland Park was the subject of a development application lodged in May 2007 ('the major development').
  4. The declaration was varied again by notice in the *Government Gazette* on 12 June 2008 to include additional land parcels within the major development declaration.
  5. The major development was the subject of an Environmental Impact Statement ('EIS'), which was completed and put on public display on 19 September 2007, and an Assessment Report was produced, and was assessed in accordance with Section 46 and Section 46B of the Act. By notice in the *Government Gazette* on 4 February 2010, the Governor:
    - (a) granted provisional development authorisation subject to conditions (in Part B of the notice), with specified reserved matters (in Part A of the notice), for the following components:
      - (i) land division, creating 8 superlots which include the 5 residential land division stages, employment lands, recreation/water management and transport infrastructure areas shown in plans 19000p01-r3, r5 and r6, 5 November 2009 (Fyfe Engineers Surveyors);
      - (ii) Precinct 1 land division (Superlot 1 under the land division application) which comprised 614 residential allotments, a school site, display centre and shopping /community centre over 62.23 hectares;
      - (iii) proposed partial closure of Legoe Road under Part 7A (Section 34C (2) (a) (ii)) of the *Roads (Opening and Closing) Act 1991* (to take effect on a day to be fixed by subsequent order of the Governor or Minister published in the Gazette);
      - (iv) construction of a Neighbourhood Centre as set out in the detailed drawings; and
      - (v) construction of a display village as detailed by the proponent (The display village is now to be under the authority of the council for decision making).
    - (b) specified the period up until 1 February 2012 (subsequently amended) as the time within which substantial work must be commenced on site, failing which the Governor may cancel the authorisation.
- Future Precincts (Beyond 1 and 2) of the major development (3-5) will be determined when detailed land division applications are lodged. The object of this decision notice is a decision on:
- i) new Superlot plan
  - ii) Precinct 2 Land Division
  - iii) Precinct 2C Land division
  - iv) Road Closure of part of Buckland Park Road (on 18 December 2017).
6. The proponent requested in the past (and was granted) modifications to the provisional development authorisation to allow more practicality in implementing the proposal and satisfying the reserved matters and conditions of the authorisation. In summary, the matters related to:
  - (a) the requirement for a scheme description;
  - (b) affordable housing requirements
  - (c) the requirement for a construction environment management and monitoring plan (CEMMP);
  - (d) signage associated with the proposed neighbourhood centre; and
  - (e) various elements of the Schedule of Commitments.
7. In response to the request, by notice in the *Government Gazette* on 21 October 2010, the Minister (under delegation) varied the provisional development authorisation by:
  - (a) removing specified reserved matters entirely from the authorisation;
  - (b) revoking and varying specified conditions;
  - (c) attaching new conditions;
  - (d) reserving remaining specific matters for further assessment;
  - (e) specifying that the reserved matters must be completed by 31 October 2011 (which was achieved); and

- (f) specifying the period up until 31 October 2013 (subsequently extended) as the time within which substantial work must be commenced on site, failing which the Governor may cancel the authorisation.
8. On 23 December 2010 a Development Plan Amendment ('DPA') was authorised by the Minister which provided policy guidance for the residential, commercial and other uses of Buckland Park as expressed in the provisional development authorisation for the major development.
9. The proponent requested further modifications to satisfy the reserved matters related to employment of a Community Worker (d)(4) (letter dated 8 November 2010), provision of power through an electricity provider (d)(9) (letter dated 8 November 2010), negotiation with DECS/Virginia Primary School on the need for demountable class rooms (d)(11) (letter dated 10 November 2010) and liaison with the City of Playford in relation to provisions of library services (d)(6) (letter dated 2 December 2010). By notice in the Government Gazette on 10 March 2011, the Presiding Member of the Development Assessment Commission (DAC) (under delegation) varied the provisional development authorisation by:
- (a) moving reserved matters (d)(4) and (d)(9) to conditions; and
  - (b) removing reserved matters (d)(6) and (d)(11) entirely from the provisional development authorisation as they were assessed as having been satisfied.
10. The proponent requested further modifications on 28 February 2011 (as altered by a letter dated 11 July 2011) for an amended land division plan for Stage 1 (including a further 5 sub stages). The number of allotments was reduced from 614 to 609 (for the entire Precinct 1), with an increase in open space of 7.4 hectares. The road hierarchy and lot layout was also amended following discussions with the City of Playford and other agencies. A request to increase the number of display homes from 32 to 45 was also dated 11 March 2011 (approval for display homes was subsequently removed and is now under the authority of the council). By notice in the *Government Gazette* on 15 September 2011, the Presiding Member of the Development Assessment Commission (under delegation) varied the provisional development authorisation by:
- (a) moving the following from reserved matters to conditions:
    - i) draft Residential Guidelines and Encumbrance [reserved matter (a) from Schedule 1] (letter dated 11 April 2011);
    - ii) provision of an Affordable Housing Plan, in relation to the land division for Stage 1 [reserved matter (b) from Schedule 1] (letter dated 15 April 2011);
    - iii) Community Bus timetabling and staffing (Playford Council) [reserved matter D3] (letter dated 1 June 2011);
    - iv) agreement for water services (SA Water) [reserved matter D6] (letter dated 8 November 2010);
    - v) agreement for gas services (APA) [reserved matter D7] (letter dated 21 June 2011);
    - vi) proponent to prepare a Recreation Facilities Strategy for Stage 1 in collaboration with the City of Playford's Buckland Park Project Control Group [reserved matter D4] (letter dated 6 July 2011); and
    - vii) final design drawings for the signalised intersection of Legoe Road with Port Wakefield Road to the satisfaction of Department for Transport, Energy and Infrastructure ('DTEI') [reserved matter D1] (letter from DTEI to proponent dated 29 June 2011).
  - (b) removing the following reserved matter entirely from the provisional development authorisation as it was assessed as having been satisfied:
    - i) a reconfigured land division plan to create a 40m buffer between the SA Potato grower's horticultural activity (on the southern side of Precinct 1 land division) and the outer boundary of the subdivision area [reserved matter (c)] (Amended Precinct 1 plan was submitted by proponent on 28 February 2011);
    - ii) attaching a new reserved matter requiring the proponent to prepare a concept design of the ultimate grade separated intersection with Legoe Road and Port Wakefield Road (D9); and
    - iii) granting an extension of time until 31 December 2011 (later satisfied) to satisfy the remaining reserved matters (D2, D5 and D8) (in response to a request by letter dated 5 August 2011).
11. By notice in the *Government Gazette* on 22 December 2011, the Presiding Member of the DAC (under delegation) varied the development authorisation (no longer a provisional development authorisation as all reserved matters were deemed to be satisfied or moved to conditions) by moving the following reserved matters to conditions:
- (a) reserved matter D(2) regarding emergency access and D(8) regarding the flood access plan for Port Wakefield Road (letter from proponent dated 15 November 2011 approved by the relevant authorities) were deemed to be satisfied and made conditions;
  - (b) reserved matter D(5) regarding maintenance schedules and handover and defects liability periods was deemed to be satisfied (letters received from the proponent and the City of Playford dated 16 August 2011) and made a condition (included in the landscape and engineering designs information);
  - (c) reserved matter D(9) (letter from proponent dated 7 December 2011) regarding the grade separated intersection of Legoe Road and Port Wakefield Road was approved by DTEI (minute of 8 December 2011

from Director, Road Transport Policy and Planning of DTEI to Director, Planning and Assessment at DPLG) was deemed to be satisfied and made a condition; and

- (d) reserved matters (e), (f) and (g) regarding building rules assessment and display village design were removed as reserved matters and made conditions to provide consistency with other recent prior decisions under Section 48 of the Act.
12. In response to a request by the proponent (letters dated 15 December 2011 and 3 July 2012), by notice in the Government Gazette on 24 January 2013, I (under delegation) varied the development authorisation by:
- (a) removing the obligation to provide recycled water (purple pipes) to individual homes (letter dated 13 July 2012 Section 4 only), with attached letters from SA Water dated 14 May 2012 and email dated 7 November 2012 (specifying that the removal of the obligation shall be limited to individual homes only), a letter from the City of Playford dated 21 November 2012 and an email dated 26 November 2012); and
  - (b) delaying the obligation to handover the substation site to ETSA Utilities (now known as SA Power Networks) from prior to electrification of Precinct 1 to December 2017 (letter dated 30 September 2015 from Walker Corporation).
13. In response to a request by the proponent, by notice in the Government Gazette on 23 December 2013, the Governor varied the development authorisation to:
- (a) provide a permanent pump station, temporary tanks for the storage of waste water for up to 350 allotments (in Precinct 1) and associated infrastructure to be located within the proposed 'Precinct 2C 5' of the Superlot area (letter and report dated 2 May 2013); and
  - (b) provide an allotment for the proposed pump station and holding tanks within the proposed 'Precinct 2C 5' (application for land division (292/D079/12) dated 17 October 2012)—('the proposed amended major development').
14. In response to a request by the proponent by notice in the *Government Gazette* on 5 March 2015 for Precinct 1 Report dated August 2013 Revision B by Walker Corporation was varied amending
- (a) Land Division and residential mix;
  - (b) Neighbourhood centre location/design and timing (temporary to permanent);
  - (c) Display village location; (subsequently removed from the decision notice), and
  - (d) Primary School location.
15. The proponent also requested (and was granted) the removal of the need for separate (DAC) approval of the display village as the City of Playford has authority to make decisions on dwellings at Buckland Park and is able to make decisions about the display homes. The following would be removed from the existing decision notice:
- (a) Paragraph 1(a) delete the wording "Display Village";
  - (b) Remove listed drawing titled 'Precinct 1 Display Plan';
  - (c) Removal of conditions 47 and 48; and
  - (d) Amendment of Part B, note 1(a) to remove the reference to display village.
- This was approved in the decision notice of 3 July 2014.
16. The proponent also requested (letter of 17 December 2014) further minor amendment of Precinct 1. The proposed changes were to its sequencing of stages. Some lots increased in size and some medium density lots were removed, resulting in a reduction of total lots from 556 to 525.
- There have also been 2 minor road alignment changes.
- Modified plans were also provided and have replaced 5 existing approved plans and were approved by the Presiding Member of DAC on 5 March 2015.
17. The proponent submitted an Amendment to the EIS in November 2014 with an associated report which was advertised for public comment on 11 March 2015 until 27 March 2015 for a period of three weeks. No public comments were received. The Amendment to the EIS was also circulated to the City of Playford and to relevant Government agencies. An amendment to the Assessment Report has also been prepared for the Governor. A revised approval which provided for Stages 2 and 2C was approved by the Governor on 16 February 2017.
18. The Development Application and associated Land Division applications (which have been submitted via EDALA) are for:
- (a) An amended Superlot Plan
  - (b) Land Division plan for Precinct 2 (including stages within it) (DA 292/D027/15)
  - (c) Land Division for Precinct 2C (DA 292/D018/15)
  - (d) Notification of Road Closure for the northern (unmade) part of Buckland Road (18 December 2017)
  - (e) Extension of time for 'substantial commencement' of the intersection with Port Wakefield Road for two years from 31 October 2015 to 31 October 2017.

19. In response to a request by the proponent on 13 September 2017, the Minister (under delegation) granted a one year extension of time to 31 October 2018 to substantially commence the development.
20. On 10 October 2017 the proponent requested a further variation of the development authorisation to further extend the time by which the development must be substantially commenced and the Minister has agreed to vary the development authorisation in response to that request in the following respects:
  - (a) extend the time within which substantial work must be commenced on the site by a further three years until 31 October 2021;
  - (b) removing from the authorisation the definition of “substantial commencement”; and
  - (c) expressly requiring completion to the satisfaction of the Commissioner for Highways of the signalised intersection at the junction of Port Wakefield Road and Legoe Road prior to lodgement with the Lands Titles Office of a Plan of Division creating new residential allotments for Precinct 1, 2 or 2C, other than a Plan of Division creating allotments for the sole purpose of the Display Village as approved in Precinct 1.
21. On 14 May 2020 the proponent requested a further variation of the development authorisation to provide for minor amendments to the land division for Precinct 1 and 2C. The proposed amendments comprise adjustment to lot boundaries to incorporate more lots of approximately 300m<sup>2</sup>. The reduction in some allotment sizes result in an increase in the total number of lots in Precinct 1 (from 525 to 552). In Precinct 2C, the reduced allotment sizes result in a larger area of open space and reduced allotment number (from 45 to 44). The staging labels have also been amended in that Precinct 2C is now Stage 6 of Precinct 1. The State Commission Assessment Panel (as the delegate of the Governor of South Australia) agreed to vary the development authorisation.
22. On 4 March 2021, the proponent requested a variation of the development authorisation to provide for minor amendments to the land division for Precinct 1. The proposed amendments comprise provisions of a new local road within Stage 3, and adjustment of boundaries in Stages 2 and 3 to vary the allotment mix and incorporate an additional lot into Stage 2. The request also sought to increase the total number of allotments within the Display Village from 32 to 33. The State Commission Assessment Panel (as the delegate of the Governor of South Australia) agreed to vary the development authorisation.
23. On 28 September 2021, the proponent requested a variation of the development authorisation to provide for additional residential allotments within Stage 7 of Precinct 1. The State Planning Commission advised that it was satisfied that the previously endorsed EIS and Assessment Report do not require revision, such that the proposed amendments can be considered on their merits. The Minister for Planning and Local Government agreed to vary the development authorisation on 11 January 2022.
24. On 30 August 2021 (and again on 10 December 2021), the proponent requested a variation of the development authorisation to amend the layout of Stage 8, Precinct 2 (reducing the number of lots and modifying a portion of the road layout and a public reserve), and to also modify the overall staging plan in respect to Stages 8, 9 and 11. The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D027/15. The delegate of the Minister for Planning and Local Government agreed to vary the development authorisation on 18 February 2022.
25. On the 18 November 2021, the proponent requested a variation of the development authorisation to amend the layout of Stage 4, Precinct 1 (modifying and rationalising the road layout and increasing the allotment yield by 10 additional allotments). The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D019/12. The delegate of the Minister for Planning and Local Government agreed to vary the development authorisation on 21 March 2022.
26. On the 20 May 2022, the proponent requested a variation of the development authorisation to amend the layout of Stage 10, Precinct 2. The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D027/15.
27. On the 20 May 2022, the proponent requested a variation of the development authorisation to create an allotment and road reserve to facilitate stage 1 of the retail development within Precinct 1. The proposed amendments are of a minor nature and reflect the layout of the approved land use application (Construction of a shopping, community and retail centre) and do not change the substantive nature of the previous land division scheme approved under DA 292/D019/12.
28. On the 14 June 2022, the proponent requested a variation of the development authorisation to amend the layout of Stage 10a, Precinct 2. The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D027/15.
29. On the 14 June 2022, the proponent requested a variation of the development authorisation to amend the layout of Stage 10b, Precinct 1. The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D019/12.

30. On the 16 June 2022, the proponent requested a variation of the development authorisation to amend the layout of Stage 11, Precinct 2. The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D027/15.
31. On the 3 August 2022, the delegate of the Minister for Planning granted a varied development authorisation to the amendments indicated at no's 26, 28 and 30 within the preamble, pursuant to s.115(8) of the *Planning, Development and Infrastructure* without change to conditions (excepting plan references under Condition 1).
32. On the 4 August 2022, the delegate of the Minister for Planning granted a varied development authorisation to the amendments indicated at no's 27 and 29 within the preamble, pursuant to s.115(8) of the *Planning, Development and Infrastructure* without change to conditions (excepting plan references under Condition 1).
33. On the 3 August 2022, the proponent requested a variation of the development authorisation to amend the layout of Stage 12B, Precinct 2. The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D027/15.
34. On the 15 August 2022, the proponent requested a variation of the development authorisation to amend the layout of Stage 12A, Precinct 2. The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D027/15.
35. On the 16 August 2022, the proponent requested a variation of the development authorisation to amend the layout of Stage 9A, Precinct 1 (formerly portion of Stage 5, Precinct 1). The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D019/12.
36. On the 17 August 2022, the proponent requested a variation of the development authorisation to amend the layout of Stage 40, Precinct 2. The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D027/15.
37. On the 15 October 2022, the proponent requested a variation of the development authorisation to amend the layout of Stage 41, Precinct 2. The proposed amendments are of a minor nature, reflective of detailed design considerations, and do not change the substantive nature of the previous land division scheme approved under DA 292/D027/15.
38. The variations requested under no's 33-37 outlined above were considered at the same time.
39. As the delegate of the Minister for Planning, I have decided to grant a varied development authorisation to the proposed amendments – indicated at no 33, 34, 36 and 37 above - pursuant to s.115(8) of the *Planning, Development and Infrastructure* without change to conditions (excepting plan references under Condition 1). New Condition 88 references the approved Stormwater Management Plan.
40. For ease of reference I have reproduced the development authorisation in its entirety herein.

#### **RESERVED MATTERS:**

NIL

#### **CONDITIONS OF PLANNING CONSENT:**

1. Except where minor amendments may be required by other legislation or by conditions imposed herein, the approved development shall be undertaken in strict accordance with the following documents:

##### **Current Authorisation**

- Development Application from the proponent dated May 2007 (except to the extent that it may be varied by a subsequent document in this paragraph);
- Buckland Park Environmental Impact Statement and Appendices dated March 2009 the proponent (except to the extent that it may be varied by a subsequent document in this paragraph);
- Buckland Park Response Document and Appendices dated October 2009 the proponent (except to the extent that it may be varied by a subsequent document in this paragraph);
- Letter dated 10 November 2009 from the proponent—Additional information on Sea Level Rise;
- Letter dated 10 November 2009 from the proponent—Additional information on Access during a Flood Event;
- Letter dated 12 November 2009 from the proponent—Redesigned illustrations of the Superlot Proposal for the Master Plan;
- Letter dated 17 November 2009 from the proponent—Additional Information on Mosquitoes;
- Letter dated 18 November 2009 from the proponent—Schedule of Infrastructure; (updated on 13 July 2015)

- Letter dated 24 November 2009 from the proponent—Additional Information on Flood and Stormwater;
- Drawing Numbers specified below provided in consolidated maps dated 9 November 2009 Cover sheet Revision 3;
- Letter dated 17 December 2009 setting out the details of the 'Display Homes' in the display village;
- Assessment Report prepared by the Minister for Urban Development and Planning dated January 2010;
- Letter dated 1 March 2010 Re Provisional Approval February 2010.
- Letter dated 19 July 2010 from the proponent Reserved Matter (d) (6) re Water provision/SA Water;
- Letter dated 8 November 2010 from the proponent Reserved Matter d (6) re Water and wastewater provision;
- Letter dated 8 November 2010 from the proponent—Reserved Matter (d) (9) Electricity provision;
- Letter dated 8 November 2010 from the proponent Reserved Matter (d) (4) Community Worker;
- Letter dated 22 November 2010 from the proponent—wording of OEMMP condition;
- Letter dated 2 December 2010 from the proponent—Reserved Matter (d) (6) Library Services;
- Letter dated 10 November 2010 from the proponent—Reserved Matter (d) (11) DECS/Virginia Primary;
- Letter dated 28 February from the proponent description of proposed modifications including Stage 1 (later amended in letter from 11 July 2011);
- Letter dated 11 March 2011 from the proponent proposed modifications to Display home numbers to 45;
- Letter dated 11 April 2011 from the proponent Reserved Matter (a) Draft Residential guidelines and draft encumbrance document;
- Letter dated 15 April 2011 from the proponent—Reserved Matter (b) Affordable Housing;
- Letter dated 1 June 2011 from the proponent—Reserved Matter (d) (3) Community Bus;
- Letter dated 21 June 2011 from the proponent Reserved Matter (d) (7) provision of gas;
- Letter dated 29 June 2011 from DTEI—Reserved matter (d) (1);
- Letter dated 6 July 2011 from the proponent—Reserved Matter (d) (4) Recreational Strategy;
- Letter dated 1 July 2011 from the proponent—Amended Superlot plan with grade separation intersection land allowance;
- Letter dated 11 July 2011 from the proponent with final Land Division plans;
- Letter dated 5 August 2011 from the proponent for time extension on completion of reserve matters to 21 December 2011;
- Letter dated 16 August 2011 from the proponent re (d) (5) landscaping maintenance schedules and handover and defects liability periods (including Report from Swanbury and Penglase August 2011, Ref 10127, Rev E);
- Letter dated 6 September 2011 from City of Playford re (d) (5);
- Letter dated 15 November 2011 from the proponent re reserved matter (d) (2) (second emergency access);
- Letter dated 15 November 2011 from the proponent re reserved matter (d) (8) (Flood access plan);
- Minute from Director Transport Policy and Planning DTEI to Director Planning and Assessment DPLG dated 10 November 2011, re (d) (8) (Flood access plan);
- Letter dated 7 December 2011 from the proponent re reserved matter (d) (9) (ultimate grade separated intersection);
- Minute from Director Transport Policy and Planning DTEI to Director Planning and Assessment dated 8 December 2011 Re (d) (9) ultimate grade separated intersection;
- Letter from the proponent of 5 December 2011 for extension of time for completion of the Port Wakefield Road intersection from 31 October 2013 to 31 October 2014;
- Letter from the proponent of 13 July 2012, sections 4 and 5 only with attached letters from SA Water (14 May 2012) and ETSA;
- Email from the proponent on 7 November 2012 relating to the use of recycled water to individual homes;
- Letter from City of Playford re removal of Purple Pipes obligation dated 21 November 2012;
- Email from City of Playford 'clarification of Council correspondence re Recycled Water Infrastructure for Buckland Park' dated 26 November 2012;
- Letter from EPA dated 24 July 2012 commenting on separation distances for proposed WWMF;
- Letter from the proponent of 3 May 2013 and the attached 'Development Application for a Waste Water Management Facility';
- Email from Department of Health and Ageing (Tony Farror) dated 31 March 2013;
- Letter from the City of Playford dated 21 June 2013;
- Land Division application 292/D079/12 dated 17 October 2012.
- Application to amend Buckland Park Authorisation, Precinct 1 dated August 2013(Revision B);
- Letter from the City of Playford dated 25 October 2013;
- Letter from the proponent regarding Precinct 1 amendment dated 4 November 2013;
- Email from the proponent to DPTI 12 May 2014; and
- Letter from the proponent regarding Precinct 2 and 2C dated 17 December 2014.
- Letter from the proponent dated 25 March 2015 for an extension of time for the intersection with Port Wakefield Road
- Letter from the proponent dated 30 September 2015 defer need for SAPN sub-station land until December 2017

- Buckland Park (Riverlea) Development Application/Amendment to the EIS for Superlot (staging) amendment. Precinct 2 Land Division and Road closure, from the proponent dated November 2014;
- Buckland Park (Riverlea) Development Application, Stage 2C Land Division dated February 2015;
- Land Division Application 292/D027/15 dated February 2015 with amended plans, Precinct 2;
- Land Division Application 292/D018/15 dated 2 February 2015, Stage 2C;
- Letter to DPTI from the proponent, requesting time extension for 'substantial commencement' from 31/10/15 to 31/10/17, dated 25 March 2015.
- Letter to DPTI dated 14 September 2015 from the City of Playford concerning the closure of Buckland Road on 18 December 2015 (amended via email to 18 December 2017)
- Email from the proponent dated 29 September 2015 and endorsement by the City of Playford on wording for provision of commercial/community service for Precinct 2.
- Letter from the proponent dated 13 September 2017 for an extension of time for 'substantial commencement' from 31 October 2017 to 31 October 2017.
- Letter dated 10 October 2017 requesting extension of time to substantially commence the development.
- Letter from the proponent dated 14 May 2020 requesting minor amendments to the land division for Precinct 1, Stages 1-5 and Stage 6 (previously Precinct 2C).
- Letter from the proponent dated 3 March 2021 requesting minor amendments to the land division for Stages 2 and 3 of Precinct 1, and an increase in the number of Display Village allotments to 33.
- Letter from the proponent dated 28 September 2021 requesting minor amendments to the land division for Stage 7, Precinct 1, including Riverlea – Precinct 1, Stage 7, Drawing reference 20A2439PROP7(J) Rev J prepared by Alexander Symonds dated 27.9.2021
- Letter from Walker Corporation dated 30 August 2021 and 10 December 2021, relating to changes to Precinct 2 and overall staging, as outlined by Revision F of Drawing 21A3182PROP(F) prepared by Alexander Symonds dated 10.2.2021
- Correspondence from Walker Corporation dated 18 November 2021 requesting minor amendments to the land division relating to Stage 4 within Precinct 1, as outlined by Proposed Plan of Division marked Revision Z of Drawing 20A2439PROP1(Z) prepared by Alexander Symonds dated 17.11.2021
- Correspondence from Walker Corporation dated 20 May 2022 requesting minor amendments to the land division DA292/D027/15 relating to Stage 10, Precinct 2, as outlined in Proposed Plan of Division – Project reference 21A3182, Dwg no. 21A3182PROP(G1) Revision F prepared by Alexander Symonds dated 16 May 2022.
- Correspondence from Walker Corporation dated 14 June 2022 requesting minor amendments to the land division DA292/D027/15 relating to Stage 10A, Precinct 2, as outlined in Proposed Plan of Division - Project reference 21A3182, Dwg no. 21A3182PROP(G2) stage 10A, Revision G2 prepared by Alexander Symonds dated 26 May 2022.
- Correspondence from Walker Corporation dated 16 June 2022 and email correspondence from Patrick Mitchell (Walker Corporation) received 28 June 2022 requesting minor amendments to the land division DA292/D027/15 relating to Stage 11, Precinct 2 as outlined in Proposed Plan of Division - Project reference 21A3182, Dwg no. 21A3182PROP(G4) stage 11, Revision G4 prepared by Alexander Symonds dated 28 June 2022.
- Correspondence from Walker Corporation dated 14 June 2022 requesting minor amendments to the land division DA292/D019/12 relating to Stage 10B, Precinct 1 as outlined in Proposed Plan of Division – Project reference 20A2439.01-5, Dwg no. 20A2439PROP1(AA), Revision AA prepared by Alexander Symonds dated 8 June 2022.
- Email correspondence from Patrick Mitchell (Walker Corporation) received 20 May 2022 advising lodgement of a Plan of Division for The Palms Village, Stage 1 Retail, Precinct 1 as outlined in Proposed Plan of Division - Project reference 20A2439.PALMS, Dwg no. 20A2439PROP-P(B) prepared by Alexander Symonds, Revision B dated 15 May 2022.
- Correspondence from Patrick Mitchell (Walker Corporation) dated 3 August 2022, requesting minor amendments to the land division DA292/D027/15 relating to Stage 12B in Precinct 2.
- Correspondence from Patrick Mitchell (Walker Corporation) dated 15 August 2022, requesting minor amendments to the land division DA292/D027/15 relating to Stage 12A in Precinct 2.
- Correspondence from Patrick Mitchell (Walker Corporation) dated 17 August 2022, requesting minor amendments to the land division DA292/D027/15 relating to Stage 40 in Precinct 2.
- Correspondence from Patrick Mitchell (Walker Corporation) dated 15 October 2022, requesting minor amendments to the land division DA292/D027/15 relating to Stage 41 in Precinct 2.
- Correspondence from Patrick Mitchell (Walker Corporation) dated 20 April 2023 including a marked-up plan confirming the variations are limited to stages 11, 12, 12A, 12B, 40, and 41 of the Plan of Division for Precinct 2, DA 292/D027 /15, prepared by Alexander Symonds, (Project reference 21A3182, Dwg no. 21A3182PROP(G14) dated 24/3/2023.
- Stormwater Management Plan for Riverlea Development – Precinct 1 & 2, Project No. WGA080163, Doc No. WGA080163-RP-CV-0015, Rev C, prepared by WGA and dated 17.02.2023



**DRAWINGS**

REF	REV	AUTHOR	TITLE	DATE
2108183A-SK-019	F	Parsons Brinckerhoff	Buckland Park proposed interchange	With letter of 7 December 2011
A056410	Issue C	Alexander Symonds	Superlot concept Plan Division Sheets 1-3	10 August 2015

**PRECINCT 1\***

20A2439.00007	Rev J	Walker Corporation & Alexander Symonds	Proposed Plan of Division - Riverlea Precinct 1, Stage 7	27 September 2021
20A2439PROP1(AA)	Rev AA	Walker Corporation & Alexander Symonds	Proposed Plan of Division - Riverlea Precinct 1, Stages 1 to 5 - Sheets 1-6	8 June 2022
20A2439PROP-P(B)	Rev B	Walker Corporation & Alexander Symonds	Proposed Plan of Division - Riverlea – The Palms Village	16 May 2022
20A2439LM	Rev U	Walker Corporation & Alexander Symonds	Precinct 1 Residential Allotment Mix Modification	10 June 2022
20A2439PC1	Rev Q	Walker Corporation & Alexander Symonds	Precinct 1 Residential Pedestrian and cycling network	10 June 2022
20A2439FC1	Rev Q	Walker Corp & Alexander Symonds	Precinct 1 Residential Special Fencing Control	10 June 2022
20A2439AH1	Rev Q	Walker Corp & Alexander Symonds	Precinct 1 Affordable housing Modification (65 Allotments)	10 June 2022
ARO1.01 Precinct 1	Rev B	Walker Corp	Residential Land Use	4 November 2013

**PRECINCT 2**

21A3182PC	E4	Walker Corp & Alexander Symonds	Precinct 2 Pedestrian and cycling Network Sheets 1 to 2	26 June 2022
21A318FC	E4	Walker Corp & Alexander Symonds	Precinct 2 Special Fencing Control Sheets 1 to 2	26 June 2022
21A3182AH	E4	Walker Corp & Alexander Symonds	Precinct 2 Affordable Housing Modification (421 allotments) 1 Sheets 1 to 2	26 June 2022
21A3182LM	E4	Walker Corp & Alexander Symonds	Residential Allotment Mix sheets 1 to 2	26 June 2022
21A3182PROP(G4)	G4	Walker Corp & Alexander Symonds	Sheets 1 to 13	28 June 2022

*\*Note - Latest approved plans supersede previous plans (where relevant).*

**PRECINCT 1, STAGE 6\*\***

A56410PROP6(E)	Rev D	Walker Corp & Alexander Symonds	Residential allotment plan	14 April 2020
A056410LM6	Rev E	Walker Corp & Alexander Symonds	Residential allotment mix	15 May 2020
A056410FC6	Rev E	Walker Corp & Alexander Symonds	Special Fencing Control	15 May 2020
A056410PC6	Rev B	Walker Corp & Alexander Symonds	Pedestrian and Cycling Network	15 May 2020

A056410AH6	Rev E	Walker Corp & Alexander Symonds	Affordable Housing Modification (7 allotments)	15 May 2020
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*\*\*Note - Latest approved plans supersede previous plans (where relevant).*

## **PRECINCT 1**

### **NEIGHBOURHOOD CENTRE**

2. A Traffic Management Plan for the Neighbourhood Centre and Display Village shall be submitted to the City of Playford for approval prior to the issue of a Building Rules certification for its construction. The Plan should include:
  - designs for vehicle circulation, manoeuvring and loading areas.
  - loading and unloading facilities for commercial vehicles which mitigate potential conflicts with other traffic and pedestrians, and which are located to mitigate visual impacts.
  - connections between the Neighbourhood Centres and associated facilities, considering the Playford Development Plan, the potential to share parking between various facilities, pedestrians and bike access, and availability of bus services.
3. The layout of parking areas for the Neighbourhood centre shall meet the Australian/New Zealand Standard 2890.1:2004, Parking Facilities—Off-street car parking and line markings and Australian Standard 2890.2-2002 Parking Facilities- off-street commercial vehicle facilities (including service areas).
4. Access and egress from the car parking areas of the Neighbourhood centre shall be designed in accordance with the Australian/New Zealand Standard 2890.1 2004, Parking Facilities, Part 1 off street car parking.
5. All car parking areas, driveways and vehicle manoeuvring areas for the neighbourhood centre shall be properly maintained at all times.
6. Any traffic control devices shall be designed and constructed in accordance with the main standard of the Manual of Uniform Traffic Control Devices—AS 1742.
7. Lighting shall be provided within the car parking area of the Neighbourhood Centre including the open space/park/playground and land division in accordance with: street lighting and lighting for outdoor car parks AS/NZS; lighting for roads and public spaces, in particular, lighting for outdoor car parks AS/NZS.
8. Access and egress from the car parking areas of the Neighbourhood centre shall be designed in accordance with the Australian/New Zealand Standards for Commercial vehicles 2890.2.
9. Detailed architectural and landscape plans for the Neighbourhood Centre and associated buildings shall be submitted to the City of Playford for approval prior to issue of a Building Rules certification for its construction. The plans shall include:
  - an articulated and high quality architectural statement to Riverlea Boulevard.
  - community space.
  - the incorporation of building plant located on the roof into contained area that is not openly visible.
  - water play and playground details.
  - landscaped areas and pedestrian routes.
10. Proponent to commit to employment of a community worker after discussions with the City of Playford on the role and employment conditions of the worker.

### **ENGINEERING DESIGN**

11. Stormwater Management Plan for stage 1 (Precinct 1) be negotiated with City of Playford, the Environment Protection Agency (EPA) and the Department of Environment, Water and Natural Resources and to the satisfaction of the State Commission Assessment Panel (SCAP) (as delegate of the Minister).
12. Water-sensitive urban design measures and practices shall be adopted for the management of run-off, including stormwater capture and reuse.
13. Proponent to prepare water storage treatment and re-use system within Precinct 1 for Council approval.
14. Final detailed design of the lake shall be submitted to Council for approval.

15. A Management Agreement shall be entered into with the Council regarding the lake's construction, operation, maintenance and handover to Council. It shall include the following provisions:
  - establishment of an on-going lake management working party comprising Council and proponent representatives;
  - dual connections to the lake to allow interaction between each water supply;
  - discharge of all stormwater runoff from the Neighbourhood Centre into the lake;
  - establishment of a water quality testing regime;
  - annual reporting of maintenance and management costs to the working party;
  - Walker will manage and maintain the lake for a period of 10 years;
  - at the commencement of management of Year 9, Proponent and Council will conduct a practical completion walk-over and Walker will provide Council with a dilapidation report which describes the asset wear of the lake. The parameters of the dilapidation report will be agreed by Council prior to its preparation;
  - at the completion of management Year 10, Walker and Council will conduct a final Completion walk over; and
  - at the time of handover to Council the lake must be supplied with water from a renewable source (WRSV or ASR system).
16. The proponent will prepare a revised landscape strategy for Precinct 1, which will:
  - set desired character;
  - set urban design objectives;
  - set design themes and principles;
  - nominate street tree themes;
  - design pedestrian paths and cycle ways (including provision for bicycle parking);
  - include Management plans for landscape items; and
  - include the already agreed maintenance schedules, handover and defects liability periods provided in the Swanbury and Penglase Report of August 2011, Ref 10127, Rev E.
17. The Precinct 1 landscape strategy will be reviewed in conjunction with the City of Playford to ensure consistency with the amended Precinct 1 plans (subsequently completed).
18. A signalised intersection at the junction of Port Wakefield Road/Legoe Road must be provided by the proponent to the satisfaction of Department of Planning, Transport and Infrastructure (DPTI) and approved by the SCAP on behalf of the Minister.
19. Detailed design of local roads to be constructed and commissioned in accordance with City of Playford specifications and to the City of Playford's approval.
20. Road Typologies for Precinct 1 shall be reviewed and collated within a separate road typology document for the approval of the City of Playford.
21. Any traffic control devices for residential areas shall be designed and constructed in accordance with the main standard of the Manual of Uniform Traffic Control Devices—AS 1742.
22. Engineering construction plans for roads, drainage and footpaths and intersections to the satisfaction of the City of Playford.
23. Any Traffic control devices for the commercial and industrial areas shall be designed and constructed in accordance with the main standard of the Manual of Uniform Traffic Control Devices—AS 1742.
24. Cut and fill batters required for road works shall be in accordance with the requirements of the Engineering Design Guidelines of the City of Playford.
25. Proponent to enter into an agreement with an electricity provider for the provision of required upgrades.
26. Final Design drawings for the signalised intersection of Legoe Road with Port Wakefield Road to the satisfaction of the Department of Planning, Transport and Infrastructure.
27. Proponent to enter into an agreement with a licensed water entity for all water and wastewater requirements for Stage 1 (Precinct 1) (where appropriate).
28. Detailed design of the lake feature in Precinct 1 is subject to agreement by the City of Playford.
29. The detailed design for the Neighbourhood Centre (including architectural elements, community space, open space areas, traffic movement and car parking) is subject to agreement by the City of Playford and the SCAP.

## **WASTE WATER MANAGEMENT FACILITY FOR STAGE 1 (WWMF)**

### *Noise*

30. The plant building to be constructed of:
  - (a) 200 mm block walls or 100 mm precast concrete walls.
  - (b) Metal deck roof (e.g. colour bond or equivalent).
31. No natural ventilation or un-attenuated louvers in the building enclosure Double Solid Core door with compression acoustic seals (a metal roller door is not recommended).
32. Ventilation system (air inlet and air outlet) with sound power level not exceeding 77dBA re 10-12W.
33. The generator to be located on the western side of the plant building (shielded from the eastern and south eastern residences) and housed in an acoustic attenuator so its total sound power is less than 85dBA. The location of the generator is critical and must be on the western side of the building.
34. Sewer pumps to be located within the plant building.

### *Road access*

35. The temporary roadway is proposed to follow the Right of Way outlined in Land Division 292/D079/12 which aligns with the creation of a public road as identified within approved Stage 1 subdivision plans referenced in the this Gazette Notice.
36. Prior to construction, indicative design detail for the temporary roadway must be submitted to the Council for review. The design of the roadway should include:
  - o appropriate capture and disposal of stormwater runoff;
  - o appropriate signage is considered for the junction of the temporary roadway to Riverlea Boulevard;
  - o proposed maintenance requirements are outlined to ensure the integrity of the temporary roadway is monitored and replaced when necessary; and
  - o a management plan for decommissioning the temporary roadway is prepared, so as to ensure that temporary road material is removed from site prior to construction of the final roadway.
37. Final design detail for the construction of the road way as a public road will be required to be submitted to Council prior to construction.

### *Management Plans*

38. A Facility Management Plan must be prepared in conjunction with SA Water, the system operator and Walker Corporation prior to the Facility's commissioning.

### *Bunding of Storage Tanks*

39. The wastewater storage tanks to be installed with a bunded compound. This must be designed to meet the requirements of the EPA guideline *Bunding and Spill Management (2007)*.

### *Odour Management*

40. Prior to the operation of the WWMF, an odour monitoring plan for the operation of the pump station and storage tanks must be prepared to the reasonable satisfaction of the EPA and must be implemented as per the plan details.
41. Prior to the operation of the WWMF, a management plan for the operation of the bi-filtration bed fitted to the vacuum pump station must be prepared to the reasonable satisfaction of the EPA and must be implemented at all times during the operation of the pump station.

### *Future Uses*

42. It is noted that the temporary storage tanks for the WWMF will be sited within a future residential area (both roadways and allotments). As such, upon decommissioning of the storage tanks a site contamination audit should be undertaken to ensure that this area is suitable for future residential development.
43. If development is delayed, adequate measures should be in place to ensure management and maintenance of the facility by the proponent.

## **LAND DIVISION FOR WWMF**

44. While this allotment may be required to be created as part of the initial construction works for the site, if the required infrastructure is not installed, the proposed allotment should not be utilised for any future residential purposes.
45. SA Water Corporation advise that all internal piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

## **RESIDENTIAL DEVELOPMENT**

46. Residential Guidelines and an Encumbrance document incorporating all details as per the Response Document shall be provided for any Community titled and Torrens Titled allotments.
47. Proponent to review and implement the agreed (with Council) Recreation Facilities Strategy (May 2010) for Stage 1 (Precinct 1) as required.

## **PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK**

48. A Construction Environment Monitoring and Management Plan for Stage 1 is completed to the satisfaction of the EPA and the SCAP on behalf of the Minister.
49. Operational Environment Monitoring and Management Plans for the Neighbourhood Centre are completed to the satisfaction of the EPA and the SCAP on behalf of the Minister.
50. Compliance with the Building Rules in relation to the Neighbourhood Centre of the Major Development for Stage 1 (Precinct 1) prior to construction.

## **DURING CONSTRUCTION**

51. Normal operating hours for construction activities and construction truck movements to and from the site shall be from 7am to 7pm. Monday to Saturday inclusive.
52. Stockpiled soils shall be suitably managed to control dust emissions, erosion and weed infestation.
53. Undeveloped allotments shall be maintained in a neat and tidy condition, with soil surfaces stabilised to minimise erosion.

## **PRIOR TO REGISTRATION OF NEW ALLOTMENTS**

54. The Proponent must not lodge with the Lands Titles Office a Plan of Division for the creation of new residential allotments under this development authorisation until the following requirements have been fully satisfied:
  - (a) enter into a legally binding agreement with the Minister for Human Services or his delegate dedicating a portion of the total Stage 1 residential allotments to the provision of affordable housing such that 15 per cent of the total residential development will meet the 'affordable housing criteria' as determined by the Minister by notice in the South Australian *Government Gazette* on October 2009 as amended by further notice from time to time;
  - (b) provide a Plan, developed to the satisfaction of the Director, Affordable Housing and Asset Renewal SA, for Stage 1 of the development showing the proposed location of the 15 per cent of dwellings that will meet the affordable housing criteria; and
  - (c) subject to sub-paragraphs (d) and (e) below, complete construction of a signalised intersection at the junction of Port Wakefield Road/Legoe Road to the satisfaction of Department of Planning, Transport and Infrastructure and approved by the State Commission Assessment Panel on behalf of the Minister.
  - (d) Sub-paragraph (c) above does not apply to a Plan of Division for the creation of allotments for the sole purpose of a Display Village comprising a total of no more than 33 single dwelling residential allotments as approved under this authorisation as part of Precinct 1 of the development. The proponent shall submit to the Minister prior to obtaining development authorisation for the Display Village Plan of Division, a copy of the proposed Plan of Division.
  - (e) Sub-paragraph (c) does not apply to a further Plan of Division for the first 145 residential allotments as approved under this authorisation as part of Precinct 1 of the development if construction of a signalised intersection at the junction of Port Wakefield Road/Legoe Road has reached at least the 'Port Wakefield Road northbound carriageways and junction – Install Asphalt to underside wearing course' project milestone as per the approved construction program, to the satisfaction of Department of Infrastructure

and Transport. In the event that delay to construction completion occurs, temporary traffic management arrangements will be provided by the proponent to ensure all necessary movements are managed safely to the satisfaction of the Department of Infrastructure and Transport.

55. The proponent shall provide 2 copies of certified surveyed plans for Stage 1, which satisfy compliance with Section 138 and the subsequent issue of Certificates of Title.
56. Landscaping and streetscaping of the common areas of the site shall commence prior to the issuing of the Certificates of Title for Stage 1 of the land division, and when established shall be maintained in good health and condition at all times. A plant shall be replaced if and when it dies or becomes seriously diseased. A weed control plan shall also be implemented.
57. That the acoustic barriers and fencing surrounding the open space and along any boulevards shall be treated with a suitable anti-graffiti coating to facilitate easy removal of graffiti.
58. The proponent to provide accurate projections of resident populations to allow Department of Health to plan for local and regional health services prior to the registration of the first residential allotment, and thereafter at 12 month intervals.
59. Final agreement between the City of Playford and the proponent for the provision, timetabling and staffing of the community bus to be provided by the proponent as per the Infrastructure Schedule in the supporting information provided by the proponent in November 2009 (updated in 2015).

#### **DURING THE NEIGHBOURHOOD CENTRE'S OPERATION**

60. All car parking areas, driveways and vehicle manoeuvring areas for the neighbourhood centre shall be properly maintained at all times.
61. Waste disposal vehicles and general delivery vehicles shall only service the Neighbourhood Centre development between the hours of 7am and 7pm Monday to Saturday inclusive, and shall only load or unload within the confines of the subject land.
62. The waste and any general storage areas of the Neighbourhood Centre buildings and car parking areas shall be kept in a neat, tidy safe, healthy condition, contained and hidden from view at all times.

#### **PRECINCT 2 AND PRECINCT 1, STAGE 6 (previously Precinct 2C)**

63. No allotments within Precinct 2 shall have section 138 clearance granted until such time as:
  - (a) 50% of Precinct 1 (including Stage 6) have been completed with section 138 approval; and
  - (b) commitments for a community space and worker, bus service and convenience shopping are fulfilled.

#### **ENGINEERING DESIGN**

64. A Stormwater Management Plan for Precinct 2 be negotiated with the Council, the EPA and DEWNR, to the satisfaction of the SCAP as delegate of the Minister prior to commencement of work on Precinct 2.
65. Water sensitive urban design measures and practices shall be adopted for the management of run-off, including stormwater capture and reuse.
66. The proponent to prepare water storage treatment and re-use system within Precinct 2 (public reserves and areas) for Council approval
67. The Precinct 2 and Precinct 1, Stage 6 landscape strategy will follow the guidelines set out in the 'Riverlea Landscape Master Plan Report'. This report guides the establishment and ongoing management of the public realm landscapes and includes the following aspects:
  - o set desired character;
  - o set urban design objectives;
  - o set design themes and principles;
  - o nominate street tree themes;
  - o design pedestrian paths and cycle ways (including provision for bicycle parking);
  - o include management plans for landscape items; and
  - o include agreed maintenance schedules , handover and defects liability periods with the Council
68. All public roads within the development will be local roads under the care and control of the Council.
69. Road typologies for Precinct 2 and Precinct 1, Stage 6 will be consolidated into the (by then) existing road typologies for Precinct 1, to the satisfaction of the Council.

70. Any traffic control devices for residential areas shall be designed and constructed in accordance with the main standard of the Manual of Uniform traffic Control devices \_ AS 1742.
71. Engineering construction plans for roads, drainage and footpaths and intersections to the satisfaction of the Council.
72. Cut and fill batters required for road works shall be in accordance with the requirements of the Engineering and Design Guidelines for the Council.
73. Proponent to enter into an agreement with a licensed water entity for all water and wastewater requirements for Precinct 2 (Precinct 1, Stage 6 will initially be serviced via the approved WWMF for the first 350 allotments).
74. Detailed design for the open space areas is subject to agreement by the Council.
75. Subject to Section 34B of the *Roads (Opening and Closing) Act 1991*, Buckland Road between Legoe Road and the Gawler River will be closed on 19 December 2016 (as agreed with the Council) and the relevant plans will be lodged with the Surveyor General within 3 months of this closure.

#### *RESIDENTIAL DEVELOPMENT*

76. Residential Guidelines and an Encumbrance document incorporating all details as per the (original) Response Document shall be provided for any Community Titled and Torrens Titled allotments.
77. Proponent to provide and implement an agreed Recreation Facilities Strategy in agreement with the Council as required.

#### *PRIOR TO CONSTRUCTION WORK*

78. A Construction Environment Monitoring and Management Plan (CEMMP) for Precinct 2 and Precinct 1, Stage 6 must be completed to the satisfaction of the EPA and SCAP on behalf of the Minister before construction commences (see notes for content of CEMMP)
79. An Operational Environment and Monitoring Management Plan (OEMMP) including the following and considering the suggested inclusions in the 'Notes' section attached:
  - A Mosquito Management Plan (in consultation with the Department of Health)
  - An approved significant Environmental Benefit SEB plan are to be completed for Precincts 2 and Precinct 1, Stage 6 and to the satisfaction of the EPA and SCAP.

#### *DURING CONSTRUCTION*

80. Normal operating hours for the construction activities and construction work movements to and from the site shall be from 7am to 7pm Monday to Saturday inclusive.
81. Stockpiled soils shall be suitably managed to control dust emissions, erosion and weed infestation.
82. Undeveloped allotments shall be left in a neat and tidy condition, with soil surfaces stabilised to minimise erosion.

#### *PRIOR TO REGISTRATION OF NEW ALLOTMENTS*

83. The Proponent must:
  - (a) Enter into a legally binding agreement with the Minister for Planning and Local Government or their delegate dedicating a portion of the total Precinct 2 and Precinct 1, Stage 6 residential allotments to the provision of affordable housing such that 15% of the total residential development will meet the 'affordable housing criteria' as determined by the Minister by notice in the South Australian Government Gazette on October 2009 as amended by notice from time to time;
  - (b) Provide a Plan developed to the satisfaction of the Director Affordable Housing and Asset Strategy within Renewal SA, for Precinct 2 and Precinct 1, Stage 6 showing the proposed location of the 15% of dwellings that will meet the affordable housing criteria; and
  - (c) subject to sub-paragraph (d) below, complete construction of a signalised intersection at the junction of Port Wakefield Road/Legoe Road to the satisfaction of Department of Planning, Transport and Infrastructure and approved by the State Commission Assessment Panel on behalf of the Minister.
  - (d) Sub-paragraph (c) above does not apply to a Plan of Division for the creation of allotments for the sole purpose of a Display Village comprising a total of no more than 33 single dwelling residential allotments as approved under this authorisation as part of Precinct 1 of the development. The proponent shall

submit to the Minister prior to obtaining development authorisation for the Display Village Plan of Division, a copy of the proposed Plan of Division.

84. Proponent must provide 2 copies of certified survey plans for Precinct 2 and Precinct 1, Stage 6, which satisfy compliance with section 138 and the subsequent issue of Certificates of Title.
85. Landscaping and streetscaping of the common areas of the site shall commence prior to issuing of the Certificates of Title for Precinct 2 and Precinct 1, Stage 6 and when established shall be maintained in good health and condition at all times. A plant shall be replaced if and when it dies or becomes seriously diseased. A weed control plan shall also be implemented.
86. That any fencing surrounding the open space and along any boulevards shall be treated with a suitable anti-graffiti coating to facilitate easy removal of graffiti.
87. Proponent to provide accurate projections of resident populations to the Department of Health to plan for local and regional health services at 12 month intervals.

## **STOMWATER MANAGEMENT PLAN**

88. The development shall be undertaken in accordance with the approved Stormwater Management Plan, being the *Stormwater Management Plan for Riverlea Development – Precinct 1 & 2, Project No. WGA080163, Doc No. WGA080163-RP-CV-0015, Rev C*, prepared by WGA and dated 17.02.2023. (excluding any reference to stages 14, 15, 16, 9b, 37, 38, 39 and the proposed school site which are subject to ongoing review).

## **PART B: NOTES TO PROPONENT**

### **CONDITIONS OF BUILDING CERTIFICATION:**

To be determined.

### **ADVISORY NOTES:**

The proponent must obtain a Building Rules certification for any building work to be undertaken from either the Accredited Professional (at the proponent's option) and forward to the Minister for Planning all relevant certification documents for final approval within the Neighbourhood Centre.

- Pursuant to Development Regulation 64, the proponent is especially advised that the Council or private certifier conducting a Building Rules assessment must:
  - provide to the Minister for Planning a certification in the form set out in Schedule 12A of the Development Regulations 2008 in relation to the building works in question; and
  - to the extent that may be relevant and appropriate:
    - issue a Schedule of Essential Safety Provisions under Division 4 of Part 12;
    - assign a classification of the buildings under these regulations; and
    - ensure that the appropriate levy has been paid under the Construction Industry Training Fund 1993.
  - Regulation 64 of the *Development Regulations 2008* provides further information about the type and quantity of all Building Rules certification documentation for major developments required for referral to the Minister for Planning. The City of Playford or private certifier undertaking Building Rules assessments must ensure that the assessment and certification are consistent with the provisional development authorisation (including its Conditions and Notes).
- A Construction, Environmental Management and Monitoring Plan covering preconstruction and construction phases.

A Construction Environmental Management and Monitoring Plan (CEMMP) covering both pre-construction and construction phases shall be prepared in consultation with the EPA, before its submission to the State Commission Assessment Panel on behalf of the Minister. The CEMMP shall include the following:

- reference to, and methods of adherence to, all relevant EPA policies and codes of practice for construction sites, including the inclusion of a copy of Schedule 1 of the Environment Protection Act 1993 as an Appendix to the Construction Environmental Management and Monitoring Plan to ensure contractors are aware of EPA requirements;
- address management issues during construction and including a site audit (or as required by EPA);



- timing, staging and methodology of the construction process and working hours (refer also to conditions outlining working hours);
- a risk assessment relating to the potential impacts of construction activities;
- traffic management strategies during construction, including transport beyond the development site;
- management of infrastructure services during construction;
- control and management of construction noise, vibration, dust and mud;
- stormwater and groundwater management during construction;
- control and management of any floodwater risk across the site;
- identification and management of contaminated soils and groundwater, should these be encountered;
- site security, fencing and safety and management of impacts on local amenity for residents, traffic and pedestrians;
- disposal of construction waste, any hazardous waste and refuse in an appropriate manner according to the nature of the waste; and
- protection and cleaning of roads and pathways as appropriate; and
- overall site cleanup.

The CEMMP should be prepared taking into consideration, and with explicit reference to, relevant EPA policies and guideline documents, including the *Environment Protection (Noise) Policy 2007*.

### (c) Operational Environment Management Plan

The Operational Environment Management Plan would need to be prepared the commercial components, to the reasonable satisfaction of the EPA, the Department of Environment, Water and Natural Resources and the Council, prior to construction commencing, for approval by the SCAP on behalf of the Minister.

- The proponent is advised that noise emissions from the Neighbourhood centre and residential (display village) development will be subject to the *Environment Protection (Noise) Policy 2007* and the *Environment Protection Act 1993*.
- If the development is not substantially commenced by 31 October 2021, the Governor may cancel this development authorisation.
- The proponent is advised of the General Environmental Duty under Section 25 of the Environment Protection Act 1993, which provides that a person must not undertake any activity, which pollutes, or may pollute, without taking all reasonable and practical measures to prevent or minimise harm to the environment.
- The proponent is advised of the requirement to comply with the EPA's 'Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry' during demolition and construction of the development.
- The proponent is advised that the Development Act 1993 outlines the roles and responsibilities of the applicant and the Council for matters relating to building works during and after construction of the neighbourhood centre and associated works.
- Partial closure of Legoe Road under Part 7A (Section 34C (2) (a) (ii)) of the Roads (Opening and Closing) Act 1991 as described in drawing number 19000PO2—r5 Issue 5—Sheets 1-4 to take effect on a day to be fixed by subsequent order of the Governor or Minister published in the Gazette, once surveyed Land Division plans have been submitted and alternate physical access is provided to all affected allotments.
- Section 51 of the Development Act 1993 will apply to the land division in that the proponent will need to satisfy the requirements of this Section in order to implement this land division, including completion of the signalised intersection at the junction of Port Wakefield Road/Legoe Road.
- This approval does not include any approval for dwellings as it is not part of this application.
- This approval does not include any approval for signs (as defined as 'Development' under the *Planning, Development and Infrastructure Act 2016*) as it is not part of this application.
- The provisions of the Food Act 2001, and associated food regulations apply.
- Any Sanitation units installed in the Neighbourhood Centre will be installed as per the requirements of the Public and Environmental Health Act (1987).
- That provision shall be made for secure storage of shopping trolleys within the neighbourhood complex at night to the reasonable satisfaction of the City of Playford.

- In addition to the Building Code of Australia, the proponent must comply with the Commonwealth Disability Discrimination Act 1992, in planning access for the disabled.
- The main standard for traffic control devices is the Manual of Uniform Traffic Control Devices—AS 1742. There are many standards under AS 1742 covering the various traffic control devices that may need to be referred to.
- As per Schedule 8, Item 23, Development Regulations 2008 (of the repealed regulations), and the Affordable Housing Act 2007 for the proposal to include 15 per cent affordable housing.
- The proponent should note that they and their contractors must comply with the requirements of the *Aboriginal Heritage Act 1988*.
- The proponent should note that they and their contractors must comply with the *Adelaide Dolphin Sanctuary Act 2005* and the general duty of care under that Act.
- Proponent to undertake vegetation surveys and to complete a Significant Environmental Benefit (SEB) with attached Vegetation Management Plans to the satisfaction of the Department of Environment, Water and Natural Resources for Stages 2-5 where native vegetation exists on the site (there is no native vegetation in Stage 1).
- Approval for further Road closures under the Roads (Opening and Closing Act) 1991, will be required in future stages of the development and will proceed through the normal (Council) process in relation to this matter.
- The proponent must take all reasonable and practicable measures to prevent odour impacts at sensitive receivers (in the form of environmental nuisance) from all odour sources including the pump stations, storage tanks and the effluent transfer and transport.
- The management plan for the biofiltration bed associated with the WWMF should include how aspects of the biofiltration such as moisture control, microbial efficiency, condition and maintenance will be monitored and managed.
- The Minister has a specific power to require testing, monitoring and auditing under s.117 of the new Act.

#### CONTACT DETAILS OF CONSENT AUTHORITIES:

Name: Minister for Planning	Type of consent: Development authorisation
Postal Address: c/- DTI, GPO 1815, ADELAIDE SA 5001	
Telephone: 1800 752 664	Email: <a href="mailto:spcapplications@sa.gov.au">spcapplications@sa.gov.au</a>