



Agenda Report for Decision

Meeting Date: 3 February 2022

Item Name	Buckland Park Suburban Activity Centre Zone Code Amendment – Report for the Environment, Resources and Development Committee of Parliament
Presenters	Brett Steiner, Jason Bailey and Nadia Gencarelli
Purpose of Report	Decision
Item Number	3.3
Strategic Plan Reference	5. Discharging Statutory Obligations
Work Plan Reference	5.2 Advise the Minister on Code Amendments
Confidentiality	Not Confidential (Release Delayed). To be released following final decision of the Environment, Resources and Development Committee on the Code Amendment
Related Decisions	27 May 2021 – Item 3.2 – Proposal to Initiate the Buckland Park Suburban Activity Centre Zone Code Amendment

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item and attachments as Not Confidential (Release Delayed). To be released following final decision of the Environment, Resources and Development Committee (the Committee) of Parliament on the Buckland Park Suburban Activity Centre Zone Code Amendment (the Code Amendment).
2. Note that under section 74(2) of the *Planning, Development and Infrastructure Act 2016* (the Act) the Minister for Planning and Local Government (the Minister) has referred the Code Amendment to the Committee within 28 days of it coming into effect, but has requested an extension of time until 28 February 2022 to provide the report under section 74(3) of the Act.
3. Note the Code Amendment referred to the Committee must be accompanied by a report prepared by the Commission that sets out the matters provided for in section 74(3) of the Act.
4. Approve and authorise the Chair of the Commission to make minor editorial and technical amendments and to sign the report addressed to the Committee on the Code Amendment (**Attachment 3**).
5. Approve and authorise the Chair to sign the minute at **Attachment 4** providing the report on the Code Amendment to the Minister, who will subsequently refer the Commission's report to the Committee under section 74(3) of the Act.

Background

On 13 December 2021 the Minister adopted the Code Amendment by Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd – the Designated Entity (**Attachment 1**). In reaching this decision the Minister under section 74(10)(a) of the Act, determined that the matter was not significant and choose not to consult the Commission.

The Code Amendment was subsequently given effect through publication on the SA Planning Portal on 16 December 2021.

Under section 74(2) of the Act, the Minister must, within 28 days of an amendment to a designated instrument taking effect, refer the amendment to the Committee for parliamentary scrutiny.

Section 74(3) of the Act provides that referral of the Code Amendment to the Committee must be accompanied by a report prepared by the Commission that sets out:

- (a) the reason for the designated instrument; and
- (b) information about the consultation that was undertaken in the preparation of the designated instrument; and
- (c) any other material considered relevant by the Commission; and
- (d) any other information or material prescribed by the regulations.

It is noted that the various regulations under the Act do not currently prescribe a requirement that certain information or material form part of this report.

Discussion

On 11 January 2022 the Minister referred the Code Amendment to the Committee but sought an extension of time until 28 February 2022 for the Commission to provide the necessary report as a result of the end of year break (**Attachment 2**).

A report to satisfy section 74 of the Act has now been prepared for the Commission's consideration (**Attachment 3**).

A minute providing the Commission's report to the Minister for referral to the Committee has been prepared for approval and signing (**Attachment 4**).

The Engagement Plan and Engagement Report for the Code Amendment are provided for information in **Attachment 5** and **Attachment 6** respectively.

Next steps

Upon receiving the Code Amendment, section 74(4) of the Act requires the Committee to:

- (a) resolve that it does not object to the designated instrument;
- (b) resolve to suggest amendments to the designated instrument; or
- (c) resolve to object to the designated instrument.

Under section 74(10) of the Act, if the Minister wishes to proceed with an amendment suggested by the Committee, the Minister must consult with the Commission before making such amendment. If the Minister determines not to proceed with any amendments suggested by the Committee, the Committee may resolve to object to the Code Amendment, and in this case copies of the Code Amendment must be laid before both Houses of Parliament and may be subject to disallowance.

Attachments:

1. Approved Buckland Park Suburban Activity Centre Zone Code Amendment – 13 December 2021 (#18155887).
2. Letter from the Minister to the Committee – Extension request to provide a report on the Code Amendment, 11 January 2022 (#18224849).
3. Report from the Commission to the Committee on the Code Amendment (#18173290).
4. Minute from the Commission to the Minister – Report to the Committee on the Code Amendment (#18234082).
5. Engagement Plan – Buckland Park Suburban Activity Centre Zone Code Amendment (#18234139).
6. Engagement Report – Buckland Park Suburban Activity Centre Zone Code Amendment (#18234141).

Prepared by: Rhiannon Hardy

Endorsed by: Brett Steiner

Date: 19 January 2022

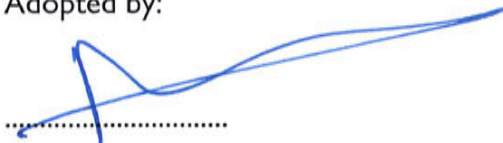
Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

Buckland Park Suburban Activity Centre Zone Code Amendment

By Walker Corporation (incorporating Walker Pastoral Pty Ltd and
Walker Waterloo Corner Pty Ltd)

THE AMENDMENT

Adopted by:



.....
Hon Josh Teague

Minister for Planning and Local
Government

13/12/21

Buckland Park Suburban Activity Centre Zone Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code as outlined in the Draft Code Amendment released for public consultation. No changes were made to the Draft Amendment by the Designated Entity as a result of public consultation (as outlined in the Engagement Report furnished to the Minister for Planning and Local Government by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]).

Pursuant to section 73(10)(d) of the Act, the Minister responsible for the Act has resolved to make the following alterations to the amendment furnished by the Designated Entity under section 73(7) of the Act:

- Spatially apply the Noise and Air Emissions Overlay further west over the Master Planned Neighbourhood Zone within the affected area of the amendment.
- Alter Concept Plan 13 – Buckland Park as follows:
 - remove the words 'Type B' after the words 'Designated Road' in the legend/key of the Concept Plan
 - reinstate missing arrow head at the northern end of the 'Major Collector Road' on Reedy Road.
 - update formatting and styling to align with the concept plan standards used in the Planning and Design Code.

The amendment instructions below incorporate these alterations pursuant to section 74(10)(d).

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2021.16 published on 4 November 2021. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

Instructions

Amend the Code as follows:



1. Spatially apply the Master Planned Neighbourhood Zone (in place of the current Suburban Activity Centre Zone) to the 'area affected' bounded by the blue line in Map A contained in Attachment A.
2. Spatially remove the Interface Height Technical and Numeric Variation (TNV) from the 'area affected' bounded by the blue line in Map A contained in Attachment A.
3. Spatially apply the Finished Ground and Floor Level TNV, with the following values, to the 'area affected' bounded by the blue line in Map A contained in Attachment A:
 - a. Minimum finished ground level is 4m AHD
 - b. Minimum finished floor level is 4.25m AHD.
4. Spatially apply the Emerging Activity Centre Subzone to the 'area affected' bounded by the blue line in Map B contained in Attachment B.
5. Spatially apply the Maximum Building Height (Metres) TNV, with the following value, to the 'area affected' bounded by the blue line in Map C contained in Attachment C:
 - a. Maximum building height is 22m.

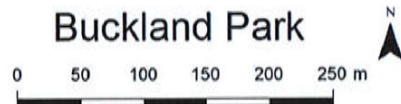
6. Spatially apply the Maximum Building Height (Levels) TNV, with the following value, to the 'area affected' bounded by the blue line in Map C contained in Attachment C:
 - a. Maximum building height is 6 levels.
7. Spatially apply the Noise and Air Emissions Overlay to the 'area affected' bounded by the blue line in Map D contained in Attachment D.
8. In Part 12 – Concept Plans in the section relevant to 'Playford', replace Concept Plan 13 Buckland Park with the amended concept plan contained in Attachment E.
9. In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the 'Table of Planning and Design Code Amendments' to reflect the publication of this Code Amendment.

ATTACHMENT A

Map A – Zoning Amendments



-  Area Affected
-  DCDB
-  Proposed Master Planned Neighbourhood Zone





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PLN ID: 6043

Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Buckland Park Suburban Activity Centre Zone Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act). The spatial amendments have been certified by the Surveyor-General as accurate and satisfy the State Planning Commission's Spatial Information Standard, pursuant to section 51 of the Act.

ATTACHMENT B

Map B – Subzone Amendments



-  Area Affected
-  DCDB
-  Proposed Emerging Activity Centre Subzone






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ATTACHMENT C

Map C – Maximum Building Height TNV Amendments



-  Area Affected
-  DCDB
-  Proposed Maximum Building Height






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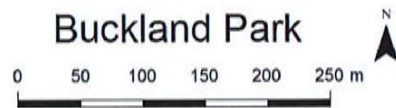
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ATTACHMENT D

Map D – Overlay Amendments



-  Area Affected
-  Parcel Cadastre
-  Proposed Noise and Air Emissions Overlay

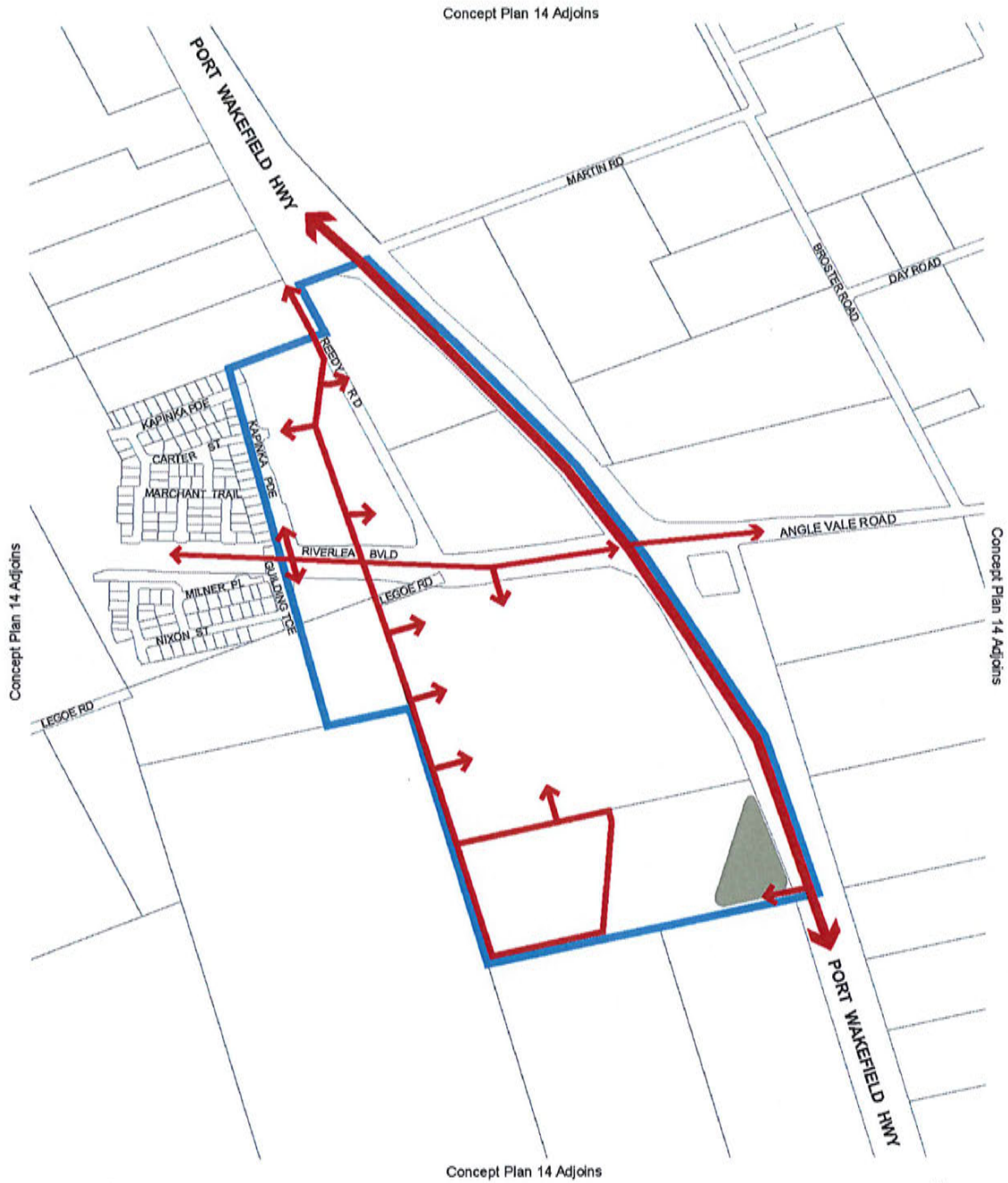


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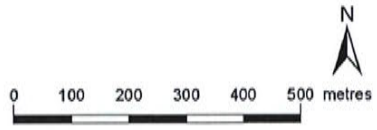
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ATTACHMENT E

Map E – Amended Concept Plan 13 Buckland Park



- Concept Plan Boundary
- Open Space
- Designated Road
- Major Collector Road
- ➔ Vehicle Access Points



Concept Plan 13 BUCKLAND PARK

The Hon Josh Teague MP

2021/08368/01

Mr Nick McBride
Presiding Member
Environment, Resources and Development Committee
Parliament of South Australia

By email: ERDC.Assembly@parliament.sa.gov.au



**Government
of South Australia**

**Minister for Planning
and Local Government**

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Tel 08 8207 1723
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Dear Presiding Member

I am pleased to refer to the Environment, Resources and Development Committee (the Committee) the Buckland Park Suburban Activity Centre Code Amendment (the Code Amendment) by Walker Corporation in accordance with section 74(2) of the *Planning, Development and Infrastructure Act 2016* (the Act).

This Code Amendment was adopted on 13 December 2021 and given effect on 16 December 2021.

The Code Amendment can be viewed at:

https://plan.sa.gov.au/_data/assets/pdf_file/0019/981100/Buckland_Park_Suburban_Activity_Centre_Zone_CA_-_signed_Code_Amendment.pdf

and the Engagement Report at

https://plan.sa.gov.au/_data/assets/pdf_file/0009/981099/Buckland_Park_Suburban_Activity_Centre_Zone_CA_-_Engagement_Report.pdf

Section 74(3) of the Act requires that this referral be accompanied by a report prepared by the State Planning Commission (the Commission) addressing the reasons for the Code Amendment, and information about the consultation undertaken in the preparation of the Code Amendment.

Noting the date the Code Amendment was adopted and given effect shortly before the end of year break, the Commission has not yet been able to meet to endorse the accompanying report. I therefore respectfully request the Committee grant an extension of time to 28 February 2022 to provide this report.

I would be grateful for written confirmation of the Committee's response to the request for an extension of time and I look forward to receiving the Committee's resolution in relation to the Code Amendment in due course.

Yours sincerely

A handwritten signature in blue ink that reads 'Josh Teague'.

Hon Josh Teague MP
Minister for Planning and Local Government

11 / 1 / 2022

4 February 2022

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Mr Nick McBride
Presiding Member
Environment, Resources and Development Committee
Parliament of South Australia

By email: ERDC.Assembly@parliament.sa.gov.au

Dear Presiding Member

State Planning Commission Report on the Buckland Park Suburban Activity Centre Zone Code Amendment by Walker Corporation

1. INTRODUCTION

The Buckland Park Suburban Activity Centre Zone Code Amendment (the Code Amendment) reduced the size of the existing Suburban Activity Centre Zone at Buckland Park from 60 hectares to 42 hectares and rezoned the remaining land to the Master Planned Neighbourhood Zone and associated Emerging Activity Centre Subzone.

This report has been prepared following the adoption of the Code Amendment (**Attachment 1**), and in accordance with section 74(3) of the *Planning, Development and Infrastructure Act 2016* (the Act). This report sets out the reason for the Code Amendment and information about the consultation undertaken in the preparation of the Code Amendment.

2. BACKGROUND

The Act enables Code Amendments to be initiated and led by a wide range of entities. In this instance, the Code Amendment was initiated on 4 June 2021 pursuant to section 73(2)(b)(vii) of the Act, with Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd) acting as the Designated Entity responsible for undertaking the Amendment.

3. DISCUSSION

3.1 Reason for the Designated Instrument

The Planning and Design Code (the Code) is a statutory instrument established under section 65 of the Act for the purposes of providing the planning 'rules' for development assessment and related matters within South Australia. Changes to the Code can be undertaken via a Code Amendment pursuant to section 73 of the Act.

Buckland Park is declared a major development area pursuant to section 46(1) of the repealed *Development Act 1993* and covers an area capable of accommodating some 12,000 allotments. The area rezoned as part of this Code Amendment comprises Stage 7 and will accommodate 168 residential allotments.

The area designated for an activity centre had been proposed in the initial Buckland Park Master Plan prepared in the early-mid 2000s. The Code Amendment sought to respond to changes in retailing and service delivery by reducing the size of the activity centre, reflecting changes in goods distribution, more efficient design and technology.

The approved Code Amendment has been implemented into the Code as follows:

- Reduction in the area of the Suburban Activity Centre Zone to the south of Legoe Road (Riverlea Boulevard).
- Application of the Master Planned Neighbourhood Zone and Emerging Activity Centre Subzone to the area north of Legoe Road (Riverlea Boulevard).
- Amendment of the technical and numerical variation (TNV) for the Suburban Activity Centre Zone to increase the maximum building height from three levels or 12 metres to six levels or 22 metres, consistent with the Emerging Activity Centre Subzone.
- Application of the Noise and Air Emissions Overlay to the Master Planned Neighbourhood Zone.
- Amendment of the Buckland Park Concept Plan 13 to reflect the reduced size of the Suburban Activity Centre Zone and proposed vehicular access from Port Wakefield Highway.
- Associated amendments to the South Australian Property and Planning Atlas (SAPPA).

A copy of the relevant Code policy is attached at **Attachment 2** for your reference.

3.2 Consultation

3.2.1 Information about consultation undertaken

The following details the key information about the consultation that was undertaken in the preparation of the Code Amendment:

Public consultation dates:	6 September 2021 to 1 October 2021 (four weeks).
Consultation events:	Community Information Drop-in Session held at the Virginia Community Centre, Virginia on Monday 13 September 2021 between 3.00pm and 8.00pm. Three interested groups of people attended the session.
Methods of notification:	Invitation to comment on Code Amendment via: <ul style="list-style-type: none"> • Information hosted on the Riverlea website. • Link on the City of Playford (the Council) website to the PlanSA portal.

	<ul style="list-style-type: none"> • The information available on the PlanSA portal. • Advertisement in <i>The Advertiser</i> newspaper (print edition) on Friday 3rd September 2021 and the online version of the public notices for September. • Flyers provided to Council for distribution at Council's office and library. • Direct invitation by letter to registered prospective purchasers of land within Riverlea. • Direct invitation by letter to adjoining landowners and occupiers. • Provision of information to the Adelaide Plains Council. • Meeting with the local Member of Parliament, the Hon Jon Gee MP, Member for Taylor. • Discussions with the Council, the Department for Infrastructure and Transport and the Local Government Association. • Invitation to comment by letter/email to Government agencies.
Number of submissions received:	24.
Key feedback themes:	<ul style="list-style-type: none"> • Impact of traffic noise on residential development. • Potential interface issues with existing rural land uses and concern that residential and centre development may prejudice continuing agricultural/horticultural activities. • Introduction of multi-storey development.
Changes in response to engagement:	<p>The Designated Entity recommended the Noise and Air Emissions Overlay be introduced over a portion of the Master Planned Neighbourhood Zone closest to Port Wakefield Highway.</p> <p>The Designated Entity was of the view that:</p> <ul style="list-style-type: none"> • There are suitable policies available in the Code to manage interface issues, including the 'Interface between Land Uses' General Development Policy. • The Code Amendment will provide consistency across the Riverlea development by implementing the same maximum building height within the Suburban Activity Centre Zone as within the Emerging Activity Centre Subzone.

A copy of the Engagement Plan is provided at **Attachment 3**. Further details about the consultation undertaken are set out the Designated Entity's Engagement Report (**Attachment 4**).

3.2.2 Local Members

The following Members of Parliament were consulted on the Code Amendment:

- The Hon Jon Gee MP, Member for Taylor.

The Member for Taylor was supportive of the Amendment. An in-person meeting with the proponent included discussion on the speed limit on sections of Port Wakefield Highway and advice on the likely provision of services for residents.

The Designated Entity advised that:

- The speed limits were not directly attributable to the Riverlea development. Discussion included the new intersection, possible southern entrance and flood mitigation.
- A full range of services will be provided within the proposed centre, which is likely to be developed over the next 10 years.
- The first supermarket, specialty shops, child care and medical facilities are planned for construction in 2022, with independent educational facilities in 2-3 years.
- 'Transport on demand' is currently being investigated until the population grows

3.3 Other Considerations

The Minister for Planning and Local Government (the Minister) determined to alter the Amendment to apply the Noise and Air Emissions Overlay further west over the Master Planned Neighbourhood Zone as it applies to the affected area.

The Minister resolved to not seek advice on the Code Amendment from the Commission under section 73(10)(a) of the Act as the matter was not considered to be significant.

4. SUMMARY

On 13 December 2021, the Minister approved the Code Amendment. The Amendment was adopted into the Code upon its publication on the SA Planning Portal on 16 December 2021.

OFFICIAL

The Commission now provides this report to the Environment, Resources and Development Committee for consideration, in accordance with section 74(2) of the Act.

Should you have any questions in relation to the Code Amendment, please do not hesitate to contact Ms Kate Southcott, Senior Governance Officer, Planning and Land Use Services, Attorney-General's Department, on [REDACTED] or via email at:
[REDACTED].

Yours sincerely



Craig Holden
Chair

- Att
1. Buckland Park Suburban Activity Centre Zone Code Amendment (#18155887)
 2. Planning and Design Code Policy (#18246423)
 3. Engagement Plan – Buckland Park Suburban Activity Centre Zone Code Amendment (#18234139)
 4. Engagement Report – Buckland Park Suburban Activity Centre Zone Code Amendment (#18234141)



TO: MINISTER FOR PLANNING AND LOCAL GOVERNMENT

**RE: REPORT TO THE ENVIRONMENT, RESOURCES AND DEVELOPMENT
COMMITTEE OF PARLIAMENT OF SOUTH AUSTRALIA – BUCKLAND PARK
SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT**

PURPOSE

To provide a report by the State Planning Commission (the Commission) for you to forward to the Environment, Resources and Development Committee (the Committee) of Parliament regarding the Buckland Park Suburban Activity Centre Zone Code Amendment (the Code Amendment) by Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd) (the Designated Entity).

BACKGROUND

On 13 December 2021, you resolved to adopt the Code Amendment pursuant to section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).

The Code Amendment came into operation pursuant to section 73(12)(b) of the Act upon its publication on the SA Planning Portal on 16 December 2021.

DISCUSSION

Section 74(2) of the Act requires the Minister for Planning and Local Government to refer an amendment to a designated instrument to the Committee within 28 days after it takes effect. On 11 January 2022, you referred the Code Amendment to the Committee (**Appendix A**).

Section 74(3) of the Act also requires that referral of a designated instrument to the Committee be “accompanied” by a report prepared by the Commission that sets out:

- (a) the reason for the designated instrument; and
- (b) information about the consultation that was undertaken in its preparation of the designated instrument; and
- (c) any other material considered relevant by the Commission; and
- (d) any other information or material prescribed by the regulations.

The Commission last met on 16 December 2021. Consequently, it has not been possible for the Commission to endorse a report for the purposes of section 74(3) of the Act within the legislated time frame for referral.

The Commission understands that you have sought an extension of time from the Committee to provide the necessary report.

Please find attached the report which outlines the reason for the Code Amendment and information about the consultation that was undertaken in its preparation (**Attachment 1**). A cover letter to accompany the report is provided at **Attachment 2**.

You are required to forward the report to the Committee by **28 February 2022** to accord with the requested extension of time.

RECOMMENDATIONS

1. Note the report of the State Planning Commission provided to you regarding the Buckland Park Suburban Activity Centre Zone Code Amendment, as required under section 74(2) of the *Planning, Development and Infrastructure Act 2016* (**Attachment 1**).
NOTED / NOT NOTED

2. Agree to sign the letter provided at **Attachment 2** and forward it to the Environment, Resources and Development Committee with a copy of the State Planning Commission's report (**Attachment 1**) by 28 February 2022, pursuant to section 74 of the *Planning, Development and Infrastructure Act 2016*.
AGREED / NOT AGREED



Craig Holden
Chair, State Planning Commission

4 February 2022

JOSH TEAGUE MP
/ / 2022

Attachments:

1. Commission's report on the Buckland Park Suburban Activity Centre Zone Code Amendment for the Committee (#18173290).
2. Suggested cover letter to the Committee on the Commission's report on the Buckland Park Suburban Activity Centre Zone Code Amendment (#18234081).

Appendices:

- A. Signed letter by the Minister to the Committee on the Buckland Park Suburban Activity Centre Zone Code Amendment, dated 11 January 2022 (#18224849).

Contact: Jason Bailey
Tel No: [REDACTED]

Buckland Park Suburban Activity Centre Zone Code Amendment

Engagement Plan

Designated Entity:

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

Legoe Road (Riverlea Boulevard), Buckland Park

Contact details

Name: Julie Jansen

Position: Consultant Planner, MasterPlan SA Pty Ltd

Email: RiverleaFeedback@masterplan.com.au

Phone: (08) 8193 5600

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1.0 BACKGROUND INFORMATION

The Walker Corporation¹ 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"².

The master planned community is currently marketed as "Riverlea" (<https://www.riverlea.com.au>). Riverlea 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.

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. A number of amendments have been made to the Major Development Area over the years and a range of development applications submitted and approved to develop the area in stages.

1.1 Why Is This Code Amendment Being Initiated

The planning policies to guide the development of Buckland Park were incorporated into the City of Playford Development Plan in 2010 via the Buckland Park Urban Growth Development Plan Amendment. 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 ensure enough land to provide flexibility of service delivery. Since 2010 there has been substantial change in retailing and service delivery, which has reduced the demand for land to accommodate these uses.

1.2 What Does This Code Amendment Hope to Achieve

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

¹ Designated Entity means a person or entity authorised or approved to prepare a draft of a proposal to prepare or amend a designated instrument under section 73 of the Planning, Development and Infrastructure Act, 2016 (the Act). 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.

² The owners and developer of Buckland Park is referred to as the Walker Corporation and they have named the development project 'Riverlea' and the proposed future suburb name is "Riverlea Park".

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 (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.

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, leaving this key location vacant for a long period of time.

Walker Corporation have identified the opportunity to develop the land north of Riverlea Boulevard for 168 residential allotments and open space reserves as shown in Figure 1 **below**, as identified as Stage 7 of Riverlea estate. A development application for this residential subdivision has been lodged with the State Planning Commission in accordance with the major project authorisation.



Figure 1: Extract of Precinct 1 – Stage 7 Allotment Mix Plan by Alexander and Symonds Surveyors as contained in the Development Application.

Walker Corporation are marketing the vision for the area via the website (<https://www.riverlea.com.au>) illustrating the location of the district centre south of Riverlea Boulevard and residential development to the north, as shown on the concept plan (Figure 2 **below**).



Figure 2: Riverlea Vision from Riverlea website.

1.3 Previous Investigations

The various steps in the development of Riverlea, including the major project investigations, the Buckland Park Urban Growth Development Plan Amendment and various land division stages have been informed by a variety of technical reports. Investigations already undertaken in support of the proposed Stage 7 residential development have included:

- Stormwater Management Plan.

- Transport Impact Assessment.
- Traffic Noise Impact Assessment.
- Detailed Site Investigation.
- Air Quality Monitoring Report.

In addition, there has been an initial transport access options review undertaken for the district centre.

1.4 Past Engagement

Buckland Park is being undertaken in consultation with the City of Playford and Planning and Land Use Services of Attorney-General's Department (formerly the Department for Planning, Transport and Infrastructure).

The City of Playford is supportive of rezoning land to the north of Riverlea Boulevard for residential purposes and the reduced size of the proposed district centre.

2.0 ENGAGEMENT PURPOSE

The purpose of the engagement is to:

- Educate and inform the community about the Code Amendment.
- Provide information to the community about the proposal to alter the boundaries of the Suburban Activity Centre Zone and Master Planned Neighbourhood Zone.
- Provide opportunities for the community to review the proposal, seek clarification and offer feedback on the proposal to rezone the affected area.
- To ensure compliance with the statutory obligations pursuant to the *Planning, Development and Infrastructure Act 2016* and the Community Engagement Charter.
- Review and provide feedback to the community and key stakeholders, to ensure they understand the decisions made following consultation, including any resultant changes, that is, close the loop.

3.0 ENGAGEMENT OBJECTIVES

The engagement objectives are:

- To ensure the community and stakeholders are aware of the proposal to alter the zone boundaries between the Suburban Activity Centre Zone and Master Planned Neighbourhood Zone.
- Ensure all affected and interested stakeholders have the ability to provide input and feedback to inform the amendment.

- To provide easy to understand written and graphic materials that explain and demonstrate the proposed reduced size of the district centre and increased size of the residential area.
- Inform proposed residents and the wider community of the location and areas proposed to be available for retail, community, recreation, education and employment activities within Riverlea Estate (Buckland Park).
- Demonstrate to the proposed residents/future community of Riverlea Estate (Buckland Park) that a smaller district centre is appropriate to provide the level of services anticipated within a district centre.
- Inform the wider community of the hierarchy of activity centres within the northern area of Metropolitan Adelaide.
- Illustrate the flexibility of land use policies to provide a range of activity centres throughout Riverlea Estate (Buckland Park).
- Demonstrate to proposed residents/future community of Riverlea Estate (Buckland Park) that residential development on the northern side of Riverlea Boulevard and west of Port Wakefield Highway has appropriately considered residential amenity in terms of potential noise and air quality impacts.
- Inform members of the community who participate in the engagement process of the outcome of the consultation and final decision.

4.0 SCOPE OF INFLUENCE

It is important that the community understands the policy framework in which the amendment is being undertaken and what aspects of the proposal they can influence and those they cannot.

Aspects of the project which stakeholders and the community can influence are:

- 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 of the affected area.
- Concept plan for the Suburban Activity Centre Zone.

Aspects of the project which stakeholders and the community cannot influence are:

- The standard wording of the policy established by the Planning and Design Code that is proposed to be applied to the Master Planned Neighbourhood Zone, the Emerging Activity Centre Subzone and the Suburban Activity Centre Zone.
- The standard wording of the policy of the General Development Policies.

5.0 KEY MESSAGES

The following key messages will underpin the engagement regarding the Code Amendment:

- Provide confirmation to the community that there will be staged provision of retail, community and educational facilities within Riverlea. That is, confirmation of the distribution of centres within the estate.
- That the proposed reduction in size of the Suburban Activity Centre Zone boundary is appropriate to accommodate all envisaged facilities.
- That the residential development to the north of Riverlea Boulevard (Stage 7) is suitably sited and designed so that residential allotments are not adversely impacted by noise and air quality emissions from vehicles utilising Port Wakefield Highway in the proximity of the subject land.
- The residential development to the north of Riverlea Boulevard (Stage 7) is appropriately integrated with the adjoining staged development to the west.
- Development of the district centre, that is the land within the Suburban Activity Centre Zone will require future development applications and approvals.
- Consultation will occur for a period of four (4) calendar weeks.

Stakeholder and community mapping.

STAKEHOLDER	LEVEL OF INTEREST IN THE PROJECT (I.E., HIGH, MEDIUM OR LOW)	NATURE OF INTEREST IN THE PROJECT AND/OR THE POTENTIAL IMPACT OF THE PROJECT	STAKEHOLDER NEEDS/EXPECTATIONS FOR ENGAGEMENT IN THE PROJECT	LEVEL OF ENGAGEMENT (I.E., INFORM, CONSULT, INVOLVE, COLLABORATE)
Planning and Land Use Services, Attorney General's Department.	High	Ensure that the intent of the Planning and Design Code is maintained.	That the consultation is undertaken in accordance with the Community Engagement Plan and the Community Engagement Charter.	Involve
City of Playford. (mandatory in accordance with sections 44(6) and 73(6)(d) of the <i>Planning, Development and Infrastructure Act 2016</i>).	High	Governance, planning policy and service provision. Ensure application of policy only relates to the affected area and does not impact upon other areas within either the selected zones.	Direct consultation to ensure Council is aware of the proposed Code Amendment, are provided with suitable consultation information that can be made available to the community. Ensure Council is kept informed of the Code Amendment process.	Collaborate – partner with Council to ensure decision on zone boundary explores development alternatives and identifies preferred solutions.
Local Government Association.	Low	To review the proposed policy framework within the broader context of metropolitan Adelaide.	Information on the Code Amendment and provide an opportunity for feedback.	Consult.
Department for Infrastructure and Transport (Consultation specified by the State Planning Commission under section 73(6)(e) of the <i>Planning, Development and Infrastructure Act 2016</i>).	Medium	Commissioner of Highways: Development adjacent designated road. Ensure alteration to zone boundaries does not impact on vehicle movements and access on Port Wakefield Highway. Any proposed additional access from Port Wakefield Highway to the Suburban Activity Centre Zone is appropriately sited.	Direct consultation on transportation and access arrangements.	Collaborate with regard to vehicle access design if/as required.
Environment Protection Authority.	Medium	Assess the appropriateness of the future development of the area in terms of noise and air quality given the proximity of the proposed residential area to Port Wakefield Highway.	Direct consultation on noise and air quality matters.	Consult.
State Member of Parliament. The Hon Jon Gee, Member for Taylor. (Consultation specified by the State Planning Commission under section 73(6)(e) of the <i>Planning, Development and Infrastructure Act 2016</i>).	Medium	Development within Taylor electorate and provision of services for the community.	Direct consultation to ensure Hon member is aware of the Code Amendment and has information available for members of the community and his electorate.	Consult – listen to and acknowledge concerns and aspirations and provide feedback.
Land Owners – Riverlea Estate. (mandatory – owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>).	High	The proposed (contracted) purchasers of residential allotments within Riverlea Estate are likely to be interested in the provision of services in the short term and any implications of the proposed zone boundaries to the provision of services in the principal activity centre of the estate in the long term.	Information on the implications of the proposed zone boundary alteration.	Consult – listen to and acknowledge concerns and aspirations and provide feedback.
Land Owners and Occupiers – adjoining the boundaries of Riverlea. (mandatory – owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>).	High	Interest in the nature of development of the locality and services that are proposed to be provided to the Riverlea (and wider) community.	Information on the implications of the proposed zone boundary alteration.	Consult - listen to and acknowledge concerns and aspirations and provide feedback.
Community within the Locality – Land Owners and Occupiers that are not immediately adjoining the boundaries of the Riverlea Estate but are likely to be interested in the ongoing development.	Low	Interest in the ongoing development of Riverlea.	Information on the implications of the proposed zone boundary alteration.	Inform – provide information with balanced and objective information to assist in understanding the proposed zone boundary amendment.

STAKEHOLDER	LEVEL OF INTEREST IN THE PROJECT (I.E., HIGH, MEDIUM OR LOW)	NATURE OF INTEREST IN THE PROJECT AND/OR THE POTENTIAL IMPACT OF THE PROJECT	STAKEHOLDER NEEDS/EXPECTATIONS FOR ENGAGEMENT IN THE PROJECT	LEVEL OF ENGAGEMENT (I.E., INFORM, CONSULT, INVOLVE, COLLABORATE)
These interested parties are considered to be principally land owners and occupiers to the west of Port Wakefield Highway within approximately 2.0 kilometres of the boundaries of Riverlea. Land owners immediately opposite the estate would also be consulted.				
Wider Community of City of Playford and Adelaide Plains Council.	Low	Interest in the ongoing development of Riverlea.	Information on the implications of the proposed zone boundary alteration.	Inform – provide information with balanced and objective information to assist in understanding the proposed zone boundary amendment.
Infrastructure/Utility Providers.	Low	Interest in the ongoing provision of infrastructure and development of Riverlea.	Information on the implications of the proposed zone boundary alteration.	Inform – provide information with balanced and objective information to assist in understanding the proposed zone boundary amendment.

Applying the Charter principles.

STAKEHOLDER	ENGAGEMENT NEED OR TECHNIQUE
Planning and Land Use Services, Attorney General's Department.	Direct consultation to provide relevant information associated with Community Engagement (ie. information for publication on SA Planning Portal), mapping and statutory obligations of the Code Amendment process.
City of Playford.	Direct consultation including meeting with Council Officers. Provision of mapping and consultation material that will be available to the public (in soft and hard formats) so that information can be shared via Council website or other techniques as deemed appropriate by Council.
Local Government Association.	LGA would require information and consultation would include direct liaison with LGA Officer and provision of consultation information.
Department for Infrastructure and Transport - Commissioner of Highways.	DIT would require information and consultation would include direct liaison with relevant Officer. Provision of mapping of proposed zone boundary amendments and concepts/designs relating to vehicle access, including a potential additional access from Port Wakefield Highway to the Suburban Activity Centre zoned land.
The Hon Jon Gee, Member for Taylor.	Direct consultation including meeting with Hon Jon Gee. Provision of mapping and consultation material that will be available to the public (in soft and hard formats) so that information can be shared via Electorate website or other techniques as deemed appropriate by Member. Invitation to community consultation event.
Land Owners – Riverlea Estate.	<p>Engagement need:</p> <ul style="list-style-type: none"> - Easy to interpret information with focus on maps to illustrate change of zone boundary proposed. - People being able to access information face-to-face, in hard copy and online <p>Engagement Techniques:</p> <ul style="list-style-type: none"> - Preparation of maps as part of information leaflets. - Information available on Riverlea website. - Invitation to provide feedback in hard copy, online and in person. - Multi-lingual people available at community drop-in information event.
Land Owners – adjoining the boundaries of Riverlea.	As above.
Wider Community of City of Playford and Adelaide Plains Council.	<p>As above.</p> <p>Engagement Techniques:</p> <ul style="list-style-type: none"> - Public advertisement. - Information on Riverlea website. - Information on City of Playford and Adelaide Plains Council websites (if Council in agreement to host information). - Capacity for any member of the public to attend the community drop-in information event.
Infrastructure/Utility Providers.	As above.

Staging your engagement

STAGE	OBJECTIVE(S)	STAKEHOLDERS	LEVEL OF ENGAGEMENT	BY WHEN
1	Ensure consultation material is provided to PLUS -AGD in a timely manner prior to consultation 'going live' on the SA Planning Portal.	PLUS, Attorney General's Department.	Involve	Three (3) weeks prior to commencement of consultation.
1	To engage with the City of Playford early in the consultation process, to assist with engagement methodology and input into policy development.	City of Playford.	Collaborate	Two (2) – four (4) weeks prior to commencement of consultation.
2	To ensure that interested stakeholders are informed of the Code Amendment and Consultation program.	City of Playford; LGA; DIT and Member for Taylor.	Consult/Collaborate.	August - September 2021.
3	To gain input from the Riverlea Estate community to inform the amendment. Inform proposed residents and the wider community of the location and areas proposed to be available for retail, community, recreation, education and employment activities within Riverlea Estate (Buckland Park). Demonstrate to the proposed residents/future community of Riverlea Estate (Buckland Park) that a smaller district centre is appropriate to provide the level of services anticipated within a district centre. Demonstrate to proposed residents/future community of Riverlea Estate (Buckland Park) that residential development on the northern side of Riverlea Boulevard and east of Port Wakefield Highway has appropriately considered residential amenity in terms of potential noise and air quality impacts.	Land owners within Riverlea and perspective residents. Immediately adjoining land owners.	Consult	September 2021.
3	To ensure that interested stakeholders within the wider community have the ability to provide input to inform the amendment.	Wider community – particularly those owners and occupiers of the western side of Port Wakefield Highway adjacent the boundary of Riverlea Estate.	Inform/Consult.	September 2021.
4	Seek feedback from community and stakeholders on the engagement process.	City of Playford. Community and Key Stakeholders.	Consult	Incorporate with engagement activities and/or as soon as practical after consultation has been completed.
5	Close the Loop – inform community and stakeholders of the outcomes of the engagement process and any alterations proposed to the Code Amendment.	Stakeholders and members of the community that have made a submission or otherwise indicated during the process that they wish to be informed.	Inform	As soon as possible following the completion of the consultation process.
5	Close the loop – inform community and stakeholders of the outcome of the Code Amendment.	Stakeholders and members of the community that have made a submission or otherwise indicated during the process that they wish to be informed.	Inform	As soon as possible following the decision/outcome of the Code Amendment.
6	Adapt Engagement Plan if/as required.	All	Inform/Consult	Should matters be identified during the engagement process that require additional consultation that be incorporated into an updated Engagement Plan and necessary consultation undertaken. The engagement strategy must be adaptable to changing circumstances, such as, but not limited to, those that may arise due to Covid restrictions.

Applying the Charter principles in practice

CHARTER PRINCIPLES	HOW DOES YOUR ENGAGEMENT APPROACH/ACTIVITIES REFLECT THIS PRINCIPLE IN ACTION?
Engagement is genuine	<p>The following techniques are incorporated in the engagement plan to provide suitable opportunity to participate in the engagement:</p> <ul style="list-style-type: none"> • Suitable time is allocated to participate in consultation activities and provide feedback. • Representatives of the Designated Entity are available to discuss the Code Amendment. • Ability to provide feedback via: <ul style="list-style-type: none"> - Personal contact via phone or at community information session - Electronically via SA Planning Portal or direct email - Via written correspondence or survey
Engagement is inclusive and respectful	<p>The variety of engagement techniques are suitable for the identified stakeholder groups, with a number of opportunities to be informed and provide feedback.</p> <p>Comments and feedback are appropriately recorded and considered.</p> <p>Engagement techniques are adaptable during the engagement period.</p>
Engagement is fit for purpose	<p>Engagement incorporates a variety of techniques to ensure the community of interest and the wider community are aware of the Code Amendment and ability to provide feedback.</p> <p>The engagement is of an appropriate scale and form to reflect the likely impact of the amendment.</p> <p>The engagement information is presented in a manner which allows for ease of interpretation:</p> <ul style="list-style-type: none"> - Clearly presented information in a graphical form, in addition to written material. - Information available in hard copy and electronically. - Ability for people to speak to a representative of the Designated Entity in person via phone or at a community information session. <p>Information is available from a range of sources ie. Planning SA Portal, Council website, Riverlea Website and hard copies from City of Playford office and library.</p>
Engagement is informed and transparent	<p>Engagement material is available in a variety of forms including letters, leaflets/fact sheets and posters with easy-to-understand graphics including concept plans.</p> <p>The engagement material appropriately identifies the scope of the Code Amendment and what can and cannot be influenced.</p> <p>Feedback is reviewed, summarised and considered in the final decision on the Code Amendment.</p>
Engagement is reviewed and improved	<p>Feedback provided via the various sources is monitored during the engagement period. Appropriate endeavours will be made to obtain feedback on engagement processes during consultation events and/or following the conclusion of the consultation period. Feedback will be reviewed and analysed for areas of improvement as part of the engagement report and closing the loop.</p>

Measuring success

#	CHARTER CRITERIA	CHARTER PERFORMANCE OUTCOMES	RESPONDENT	INDICATOR	EVALUATION TOOL EXIT SURVEY / FOLLOW-UP SURVEY	MEASURING SUCCESS OF PROJECT ENGAGEMENT
1	Principle 1: Engagement is genuine.	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community.	I feel the engagement genuinely sought my input to help shape the proposal.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful.	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community.	I am confident my views were heard during the engagement.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
			Project Lead.	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement. Representatives from some community groups participated in the engagement. There was little representation of the community groups in engagement. 	Per cent from each response.
3	Principle 3: Engagement is fit for purpose.	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. People were clear about the proposed change and how it would affect them. 	Community.	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
				I was given an adequate opportunity to be heard .	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> All relevant information was made available, and people could access it. People understood how their views were considered, the reasons for the outcomes and the final decision that was made. 	Community.	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree.	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved.	<ul style="list-style-type: none"> The engagement was reviewed, and improvements recommended. 	Project Lead.	Engagement was reviewed throughout the process and improvements put in place or recommended for future engagement.	<ul style="list-style-type: none"> Reviewed and recommendations made. Reviewed but no system for making recommendations. Not reviewed. 	Per cent from each response.
6	Engagement occurs early.	<ul style="list-style-type: none"> Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence. 	Project Lead.	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme.	<ul style="list-style-type: none"> Engaged when there was opportunity for input into scoping. Engaged when there was opportunity for input into first draft. Engaged when there was opportunity for minor edits to final draft. Engaged when there was no real opportunity for input to be considered. 	Per cent from each response.
7	Engagement feedback was considered in the development of planning policy, strategy or scheme.	<ul style="list-style-type: none"> Engagement contributed to the substance of a plan or resulted in changes to a draft. 	Project Lead.	Engagement contributed to the substance of the final plan .	<ul style="list-style-type: none"> In a significant way. In a moderate way. In a minor way. Not at all. 	Per cent from each response.
8	Engagement includes 'closing the loop'.	<ul style="list-style-type: none"> Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement. 	Project Lead.	Engagement provided feedback to community about outcomes of engagement.	<ul style="list-style-type: none"> Formally (report or public forum). Informally (closing summaries). No feedback provided. 	Per cent from each response.
9	Charter is valued and useful.	<ul style="list-style-type: none"> Engagement is facilitated and valued by planners. 	Project Lead.	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide.		

Closing the loop and reporting back

HOW WILL YOU RESPOND TO PARTICIPANTS?	WHO'S RESPONSIBLE?	WHEN WILL YOU REPORT BACK?
<p>A feedback register will be kept of comments received by (all) various techniques i.e., personal communication, email, SA Planning Portal, surveys etc.</p> <p>Every endeavour will be made to obtain contact details of all attendees at the community information session and those providing feedback in person, so that they can be kept informed of the engagement outcomes and the Code Amendment progress.</p> <p>A summary of issues/key theses will be prepared and provided to the community that have provided feedback.</p>	<p>Designated Entity (or representative).</p>	<p>As soon as practical post consultation.</p>
<p>Endeavour to obtain feedback on the engagement process via an evaluation survey, which will inform the Engagement Plan.</p>	<p>Designated Entity (or representative).</p>	<p>As soon as practical post consultation.</p>
<p>Prepare the Engagement Report, pursuant to the statutory requirements of Section 73 of the <i>Planning, Development and Infrastructure Act 2016</i>. Ensure the Engagement Report is available to the community and stakeholders.</p>	<p>Designated Entity (or representative).</p>	<p>As soon as practical post consultation.</p>
<p>Publish the Engagement Report on the SA Planning Portal.</p>	<p>Attorney General's Department.</p>	<p>As soon as practical post consultation.</p>

26 October 2021

The Hon Vickie Chapman
Minister for Planning and Local Government
C/- Planning and Land Use Services, Attorney General's Department
GPO Box 1815
ADELAIDE SA 5001

Attention: Nadia Gencarelli, Acting Team Leader – Code Amendments

Dear Minister Chapman

Re: Buckland Park Suburban Activity Centre Zone Code Amendment

MasterPlan SA Pty Ltd writes on behalf of Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd), the Designated Entity for the Buckland Park Suburban Activity Centre Zone Code Amendment. Following community engagement, the Code Amendment has been finalised and we write to request your approval of the Code Amendment.

Engagement with the community and stakeholders was undertaken between 6th September and 1st October 2021 in accordance with the Engagement Plan and Community Engagement Charter. The outcomes of the engagement are contained in the **attached** Engagement Report.

Following consideration of the submissions from the community and Government Agencies, the Designated Entity has not made any alterations to the Code Amendment. Subsequently, the Code Amendment Instructions which are **attached** are unaltered from those submitted to PLUS-AGD for engagement purposes.

It is our respectful submission that the Code Amendment, to rationalise the area required to provide the district level activities and extend the size of residential development as an entry statement to the Riverlea estate (Buckland Park) is an appropriate amendment to the Planning and Design Code.

Should you require any additional information or clarification, please do not hesitate to contact the undersigned by phone 8193 5600 or 0413 832 616 or email juliej@masterplan.com.au

Yours sincerely



Julie Jansen
MasterPlan SA Pty Ltd

enc: Engagement Report
Amendment Instructions

cc: Mr Brian Virgo, Walker Corporation



Buckland Park Suburban Activity Centre Zone Code Amendment

Engagement Report

Section 73(7) of the Planning, Development and Infrastructure Act 2016

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

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1.0 PURPOSE

This report has been prepared by MasterPlan SA Pty Ltd for Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd) (the Designated Entity) for consideration by the Minister for Planning and Local Government (the Minister) in adopting the Buckland Park Suburban Activity Centre Zone Code Amendment (the Code Amendment).

The report details the engagement that has been undertaken, the outcomes of the engagement including a summary of the feedback made and the response to the feedback and the changes to the Code Amendment. In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved. Any changes to the engagement plan during the process is also outlined.

2.0 INTRODUCTION

The development of Buckland Park as a new master-planned community in the northwest of metropolitan Adelaide has been proposed for approximately 20 years. The Major Development Area was declared in 2003. The Walker Corporation has recently commenced the construction of the first stages of the master-planned community at Buckland Park, which is marketed as 'Riverlea' estate.

2.1 What the Code Amendment Seeks to Achieve

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

Walker Corporation proposes to develop a portion of land on the northern side of Riverlea Boulevard (the principal access), currently located within the Suburban Activity Centre Zone for residential purposes. To achieve this development intent, the land requires rezoning to the Master Planned Neighbourhood Zone. The Suburban Activity Centre Zone would be decreased in size and retained on the southern side of Riverlea Boulevard with the same zoning. The Suburban Activity Centre Zone will have an area of approximately 42 hectares and will continue to facilitate a wide range of retail, commercial, service and employment opportunities to support the developing Riverlea community.

2.2 Why the Code Amendment Was Initiated

The planning policies to guide the development of Buckland Park were incorporated into the City of Playford Development Plan in 2010 via the Buckland Park Urban Growth Development Plan Amendment. 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 ensure enough land to provide flexibility of service delivery. Since 2010, a substantial change in retailing and service delivery has reduced the demand for land to accommodate these uses.

2.3 The Purpose of the Engagement

The purpose of the engagement was to:

- Educate and inform the community about the Code Amendment.
- Provide information to the community about the proposal to alter the boundaries of the Suburban Activity Centre Zone and Master Planned Neighbourhood Zone.
- Provide opportunities for the community to review the proposal, seek clarification and offer feedback to rezone the affected area.
- To ensure compliance with the statutory obligations under the *Planning, Development and Infrastructure Act 2016* and the Community Engagement Charter.
- Review and provide feedback to the community and key stakeholders to ensure they understand the decisions made following consultation, including any resultant changes.

3.0 ENGAGEMENT APPROACH

Amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the *Planning, Development and Infrastructure Act 2016* (the Act). The Act requires public engagement to take place in accordance with the Community Engagement Charter.

3.1 Engagement Objectives

The Designated Entity prepared an engagement plan (the Engagement Plan) to apply the principles of the Community Engagement Charter. The objectives of the engagement were:

- To ensure the community and stakeholders were aware of the proposal to alter the zone boundaries between the Suburban Activity Centre Zone and Master Planned Neighbourhood Zone.
- Ensure all affected and interested stakeholders could provide input and feedback to inform the amendment.
- To provide easy-to-understand written and graphic materials that explain and demonstrate the proposed reduced size of the district centre and increased size of the residential area.
- Inform proposed residents and the broader community of the location and areas proposed to be available for retail, community, recreation, education and employment activities within Riverlea Estate (Buckland Park).

- Demonstrate to the proposed residents/future community of Riverlea Estate (Buckland Park) that a smaller district centre is appropriate to provide the level of services anticipated within a district centre.
- Inform the broader community of the hierarchy of activity centres within the northern area of Metropolitan Adelaide.
- Illustrate the flexibility of land use policies to provide a range of activity centres throughout Riverlea Estate (Buckland Park).
- Demonstrate to proposed residents/future community of Riverlea Estate (Buckland Park) that residential development on the northern side of Riverlea Boulevard and west of Port Wakefield Highway has appropriately considered residential amenity in terms of potential noise and air quality impacts.
- Inform community members who participate in the engagement process of the consultation and final decision outcome.

3.2 Engagement Methodology

The engagement activities outlined below occurred as set out in the Engagement Plan.

- Community Information Drop-in Session held at the Virginia Community Centre, Virginia, on Monday 13 September 2021 between 3.00pm and 8.00pm.
- Invitation to comment on Code Amendment via:
 - Information hosted on the Riverlea website.
 - Link on City of Playford website to the PlanSA portal.
 - The information available on the PlanSA portal.
 - Advertisement in The Advertiser newspaper (print edition) on Friday 3rd September 2021 and the online version of the public notices for September.
 - Flyers provided to the City of Playford for distribution at Council office and library.
 - Direct invitation by letter to registered prospective purchasers of land within Riverlea.
 - Direct invitation by letter to adjoining landowners and occupiers.
 - Provision of information to Adelaide Plains Council.
- Meeting with the local member of Parliament, the Hon Jon Gee, Member for Taylor.
- Discussions with the City of Playford, Department for Infrastructure and Transport and the Local Government Association.
- Invitation to comment by letter/email to Government agencies.

When preparing the Engagement Plan, consultation with the City of Playford, Department for Infrastructure and Transport (DIT) and the Local Government Association was to occur in person. Following discussions with these groups, the discussions happened without face to face meetings. The City of Playford and DIT were comfortable with previous discussions/meetings that had been held on the Riverlea development and the subsequent discussions via telephone and the information provided electronically on the Code Amendment. The change of consultation with the City of Playford, LGA and DIT was a minor variation to the Engagement Plan.

3.3 Engagement Activities

3.3.1 Community Information Drop-In Session

A Community Information Drop-In Session at Virginia Community Centre occurred on Monday 13 September 2021 between 3.00pm and 8.00pm. As indicated by the name, the session was open to any interested person to come along and discuss the Code Amendment, review information and provide feedback. The Community Information Session facilitators visually presented a range of information via posters on the Code Amendment (**Attachment A**). Representatives of Walker Corporation and MasterPlan were in attendance to discuss the Code Amendment.

Three (3) interested groups of people attended the Community Information Session. Two (2) groups were adjoining owners, one to the north and the other to the south of the site. The third group were a purchaser of an allotment within Riverlea.





3.3.2 Public Advertisement

An advertisement was placed in The Advertiser newspaper on Friday 3rd September 2021 to ensure the most comprehensive number of people knew about the Code Amendment. This advertisement was available via the online notices (Adelaide Now) between Friday 3 September and 1 October 2021. A copy of the advertisement is in **Attachment B**.

3.3.2 Information Brochure

An information brochure (flyer) was distributed to the community. The flyers accompanied letters to land purchasers and adjoining landowners and occupiers. Information was also available via the PlanSA portal, the Riverlea Website, the Council office and the library, and the Community Information Session.

The information brochure incorporated maps of existing and proposed zoning, along with an explanation of the zone changes proposed by the Code Amendment and how people could obtain additional information and make comments. A copy of the Information Brochure is in **Attachment C**.

3.3.3 Government Agencies

A range of Government Agencies were informed of the Code Amendment by letter dated 26 August 2021. The letter was emailed to the Government Agencies along with a copy of the Code Amendment.

3.3.4 Member for Parliament

A meeting with the Hon. Jon Gee, Member for Taylor, was held with Walker Corporation and MasterPlan during the consultation phase. This meeting followed formal correspondence to the Member for Taylor, which incorporated a copy of the Code Amendment and information brochure. The Hon Jon Gee is supportive of the Code amendment.

3.4 Mandatory Requirements

The following mandatory engagement requirements have been met:

3.4.1 Notice and consultation with Councils

Correspondence dated 26 August 2021 formally advised The City of Playford of the Code Amendment engagement. Before this formal notification, discussions had occurred with Council Strategic Planners. Hard copies of the Code Amendment, the Information Brochure and the Feedback Form were available at the Council office and library during the consultation period for any interested members of the community.

Walker Corporation regular meets with the City of Playford regarding the development of the Riverlea Estate. Specific meetings were not held with Council regarding the Code Amendment, albeit that the Code Amendment was discussed with various Council staff, including the Chief Executive Officer. The formal submission by the City of Playford notes the collaborative working relationship between Council and the Walker Corporation and states that there is "*no objection to the Code Amendment*".

Given the proximity of Buckland Park to the Adelaide Plains Council, adjoining landowners and occupiers within that Council area were notified of the Code Amendment. Hard copies of the Code Amendment, the Information Brochure and the Feedback Form were available at the Council during the consultation period for any interested members of the community. The Code Amendment was discussed with Council staff before the engagement process commencing.

3.4.2 Notice and consultation with the Local Government Association

The Local Government Association (LGA) were formally advised of the Code Amendment engagement via correspondence dated 26 August 2021. Discussions with officers of the LGA indicated that comments on the Code Amendment would be referred to the City of Playford, and no further consultation was undertaken.

3.4.3 Notice and consultation with Owners and Occupiers of Land which is Specifically Impacted

The land impacted explicitly by the Code Amendment is in the ownership of the Designated Entity - Walker Corporation. Given Riverlea estate is being developed in stages, Walker Corporation informed the people contracted to purchase land within the estate. Letters and information brochures on the Code Amendment were emailed to approximately 275 people on Friday, 3 September 2021.

The adjacent landowners and occupiers were notified by letters and information brochures dated 26 August 2021. These interested parties were considered landowners and occupiers principally to the west of Port Wakefield Highway within approximately 2.0 kilometres of the boundaries of Riverlea. Landowners immediately opposite the estate were also consulted.

Notification of owners or occupiers of the land and adjacent land was undertaken following Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

4.0 ENGAGEMENT OUTCOMES

4.1 Overview

During the consultation period on the Code Amendment, comments were received from the City of Playford, various Government Agencies, adjoining owners/occupiers, and prospective purchasers of land within Riverlea Estate, as summarised **below**:

- The City of Playford – written submission.
- Member of Parliament – Member for Taylor, Hon Jon Gee – written submission.
- Government Agencies – SA Power Networks, DIT, APA, DEW, Telstra, SA Water, EPA, Epic Energy – written submissions.
- Adjoining owners/occupiers – Ken Carypidis (verbal), Malcolm Lewis (verbal), Alan and Maureen Rice (verbal and written), Scott Lewis (verbal and written).
- Prospective Riverlea purchasers - Nina Matta (written), Dilawar and Jaskaran Singh (verbal and written), Anonymous (details provided – written).

As illustrated, the means of communication and feedback varied and included:

- Phone conversations.
- Personal communication at the Community Information Session.
- Emails via the Riverlea Feedback/SA Planning portal and direct to Walker Corporation and MasterPlan.
- Feedback forms.
- Written submissions via SA Planning portal.

Excluding Council, the Hon Jon Gee and Government Agencies, only seven (7) submissions were received from the public, two (2) of which relate to the same adjoining property (the Lewis property) to the south of the Suburban Activity Centre.

Only the Department for Infrastructure and Transport and the Environment Protection Agency provide specific feedback on policy proposed in the Code Amendment. Other agencies make general comments relating to the need for infrastructure augmentation as the Riverlea development proceeds.

A submissions summary is in **Attachment D**.

4.2 Community Information Session

Three (3) interested groups of people attended the Community Information Session. Two (2) groups were adjoining owners, one to the north (Mr/s Rice) and the other to the south of the site (Mr Malcolm Lewis). The third group (Mr/s Singh) were a purchaser of an allotment within Riverlea.

A range of issues was discussed with the adjoining owners/occupiers at the Community Information Session, including:

- Implications of the rezoning on their existing agricultural/horticultural activities. Both adjoining owners wished to ensure that the proposed zoning would not impact their ongoing practices, which include spraying, use of machinery and associated noise.
- The proposed location of the road access, including the southern vehicle entry point from Port Wakefield Highway.
- The anticipated type and location of facilities within the Suburban Activity Centre.
- Anticipated building height within the residential area and also the activity centre.
- Location of temporary sewer connection.
- Location and form of planned infrastructure for locality/development, including road access and stormwater.

Each of the three (3) groups of people who attended the Community Information Session generally supported the development of Riverlea estate during discussions. However, comments received on the feedback forms included negative comments such as:

“Oppose the alteration of zoning at Riverlea:

- *I am not supportive of multi-storey “affordable” accommodation.”*
- *I do not support multi-storey (2 storey ok).”*

Whilst not explicitly stated in written submissions, one of the adjoining owners was concerned that two-storey dwellings could be developed close to the boundaries of their agricultural land.

The prospective purchaser of land within Riverlea estate was interested in the activities that would evolve within the future Activity Centre. More particularly, Mr/s Singh was interested in the timing of the staging of the development, including their residential allotment.

4.3 Riverlea Feedback – Adjoining Owners & Occupiers

Three (3) adjoining landowners provided submissions as part of the consultation. An adjacent owner on the eastern side of Port Wakefield Highway sought clarification of the proposed zoning alteration and if it directly affected their property.

Submissions from an adjoining owner to the north, Mr/s Rice and to the south, Mr Scott Lewis and Mr Malcolm Lewis were received verbally and in writing and relate to vehicle access, interface with rural activities, future zoning and development, building heights and infrastructure provision. **Section 4.5** below discusses these planning themes further.

The written submission from Mr Scott Lewis “strongly supports” the Code Amendment and the future development of Riverlea. Matters raised in the written submission by Mr Lewis seeking inclusion of his land or portion of his land in the Code Amendment to facilitate a future ‘truck stop’ or similar are outside of the scope of this Code Amendment and would require separate investigations.

4.4 Riverlea Feedback – Prospective Riverlea Land Purchasers

Submissions received via the Riverlea Feedback email (and PlanSA Portal) from future residents of Riverlea expressed concern that Walker Corporation did not intend to develop the land in a manner consistent with the concept plans, evident by the following comments:

“When I have purchased my allotment I was expecting an “exceptional quality and thoughtful design’ as you have stated on your site and masterplan. To have drastically change a design that I thought was going to be grand, is an unacceptable decision, that does not provide justice to the purchasers expectation and is therefore misleading”.

“The bigger the activity centre, shopping centre, malls, retail centre, reserve, parks and kilometres of walkway and bikeway the better. I hope Walker Corporation fulfill it’s development plan”

It is apparent that despite the information presented and available on the Code Amendment, these two (2) prospective purchasers misinterpreted or misunderstood the intent of the rezoning. Both prospective purchasers were contacted following receipt of their comments to provide further information and clarification. It was explained that the overall intent of the Riverlea estate does not alter with the rezoning, but rather the principal district centre will be rationalised in size. Riverlea will still comprise the main centre and a range of smaller centres developed over the life of the development. The Code Amendment allows the principal district centre to be developed horizontally and vertically and provides a wide range of services, with the size of the centre being similar to the Munno Para district centre but able to be developed in a more efficient and master-planned manner.

One (1) of the prospective purchasers subsequently withdrew their original submission when they realised that the concept plan for the development of Riverlea estate that was available to them at the time of purchase had not altered. The concept plan illustrates the land north of Riverlea Boulevard for future residential development and the activity centre on the southern side of the road. The concept plan provided to potential purchasers is consistent with the altered zone boundaries proposed by the Code Amendment.

4.5 What We Heard - Themes & Response

Several themes/planning policy matters raised in the submissions require further consideration and response. These matters include:

- Interface with rural/agricultural land uses.
- Building Heights.
- Vehicle access from Port Wakefield Road.
- Acoustic amenity for residential land uses.

4.5.1 Interface

What We Heard:

Submissions expressed concerns that development within the Suburban Activity Centre Zone and the Master Planned Neighbourhood Zone may prejudice existing continued use of agricultural/horticultural activities regarding the maintenance and operation activities that include spraying and vehicle movements that result in noise.

Response:

The boundaries between the Suburban Activity Centre Zone and Master Planned Neighbourhood Zone do not alter the interface with the Rural Horticulture Zone to the south of Riverlea. There is an altered interface to the north.

Whilst the interface boundary is altered to the north, Buckland Park's existing zoning has a hard boundary between the residential and rural zones. This boundary has been established since the Major Development declaration. The interface between residential and rural land uses is currently addressed by the Interface between Land Use General Development Policies of the Planning and Design Code. The interface policies relating to "Interface with Rural Activities" state:

- PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.*
- PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.*
- PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.*
- DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.*
- PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.*
- PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.*
- DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:*
- a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility*
 - b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day*

- c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres
- d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes
- e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.

PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.

PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.

Land uses lawfully existing adjacent to the Area Affected do not include dairies, land-based aquaculture or bulk handling facilities. Subsequently, there is no established setback from these land uses to the proposed residential development within the Master Planned Neighbourhood Zone. When development applications are submitted adjacent to the boundaries of the Rural Horticulture Zone, the planning authority would determine if the setbacks and proposed vegetation plantings are appropriate to mitigate the adverse impact of urban development on existing agricultural and horticultural activities.

The Code Amendment proposes residential development adjacent to an allotment boundary (Allotment 3 in Filed Plan 40170) within the Rural Horticulture Zone to the north. The additional residential land proposed by the Code Amendment does not immediately adjoin the land in the ownership of Mr/s Rice. As shown in the image below, residential allotments have been approved along the boundary of Allotment 3. It is noted that the concept plan for Stage 7 incorporates a reserve adjacent portion of the northern boundary with the Rural Horticulture Zone providing a degree of separation between future residential development and rural activities to the north.

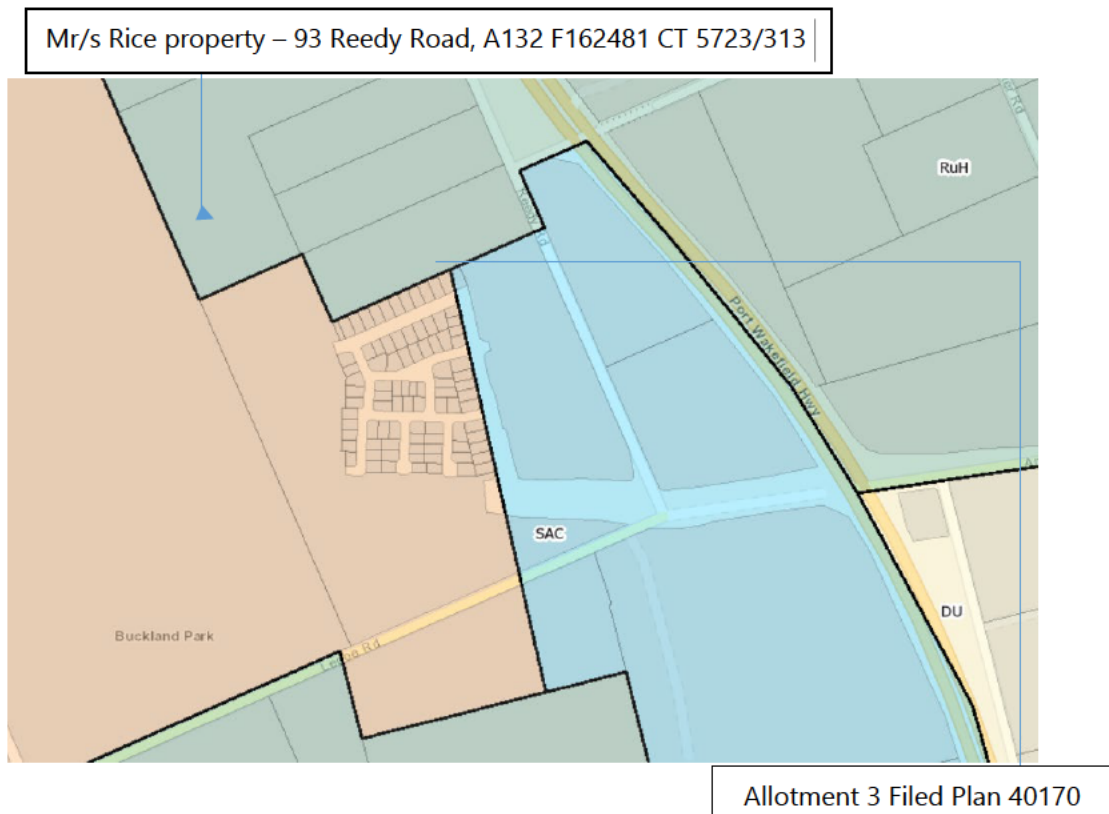


Image 3: Extract SAPPA illustrating the recently approved residential land division within the Master Planned Neighbourhood Zone that immediately adjoins the Rural Horticulture Zone.

Code Amendment – Proposed Action:

Given the established policy framework relating to the interface between land uses, no action is recommended.

4.5.2 Building Heights

What We Heard:

Concerns were expressed about 'multi-storey' development and 'multi-storey' affordable accommodation. There is no further explanation for these comments. Clarification was sought during the Community Information Session that the Code Amendment did not propose high-density development adjacent to the boundaries of rural activities.

Response:

The Code Amendment seeks to incorporate a consistent approach to building height within activity centres within Riverlea. It does not propose to alter the building heights established within the Master Planned Neighbourhood Zone.

Based on the current policy of the Planning and Design Code, the maximum building height and building levels (a maximum of six (6) building levels or 22 metres) within the "*activity centres*" in the Emerging Activity Centre Subzone is substantially higher development than the Suburban Activity Centre (maximum three (3) building levels or 12 metres). An apparent discrepancy in policy and development potential is not commensurate with the proposed function of the activity centres. As written, the "*activity centres*" intended to serve the neighbourhood and local needs have a more significant development potential than the district centre contained in the Suburban Activity Centre Zone.

The introduction of a consistent building height within the activity centres within Riverlea would provide greater flexibility for vertical development within the Suburban Activity Centre. Any development of buildings, whether mixed-use, commercial or residential land uses, would require an assessment of setbacks to boundaries and interfaces, including the interface with rural zones. Even with its reduced size of 42 hectares, the Suburban Activity Centre Zone is suitable to accommodate development up to six (6) building levels without unreasonable adverse impact on adjoining land uses.

Code Amendment – Proposed Action:

No alteration is proposed to the Code Amendment.

4.5.3 Vehicle Access

What We Heard:

Comments received regarding vehicle access were from adjoining owners and the Department for Infrastructure and Transport.

Submissions from the adjoining owners sought clarification regarding the road linkages to/from Reedy Road and Martin Road to Port Wakefield Highway.

The submission from Lewis Horticulture, the landowner to the south, contained various comments regarding vehicle access. The submission expressed that a grade separation intersection would have been the preferred option to install at the intersection of Port Wakefield Highway and Riverlea Boulevard/Angle Vale Road. Concerning the proposed southern entrance to Riverlea, the submission indicated that this access should/could be located further south, noting an existing access road to Port Wakefield Road approximately 300 metres further south from the proposed entrance.

The Department for Infrastructure and Transport (DIT) provided the comments concerning the proposed left-in/left-out access as identified within the Concept Plan 13 for the Suburban Activity Centre Zone. DIT does not support the access due to:

- DIT's preference is that the wider development, including the Suburban Activity Centre, is accessed through the new Port Wakefield Highway/Riverlea Boulevard signalised intersection, as contemplated in the development authorisation.
- Vehicle conflict potential between proposed acceleration lane of left-in/left-out and deceleration lane for Port Wakefield Highway/Riverlea Boulevard intersection.
- Limited information was provided regarding the internal service road and its connections to Riverlea Boulevard and wider internal networks.

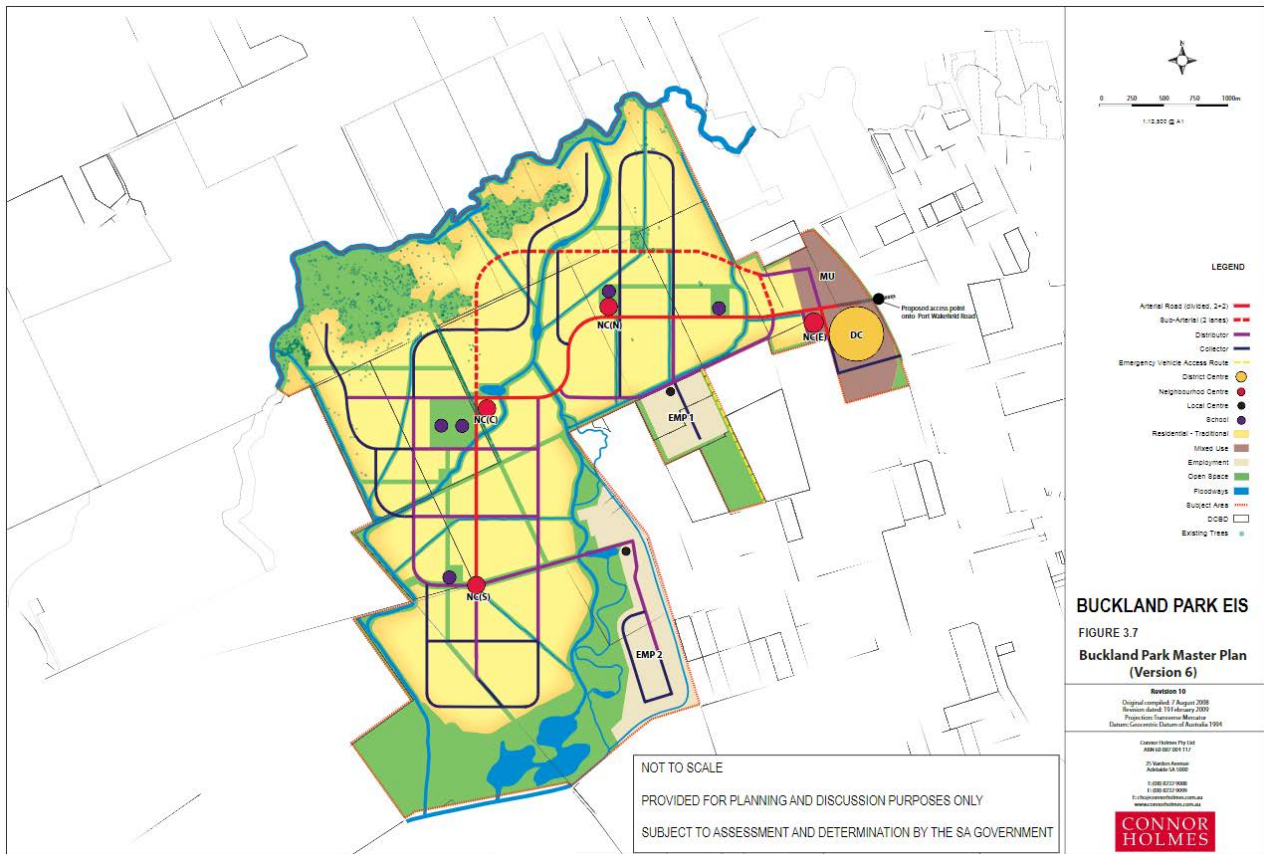
DIT recommend that Concept Plan 13 showing an additional vehicle access point south of the Port Wakefield Highway/Riverlea Boulevard intersection be withdrawn, and the existing concept plan be maintained. DIT advised that any proposal for such access should occur separately in future relevant development applications, with early engagement and appropriate information.

Response:

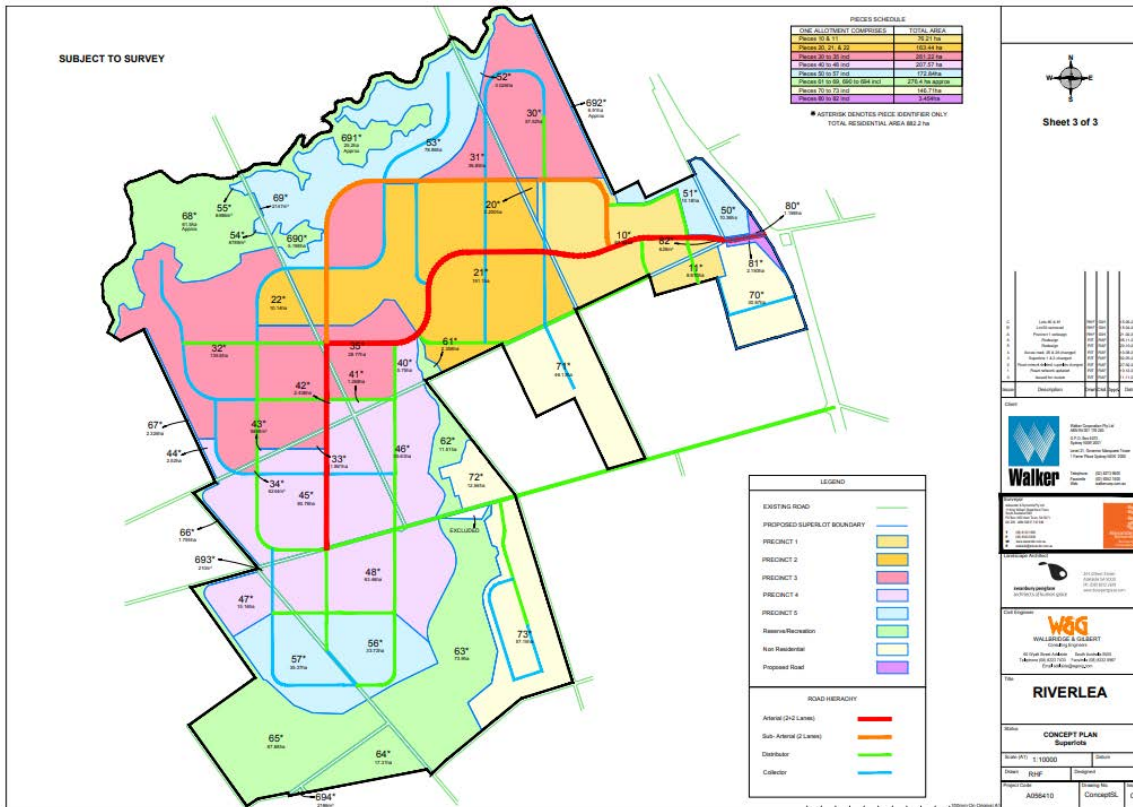
Walker Corporation and the development of Riverlea does not propose any change to the Reedy Road / Martin Road or Martin Road / Port Wakefield Highway intersections.

Options for the at-grade and grade-separated intersections were explored with the State Government as part of the Major Development investigations. Development of the at-grade intersection has been agreed upon with the State Government and hence constructed. The grade-separated intersection option is unlikely to occur within the short to medium term and is dependent on extensive State and Federal Government funding. Discussions relating to the grade-separated intersection is not directly relevant to the Code Amendment.

Walker Corporation considers it appropriate to identify a proposed access point to the Suburban Activity Centre Zone on Concept Plan 13. Additional access in this locality is part of the approved Major Development declaration. A southern left-in entry from Port Wakefield Highway was referenced in the Environmental Impact Statement of the Major Development, including the 2009 'Traffic Impact Assessment' (Figures 6.1 and 6.2) and the EIS in Figure 3.7. **Image 4** is included below and illustrates a 'collector' road from Port Wakefield Highway on the southern side of the District Centre.



The Government Gazette notice dated 16 February 2017 granted a development authorisation to an amended major development. This decision referenced several drawings, including Alexander Symonds Superlot Concept Plan Division Sheets 1-3 (Issue C Ref A056410 dated 10 August 2015). An extract of Sheet 3 of this plan (shown **below**) clearly illustrates the proposed collector road within Superlot 70, the Suburban Activity Centre Zone south of Riverlea Boulevard.



Walker Corporation considers the additional access from Port Wakefield Highway has been envisaged for Riverlea since the preparation of the EIS in or about 2009. It is appropriate for this access to be shown illustratively on the Concept Plan within the Planning and Design Code to guide the future development of the locality, particularly as this Concept Plan is fundamentally illustrating vehicle movements. Walker Corporation acknowledges that the design and siting of any future southern access to the Suburban Activity Centre Zone would be subject to a detailed design as part of a future development application. At such time, DIT would be engaged and provided with appropriate information.

Code Amendment – Proposed Action:

Concept Plan 13, as contained within the Code Amendment, be retained unaltered.

4.5.3 Acoustic Amenity

What We Heard:

The Environment Protection Authority provided comments in their submission regarding the potential noise impacts experienced by the nearest receivers from Port Wakefield Highway, as the residential development proposed in the Code Amendment would encroach closer to a Major Road (Port Wakefield Road). The EPA believes that there would be an insufficient external acoustic amenity for future residents based on the proposed plans. Comparing the predicted external noise levels to the indicative noise factors as provided in the Environment Protection (Noise) Policy 2007, residential amenity is 52dB(A) and 45dB(A) for day and night time assessment periods, respectively. The Road Traffic Noise Guidelines by the Department of Infrastructure and Transport recommends new road noise be below 55dB(A) for day and 50 dB(A) for nighttime assessments.

Furthermore, the EPA notes that the project intends to rely heavily on attenuation applied on the receiver, which is the least recommended means of attenuation by the EPA as it will not provide sufficient external amenity for future residents.

The EPA notes that the subject area is not currently located within the Noise and Air Emissions Overlay. The application of this Overlay only applies to a portion of the affected area. The EPA recommends that the Noise and Air Emissions Overlay apply to the whole Master Planned Neighbourhood Zone within the affected area to achieve internal noise amenity. The EPA notes that the Noise and Air Emissions Overlays work together with the Ministerial Building Standard MBS010: Construction requirements for the control of external sound control. MBS010 applies where buildings may be exposed to higher levels of external airborne sound that need attenuation to achieve acceptable indoor sound levels. MBS010 has no work to do unless the Overlay (classified as a noise attenuation area in MBS010) is in the Planning and Design Code.

The EPA remains concerned that the reliance on receiver-based noise attenuation (i.e. façade and construction upgrades with additional construction costs per house) is insufficient to ensure a decent quality of life for future residents, particularly for external sound exposure.

Response:

An assessment of the potential impact of traffic noise on residential land uses in this area has been undertaken by Resonate (Ref: Buckland Park Precinct 1, Traffic Noise Impact Assessment A200328RP1 Revision F dated 2 July 2021) 3 and Acoustic Report Addendum (A200238RPIF dated 10 August 2021).

The recommendations provided in the acoustic report are based on Minister's Specification SA78B, which preceded the Ministerial Building Standard MBS010. It is noted that SA78B construction requirements are generally more onerous than MBS010. For example, the external wall construction for Sound Exposure Category 1 under SA78B has an acoustic requirement of $Rw+Ctr 45$, whereas under MBS010 has an acoustic requirement of $Rw+Ctr 40$.

The Code Amendment approach to control external noise intrusion into residential buildings, principally at the source via application of Ministerial Building Standard MBS010, is the same as that proposed in the Stage 7 land division. The Residential Building & Design Guideline for Riverlea ensure all dwellings within Stage 7 achieve the Ministerial Building Standards. Whilst it is acknowledged that achieving noise attenuation at the source may not be the preferred approach by the EPA, the critical aspect is the achievement of the Ministerial Building Standard. It remains the view of Walker Corporation, as per the acoustic advice by Resonate, that this standard will be achieved at the nearest noise sensitive receivers within Stage 7, via the use of glazing, wall, door and roof/ceiling construction, along with fences for specified allotments.

The recommendation by the EPA that the Noise and Air Emissions Overlay is applied to the Master Planned Neighbourhood Zone, as referred to as Stage 7 in the Code Amendment, is not necessary. The Noise and Air Emissions Overlay is used to trigger the application of the Ministerial Building Standard MBS010. 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. As stated above, compliance with the Ministerial Building Standard will be achieved at each dwelling by applying the Riverlea Building & Design

Guidelines. Furthermore, the application of SA78B and Riverlea Building & Design Guidelines will result in a better internal amenity than if Ministerial Building Standard MBS010 was applied.

There is no need for an additional policy layer, namely the Noise and Air Emissions Overlay, to be applied to this master-planned community, particularly if such policy has implications for processing development applications for detached dwellings.

It continues to be the view of Walker Corporation, supported by the Resonate assessment, that the intent of the Noise and Air Emissions Overlay and the Ministerial Building Standard is achieved for Stage 7 by applying the Riverlea Building & Design Guidelines (incorporating the façade construction recommendations in the acoustic report).

Code Amendment – Proposed Action:

No changes concerning the application of the Noise and Air Emissions Overlay are proposed to the Code Amendment.

5.0 EVALUATION OF ENGAGEMENT

To ensure the principles of the Community Engagement Charter (the Charter) are met, an evaluation of the engagement process for the Code Amendment has occurred.

5.1 Performance Indicators for Evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the Code Amendment. These measures help gauge how successful the engagement has been in meeting the Charter's principles for good engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. That the engagement **genuinely sought** their input to help shape the proposed Code Amendment.
2. Confident their views were heard during the engagement.
3. They were given an adequate **opportunity to be heard**.
4. They were given **sufficient information** so that they could take an informed view.
5. **Informed** about why they were being asked for their view, and the way it would be considered.

The community was asked the minimum performance indicator questions about the engagement in an evaluation survey provided to participants at the Community Information Session and by email to those that lodged a submission. Only three (3) responses were received to the Community Evaluation Survey, all from people who attended the Community Information Session. Whilst a small number, this represents approximately one-third of the interested community members who made submissions on the Code Amendment.

A further evaluation of the engagement process is required by (or on behalf of) the Designated Entity. The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. **Occurred early enough** for feedback to influence the planning policy, strategy or scheme genuinely.
2. **Contributed to the substance** of the final draft Code Amendment.
3. **Reached those identified** as communities or stakeholders of interest.
4. **Provided feedback to community** about outcomes of engagement.
5. Was **reviewed throughout** the process and **improvements put in place** or recommended for future engagement.

On behalf of the Designated Entity, Julie Jansen, Consultant Planner, MasterPlan, undertook the engagement evaluation. The results of the evaluation are in **Attachment E** to this Engagement Report.

5.2 Evaluation against the Charter principles

The following is a summary of the evaluation of the engagement against the five principles of the Charter (Table 1 **below**).

Table 1: Community Feedback Results

Evaluation Statement	Strongly Disagree	Disagree	Not Sure	Agree	Strongly Agree
I feel the engagement genuinely sought my input to help shape the proposal.			xx	x	
I am confident my views were heard during the engagement.				xxx	
I was given an adequate opportunity to be heard.				x	xx
I was given sufficient information so that I could taken an informed view.				x	xx
I felt informed about why I was being asked for my view, and the way it would be considered.			xx	x	

5.2.1 Engagement is genuine

People had faith and confidence in the engagement process:

- Various techniques were employed to reach as many community members as possible to inform them of the Code Amendment. Feedback on the Code Amendment was received via various sources, including direct phone calls, discussions at the Community Information Session, feedback forms and email, illustrating people had suitable methods to provide feedback.

Community member were able to provide comments via:

- direct contact with representatives of Riverlea or MasterPlan directly;
- the ability to speak with a representative in person during the Community Information Session;

- written feedback following personal discussions or attending the Community Information Session;
- feedback electronically via SA Planning Portal or direct email, written correspondence or survey provided; and
- The genuine nature of the engagement is demonstrated by feedback received from those indicating opposition to the Code Amendment, acknowledging that their views had been heard. However, it is recognised from the feedback that whilst people felt well informed, they were unsure about their capacity to influence the policy. This is considered to reflect the scope or extent of policy change rather than reflect insufficient early engagement.

5.2.2 Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard.

The variety of engagement techniques were considered suitable for the identified stakeholder groups to be informed and provide feedback on the Code Amendment. Feedback was received from various people/interested parties, including immediately adjoining landowners; landowners in the wider locality; purchasers of land within Riverlea estate; local Government; Member of Parliament and various government agencies. This feedback was received via a variety of means, including phone, personal conversations and electronic submissions. Comments and feedback have been recorded and considered.

All parties who provided feedback via the feedback form agreed that their views were heard during the engagement.

5.2.3 Engagement is fit for purpose

People were effectively engaged and satisfied with the process.

People were clear about the proposed change and how it would affect them.

The engagement information was presented for easy interpretation, including a flyer with a graphical representation of the proposed zone boundary information and supporting written material. The information was available in hard copy and electronically, and interested parties could speak to a representative of the Designated Entity in person via phone or at a community information session. Information was also available from a range of sources, ie. Planning SA Portal, Council website, Riverlea Website and hard copies from City of Playford office and library.

Each person who provided feedback indicated they had adequate opportunity to be heard and sufficient information to be informed.

5.2.4 Engagement is informed and transparent

All relevant information was made available and people could access it.

People understood how their views were considered, the reasons for the outcomes and the final decision that was made.

All information, including the full Code Amendment report and supporting technical reports, was available to any interested party via the PlanSA portal and the Riverlea website. Simplified information was available in the information flyer and via posters/presentation material and the Community Information Session. The information flyer and the posters included information regarding the Code Amendment process and how the Minister would decide on the proposed amendment.

As indicated in the responses received to the community feedback, there was some uncertainty about how their views would inform the final decision. It is considered that this relates to the nature of the Code Amendment being substantially a zone boundary change did not provide significant opportunity for people to feel they could have genuine input to alter the proposed change.

5.2.5 Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended.

The engagement was undertaken following the Engagement Plan, with the exemption that some discussions with Local Government and Government Agencies were not undertaken in person, but all agencies were consulted.

Feedback provided via the various sources was monitored during the engagement period. On several occasions, this resulted in follow-up discussions or provision of further information to interested parties.

All feedback has been reviewed and considered as part of this engagement report. Correspondence has been provided to each party to inform them of the engagement outcomes and submission of the Code Amendment to the Minister.

The small number of evaluation surveys reflects the small number of public comments and feedback received during the process. Feedback surveys were available at the Community Information Session and electronically, however it was noted that unless people were directly asked to provide feedback via the form that they were hesitant to do so. It is anticipated that should the Code Amendment be proposing something more controversial the level of community interest and provision of feedback via formal feedback forms would have been higher.

6.0 REFER TO THE MINISTER FOR PLANNING AND LOCAL GOVERNMENT

On 25 October 2021 the Designated Entity approved the Code Amendment and this Engagement Report to be furnished on the Minister for Planning and Local Government.

Attachments

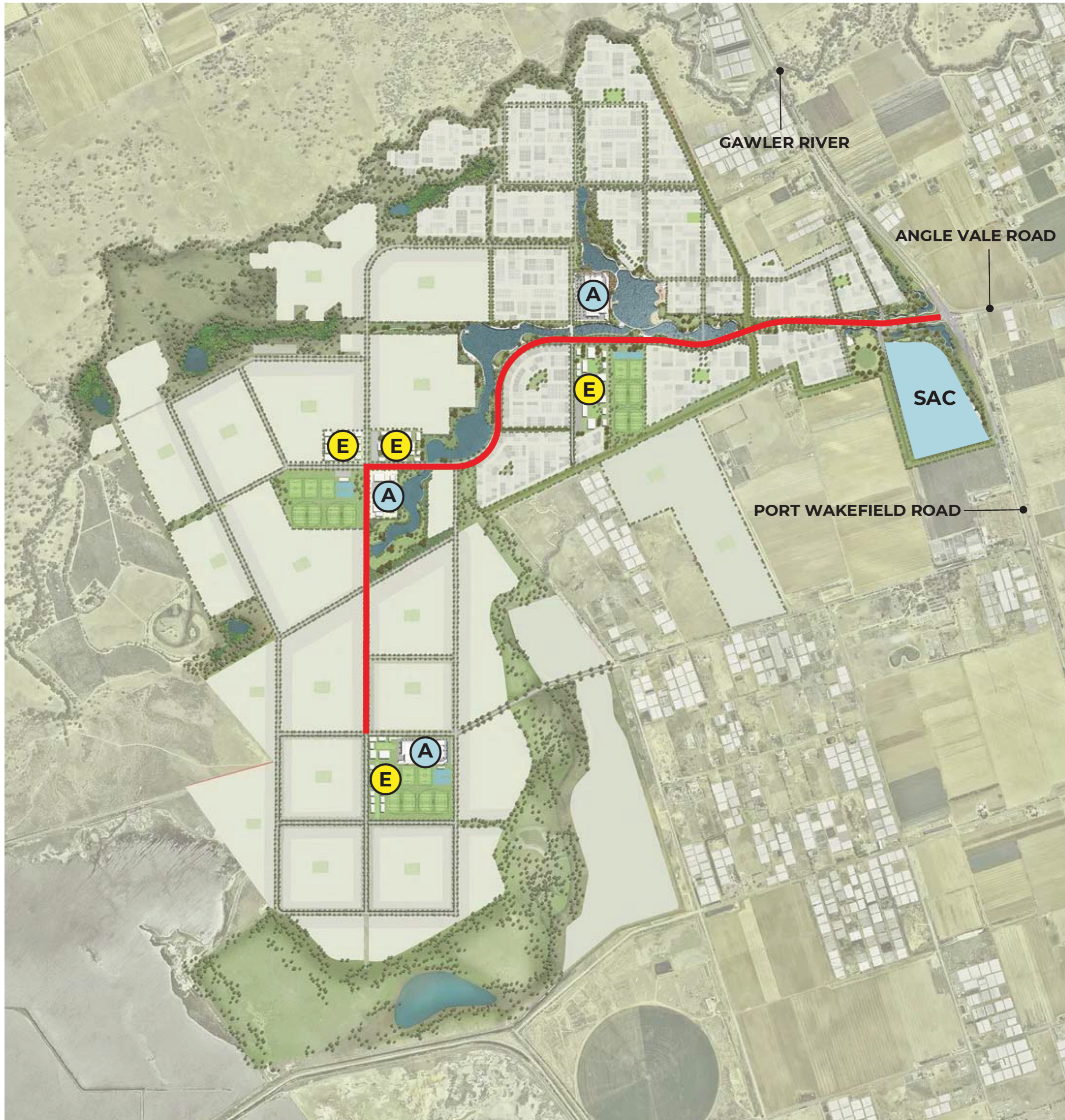
- Attachment A: Code Amendment Posters from Community Information Day.
- Attachment B: The Advertiser Advert.
- Attachment C: Information Brochure/Flyer.
- Attachment D: Summary of Written Submissions.
- Attachment E: Evaluation Results.

Attachment A

Code Amendment Posters from Community Information Day

BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

DISTRIBUTION OF ACTIVITY CENTRES



Activity Centres Concept Plan

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

BUCKLAND PARK

SUBURBAN ACTIVITY CENTRE ZONE
CODE AMENDMENT



MASTERPLAN.COM.AU

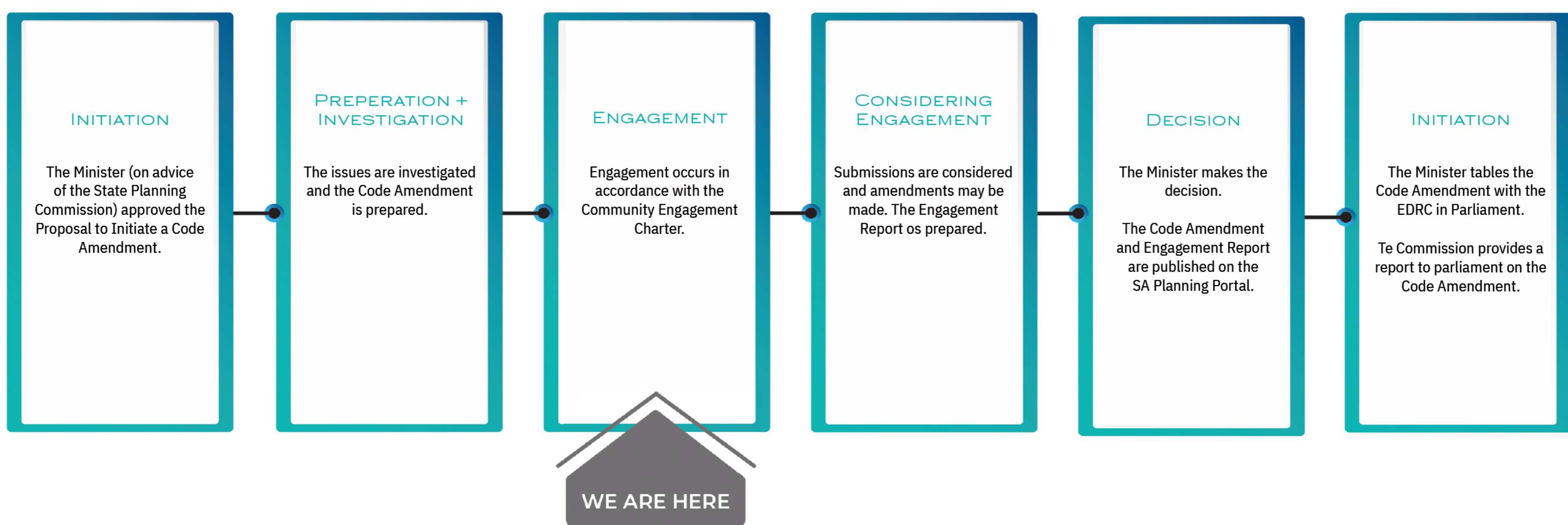
SA | NT | QLD

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BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

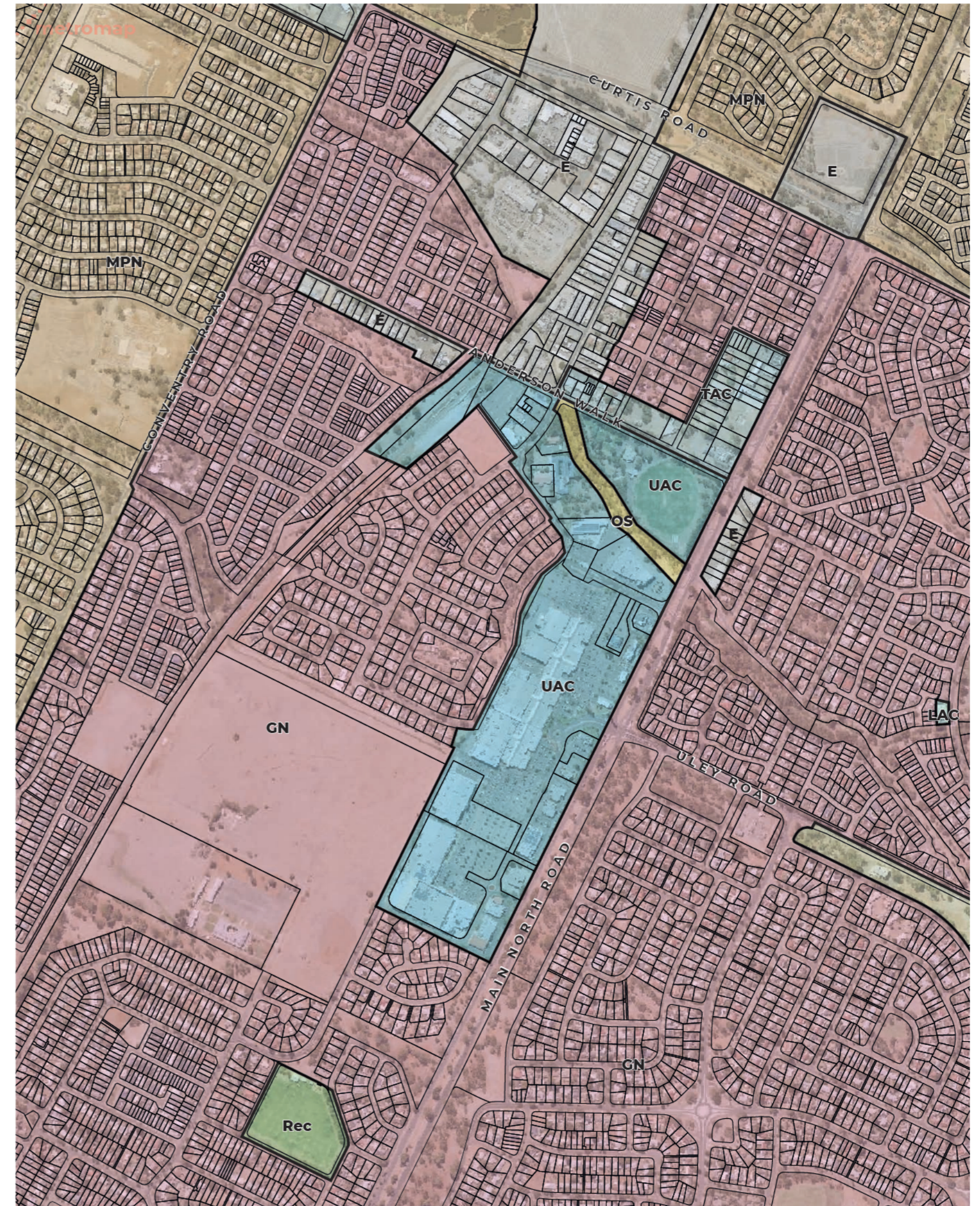
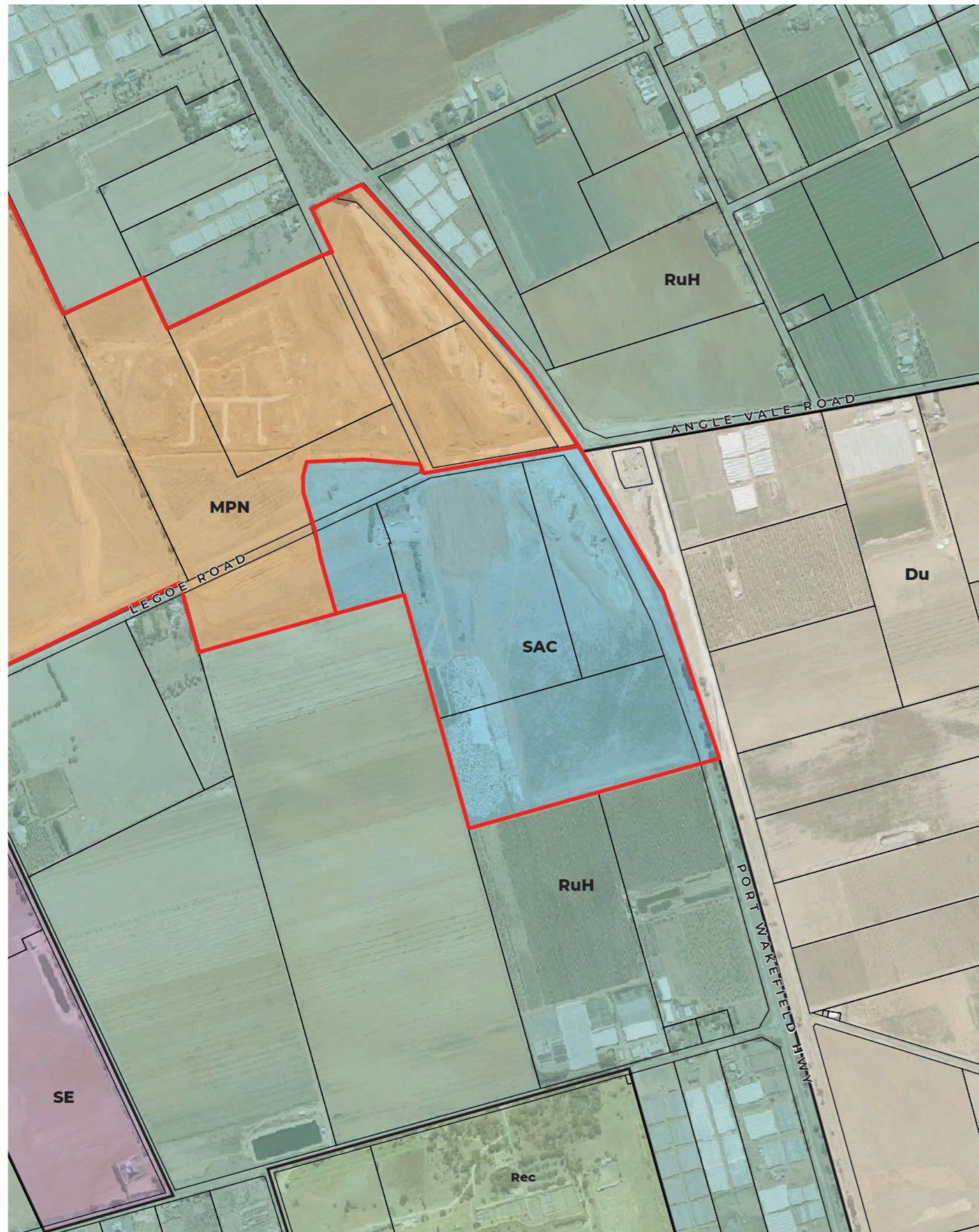
CODE AMENDMENT PROCESS



- The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Planning and Design Code – referred to as a Code Amendment.
- 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”. Walker Corporation has been approved by the Minister to undertake this Code Amendment and a designated entity.
- 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 Minister approved the Walker Corporation “Proposal to Initiate” this Code Amendment in June 2021.
- The State Planning Commission (the Commission) is responsible under the Act for ensuring the Planning and Design 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 at the final stage of the Code Amendment process.

BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

ACTIVITY CENTRE COMPARISON



THINGS TO KNOW

- When the development of Riverlea was first proposed in the early 2000's a large area of land was set aside as a 'district centre'.
- In the initial concept plan for the development, the 'district centre' was approximately 60.0 hectares.
- There have been considerable changes to retail and service delivery over the past 20 years and there is no longer a demand for such a large 'district centre'
- Riverlea will contain the main 'district centre' and a number of 'neighbourhood centres' (called activity centres)
- The activity centres and areas for schools and open space are distributed throughout Riverlea estate
- The main 'district centre', which is contained within the Suburban Activity Centre Zone is proposed to be approximately 42 hectares and will contain a range of retail, commercial, community facilities and other services when fully developed
- There's a capacity for the main 'district centre' to be developed vertically as well as horizontally over the dedicated area of land
- The size of the 'district centre' south of Riverlea Boulevard is comparable to other centres in the metropolitan areas, with an area being similar to the Munno Para centre zone



BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

SUBURBAN ACTIVITY CENTRE - CONCEPT PLAN



Concept Plan

Buckland Park



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Riverlea

BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

STAGE 7 - PLAN OF DIVISION



LEGEND

Allotment Type	Width	Depth	Area m ²	Total	Total%
Other	12	25	306	1	0.4%
Small Courtyard	12.5	25	312	13	7.7%
Medium Courtyard	18	25	450	14	8.3%
Large Courtyard	18	25	450	12	7.1%
Small Villa	12.5	30	375	22	13.1%
Medium Villa	12.5	35	438	2	1.2%
Small Traditional	18	30	540	39	23.2%
Medium Traditional	18	30	540	25	14.9%
Large Traditional	20	30	600	3	1.8%
Entry Estate	16	25	400	16	9.5%
Small Estate	18	35	630	7	4.2%
Medium Estate	20	35	700	4	2.4%
Large Estate	20	35	700	1	0.6%
Other				1	0.6%
Total				168	100%

Allotments 5008 & 5009 in 292/D019/12
 Allotment 6001 in Dev. No. 21 Hundred of Port Adelaide in the area named
BUCKLAND PARK
 C/T 5755/199, 5763/979
 PT C/T 5228/167, 5424/348, 59

0 10 20 40 60
 1:1000 @ B1
RIVERLEA
PRECINCT 1
Stage 7



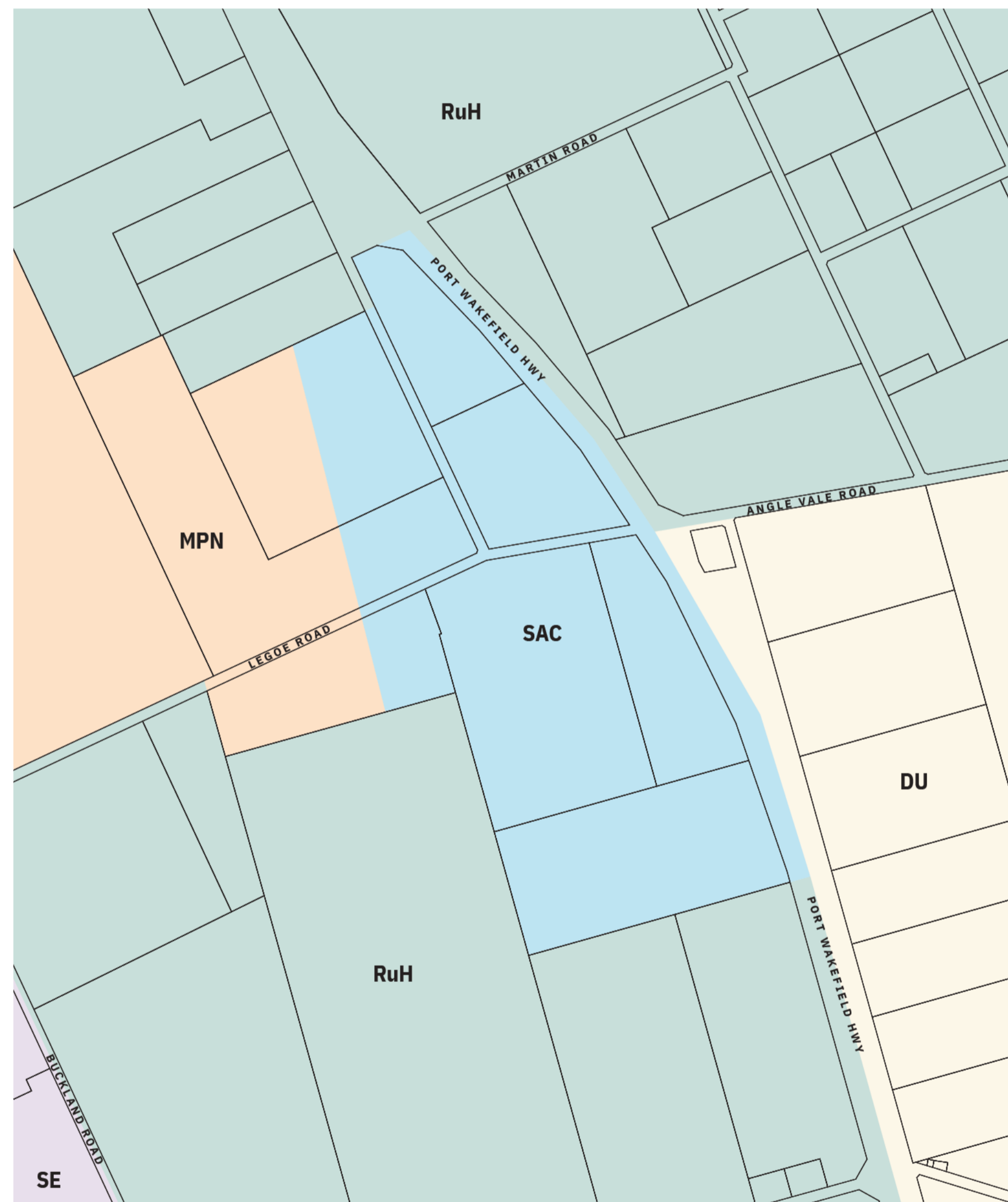
Issue	Description	Date
F	LOTS 796, 814 AMENDED DESIGN CHANGES	Ref#
E	DESIGN CHANGES	Ref#
D	DESIGN CHANGES	Ref#
C	ROAD WIDTHS AMENDED	Ref#
B	STAGE RE-DESIGN	Ref#
A	FIRST ISSUE (168 LOTS)	Ref#

No. of proposed residential allotment
 Total area
 Development Area (total less 2500)
 Reserves
 Length of new roads
 Contour interval 0.5m
 Datum AHD
 Road pavements shown are indicated
 Dimensions and areas are subject to
 ** Not to be used for detailed engineering

©ALEXANDER & SYMONDS PTY. LTD.
Glenn Ian Hordacre
 LICENSED SURVEYOR
 REF: J042439/00007
 DWG NO.: 2042439/PROF7(F)
 REVISION: F
 DATE: 21/07/2024
 Alexander & Symonds Pty Ltd
 11 King William Street, Kent Town,
 South Australia 5087
 PO Box 1208 Kent Town, SA 5071
 G: 08 8390 7338
 F: (08) 8130 1566

BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

CURRENT ZONING



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

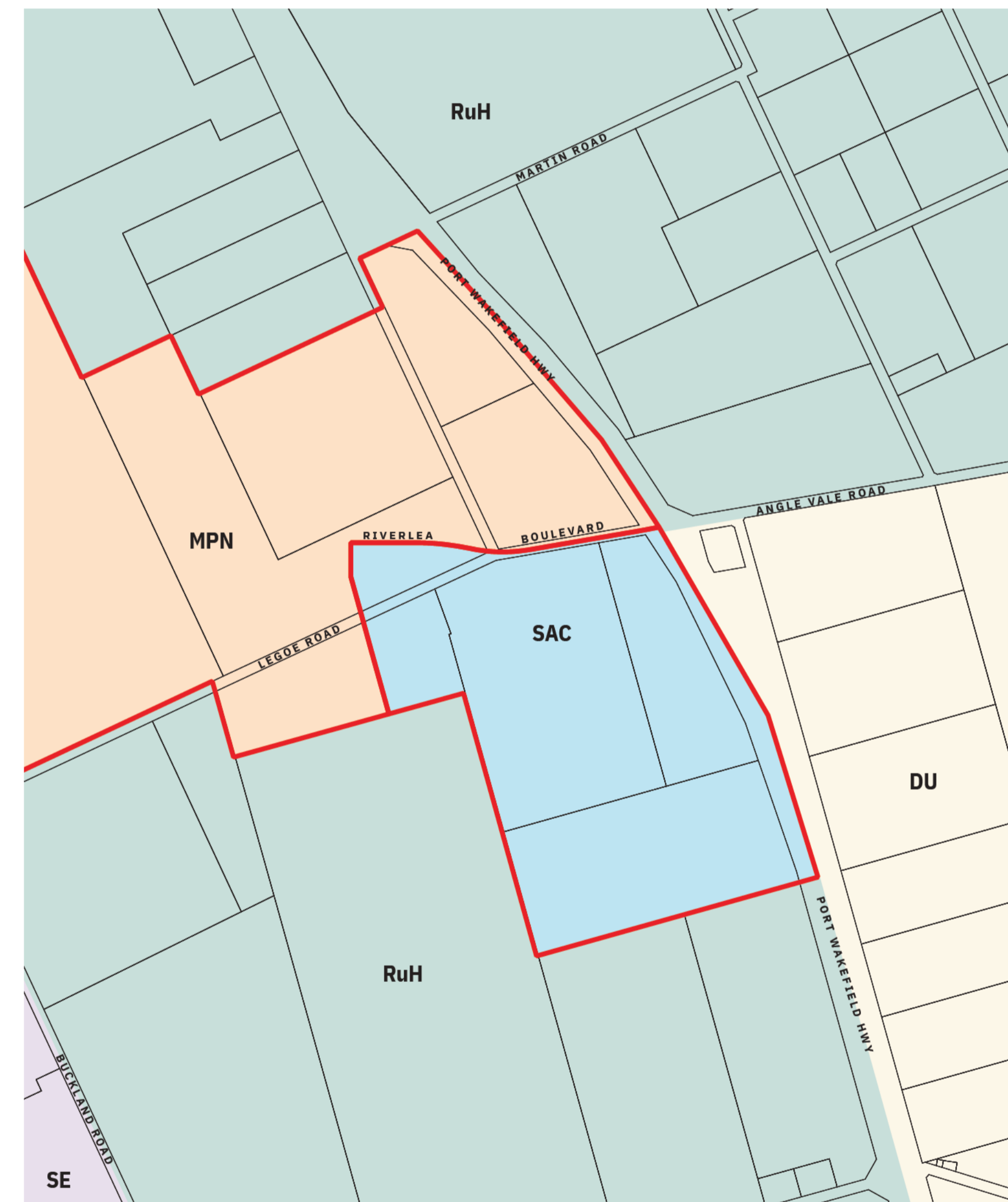
BUCKLAND PARK
SUBURBAN ACTIVITY CENTRE ZONE
CODE AMENDMENT



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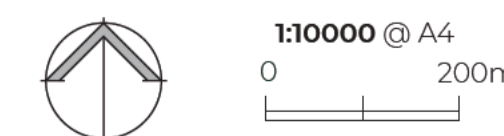


PROPOSED ZONING



- | | | |
|---|-------------------------------------|---------------------------------|
| DU Deferred Urban | RuH Rural Horticulture | Proposed Zone Boundaries |
| MPN Master Planned Neighbourhood | SAC Suburban Activity Centre | |
| | SE Strategic Employment | |

NOTE: Zone Boundary Alignment is centreline of Riverlea Boulevard.



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BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

PROPOSED EMERGING ACTIVITY CENTRE SUBZONE BOUNDARY



- Amended Boundary
- EAC Emerging Activity Centre
- SAC Suburban Activity Centre Zone

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

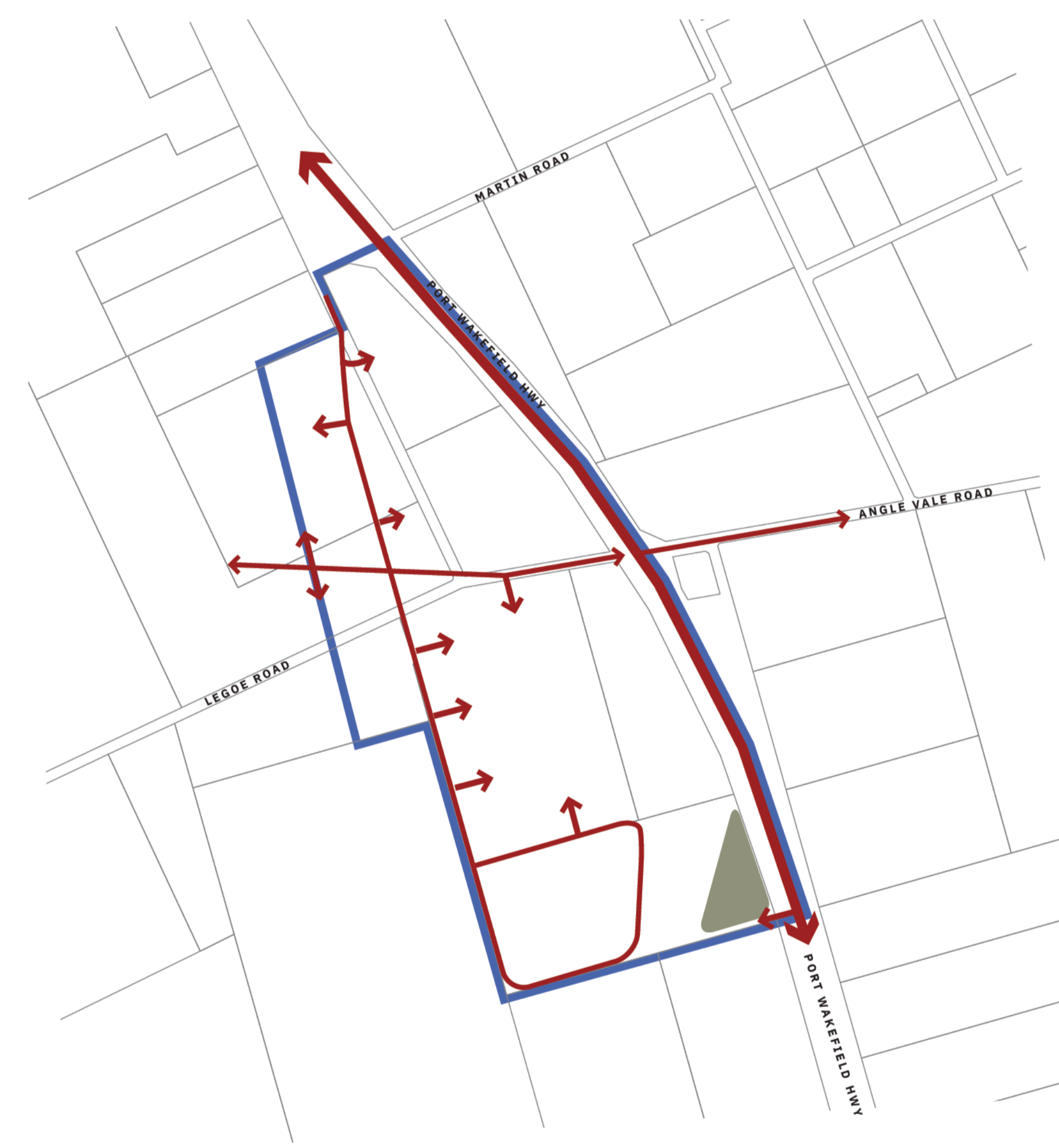
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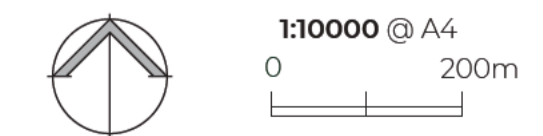
BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

CODE AMENDMENT CONCEPT PLANS



- Concept Plan Boundary
- Open Space
- Designated Road Type B
- Major Collector Road
- Vehicle Access Points

**Concept Plan 13
BUCKLAND PARK**

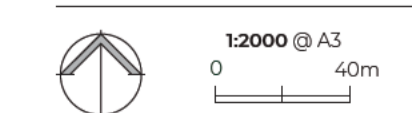


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- Concept Plan Boundary
- Suburban Activity Centre
- School
- Floodways
- Major Collector Road
- Collector Road
- Major Local Road
- - - Emergency Vehicle Access Route

**Concept Plan 14
BUCKLAND PARK**



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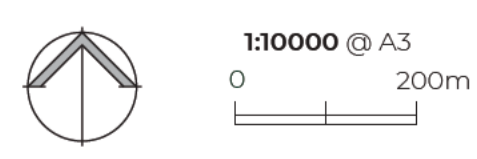
BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

FUTURE CONCEPT GRADE SEPERATED INTERSECTION OF
PORT WAKEFIELD HIGHWAY AND RIVERLEA BOULEVARD



Preliminary Concept Plan
Grade Separated Intersection

BUCKLAND PARK



Attachment B

The Advertiser Advert

Notices

Public Notices

CITY OF WEST TORRENS IMPOUNDED VEHICLE

Notice is hereby given pursuant to Section 237 of the Local Government Act, 1999, that the following vehicle has been impounded by the City of West Torrens:

- Grey Holden Barina Hatchback - (SA) WJY134 from Milner Road, Richmond. Council has been unable to locate the registered owner of the vehicle. If the vehicle is not claimed by the registered owner and all expenses related to its impoundment are not paid within one month of the date of this notice, the vehicle will be sold or otherwise disposed of by Council.

UNCLAIMED GOODS Unclaimed Goods Regulations 1998 (Under the Unclaimed Goods Act 1987) Schedule 1 - Notice if request for collection of goods (S5 of the Act)

Notice is given that the City of West Torrens of 165 Sir Donald Bradman Drive, Hilton is in possession of the following goods which were in a grey Holden Barina hatchback WJY134:-

- Coins and personal items

The vehicle owner or such other person as may be the owner of the above goods is requested to collect the goods within 42 days of the date of this notice.

That the goods are available for collection at 165 Sir Donald Bradman Drive, Hilton between the hours of 9am-4pm Monday-Friday. That if the goods are not collected by the due date, the Bailee (Council) may, after 3 months, proceed to sell or dispose of the goods in accordance with the Unclaimed Goods Act 1987.

Dated 3 September 2021 Terry Buss PSM Chief Executive Officer

Sell, sell, sell! Call 13 11 13



Proposed Development Notices



HAVE YOUR SAY ON THE BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

The Walker Corporation has recently commenced the construction of the first stages of the master planned community at Buckland Park, known as Riverlea.

In undertaking detailed planning for Riverlea, the Walker Corporation wish to develop land on the northern side of Riverlea Boulevard for residential purposes and retain the district centre on the southern side of Riverlea Boulevard. This proposed change requires a Code Amendment to alter the zoning of the land.

This Code Amendment is on consultation from 6th September 2021 to 1st October 2021. Information about the Code Amendment can be obtained from the SA Planning Portal (https://plan.sa.gov.au/have_your_say_and_click_on_Code_Amendments), or come along to a Community Information Drop-in Session Monday 13th September 2021 between 3.00pm and 8.00pm at the Virginia Community Centre, Park Road, Virginia

During the consultation period you are welcome to lodge a written submission about any of the changes proposed in the Code Amendment to: RiverleaFeedback@masterplan.com.au

Need new wheels?



mytributes

13 11 35 mytributes.com.au

Summary of today's death notices

BAGLEY, Russell KAVANAGH, Kevin

SHEPPARD, Nancy WILLIAMSON, Hugh

This summary is a complimentary service. All care is taken to endeavour to include all names from the notices appearing today, however there are circumstances when this is beyond our control and some names may be omitted. Please read all advertisements within the Death and Funeral Notices columns for comprehensive list. Wherever possible we endeavour to place Death and Funeral notices into "family order". There are circumstances when this is beyond our control.

Tributes

Deaths

BAGLEY, Russell 28 Jan 1973 20 Aug 2021

Dearly loved son to Ian(Deceased) and Beverley(Deceased). Brother to Toni(Deceased), David and Peter. Brother in-law to Tanya. Uncle to Kai, Lane, Shayd and Dexy. Condolences to Linda and the McKenzie family. Always in our memories. We will miss you dearly.

KAVANAGH, Kevin 26 Jan 1928 01 Sep 2021

Kevin Frank Kavanagh Passed away peacefully on 01/09/2021 Aged 93 Years

Dearly loved husband of Sylvia Father of Michael, Terry & Vicki Father-in-law of Julie & Imelda Grandfather to Timothy, Lisa, Kylie, Jason, Lucy, Jack & Ben Great-grandfather to Charlie, Annabelle, Harrison, Elizabeth, Sia & Adaline

Will be missed



SHEPPARD, (NEE NICHOLSON), AM, Nancy 13 Sep 1933 ~ 29 Aug 2021 Nancy passed away peacefully, surrounded by love as Les held her hand.

"Warmth, warmth, more warmth! We are dying of cold and not darkness. It is not the night that kills, but the frost." Miguel de Unamuno

A natural burial and graveside funeral will be held next week to honour and celebrate a life lived with relish, justice, passion, kindness, love; and alongside Anangu.

mytributes mytributes.com.au

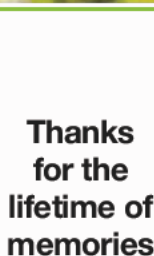
WILLIAMSON, Hugh

Passed away peacefully on August 24th, 2021.

Aged 89 years.

Will be missed.

A private Service was held.



Thanks for the lifetime of memories

mytributes mytributes.com.au 13 11 35

Pay tribute to a loved one

mytributes

mytributes.com.au

13 11 35

We will never forget

mytributes mytributes.com.au 13 11 35

WHAT'S YOUR PROBLEM

Playing grand finals away from the MCG

Before last year, was the VFL/AFL grand final ever played at a place other than the MCG? - A. T. (Naracoorte)

10 (soon to be 11) VFL or AFL grand finals have been played at an alternative location to the Melbourne Cricket Ground.

The first two grand finals, in 1898 and 1899, took place at St Kilda Cricket Ground. It was then played at East Melbourne Cricket Ground in 1900 and South Melbourne Cricket Ground in 1901, before the longstanding MCG deal was made.

Other venues were used during World War II while the MCG was requisitioned for military use: Princes Park in 1942, 1943 and 1945 and St Kilda Cricket Ground in 1944. Waverley Park was used in 1991 when the MCG was undergoing renovations.

Due to the Covid-19 pandemic, the Grand Final was played at the Gabba, Brisbane last year and will be played at Optus Stadium, Perth this year.

How often has INXS charted in America? - G. H. (Lewiston) 18 of INXS's singles made it

into the Billboard Top 100 in the US.

The One Thing (released July 1982) peaked at No. 30 in the charts; Don't Change (October 1982) at 80; Original Sin (December 1983) at 58; I Send a Message (March 1984) at 77; What You Need (August 1985) at five; This Time (November 1985) at 81; Listen Like Thieves (June 1986) at 54; Good Times (December 1986) at 47; Need You Tonight (October 1987) at the top of the chart; Devil Inside (February 1988) at two; New Sensation (June 1988) at three; Never Tear Us Apart (August 1988) at seven.

Suicide Blonde (August 1990) at nine; Disappear (December 1990) at eight; Bitter Tears (February 1991) at 46; Not Enough Time (September 1992) at 28; Beautiful Girl (February 1993) at 46; Pretty Vegas (September 2005) at 37.

Where to write

Questions should be addressed to What's Your Problem? The Advertiser, GPO Box 339, Adelaide, 5001, or email to problems@adv.newstld.com.au. Please include name and address, not necessarily for publication.

Need more information? Contact the State Library of SA inquiry service on 82077250/7252 or country (freecall) 1800182013. WWW home page: http://www.slsa.sa.gov.au/goto/askus Please note that answers published are not necessarily supplied by the State Library.

TRANSPORT

AIRLINES

Today's scheduled arrivals and departures at Adelaide Airport are provided by the airlines. For confirmation of times and any changes contact the airlines.

QANTAS (DOMESTIC)

Arrivals - 10.30am, QF2268, Port Lincoln; 10.35am, 2143, Kingscote; 12.20pm, 663, Brisbane; 2.25pm, 723, Alice Springs; 2.45pm, 884, Perth; 3.30pm, 859, Darwin; 6.20pm, 2274, Port Lincoln; 6.30pm, 2070, Whyalla; 8.20pm, 727, Canberra; 10.30pm, 888, Perth. Departures - 7am, QF883, Perth; 7.30am, 858, Darwin; 8.20am, 2275, Port Lincoln; 9am, 2142, Kingscote; 9.35am, 722, Alice Springs; 1.00pm, 2252, Mount Gambier; 1.10pm, 664, Brisbane; 3pm, 6154, Melbourne; 3.30pm, 887, Perth; 4.15pm, 726, Canberra; 4.15pm, 2273, Port Lincoln; 4.30pm, 2069, Whyalla.

VIRGIN AUSTRALIA (DOMESTIC)

Arrivals - 9.10am, VA406, Sydney; 11am, 219, Melbourne; 11.20am, 712, Perth; 2.40pm, 1448, Gold Coast; 4.10pm, 1396, Brisbane; 4.50pm, 1742, Alice Springs; 8.10pm, 581, Canberra. Departures - 8.50am, VA1447, Gold Coast; 9.50am, 413, Sydney; 11.35am, 218, Melbourne; 11.55am, 1741, Alice Springs; 12.10pm, 717, Perth; 4pm, 580, Canberra; 4.45pm, 1401, Brisbane.

REGIONAL EXPRESS (REX)

Flights may change due to demand. For updated flight information visit www.rxa.com.au Arrivals - 7.50am, ZL4351, Port Lincoln; 8.50am, 4513, Whyalla; 9am, 4353, Port Lincoln; 10.20am, 4357, Port Lincoln; 10.25am, 4127, Ceduna; 11.25am, 4618, Mount Gambier; 1.35pm, 4367, Port Lincoln; 2.05pm, 4483, Coorber Pedy; 5.05pm, 4383, Port Lincoln; 6pm, 4537, Whyalla; 6.10pm, 4389, Port Lincoln; 6.20pm, 4632, Mount Gambier; 6.35pm, 9383, Ceduna; 7.05pm, 4843, Broken Hill; 8pm, 4539, Whyalla; 8.15pm, 4137, Ceduna; 8.30pm, 4397, Port Lincoln. Departures - 6am, ZL9380, Ceduna; 6.50am, 4512, Whyalla; 7am, 4352, Port Lincoln; 7.10am, 4126, Ceduna; 8.20am, 4356, Port Lincoln; 8.45am, 4617, Mount Gambier; 9.50am, 4482, Coorber Pedy; 11.35am, 4366, Port Lincoln; 2.50pm, 4892, Mildura; 3.05pm, 4382, Port

Lincoln; 3.40pm, 4631, Mount Gambier; 4pm 4536, Whyalla; 4.10pm, 4388, Port Lincoln; 5pm 4136, Ceduna; 6pm, 4538, Whyalla; 6.30pm 4396, Port Lincoln; 7.10pm, 4398, Port Lincoln.

ALLIANCE AIRLINES

Arrivals - 11.10am, QQ3109, Olympic Dam 3.10pm, 3123, Olympic Dam; 4pm, 853, Ballera 6.10pm, 3137, Olympic Dam. Departures - 8am, QQ3108, Olympic Dam 8.30am, 852, Moomba; noon, 3122, Olympic Dam; 3pm, 3136, Olympic Dam.

TRAINS

Today's scheduled arrivals and departures at Adelaide Parklands Terminal, Keswick Telephone Great Southern Rail on 132147 for any late changes.

Arrival - 1pm, The Ghan SHIPPING PORT ADELAIDE DIRECTORY Due Today Challenge Prime, 1.30pm, 4; Accolade II, 4.00pm K.

Sailing Today

Accolade II, 2.15am, PBG.

OUTPORTS DIRECTORY Due Today

Klein Point - Accolade II, 7.15am, 1; Por Bonnython - Glenda Melanie, 8.00am, 1.

Sailing Today

Klein Point - Accolade II, 12.15pm, PBG; Por Bonnython - Fpmc 27, 7.30am, PBG; Thevenard Csl Reliance, 12.00pm, PBG; Mareeba, 9.00pm, 1 Whyalla - Bbc Greenland, 7.30am, PBG; Elanora 10.00pm, 1;

SEALINK Due Today

Cape Jervis - 8.15am, 11.15am, 2.15pm, 5.15pm 8.15pm. Penneshaw - 6.45am, 9.45am, 12.45pm, 3.45pm 6.45pm, 2030pm 21.15pm.

Sailing Today

Penneshaw - 7.30am, 10.30am, 1.30pm, 4.30pm 7.30pm. Cape Jervis - 6am, 9am, 12pm, 3pm, 6pm 2030pm 21.15pm.

The Advertiser is not responsible for schedule changes.

SPEED CAMERAS



SELECTED LOCATIONS OF TODAY'S POLICE SPEED CAMERAS

GORGE Rd, Athelstone; Montacute Rd, Campbelltown; Dyson Rd, Christies Beach; Langman Gr, O G Rd, Felixstow; Blacks Rd, Grand Junction Rd, Gilles Plains; Ways Rd, Hampstead Gardens; Fosters Rd, Hillcrest; Lyons Rd, Holden Hill; Aldershot Rd, Lonsdale; Main Rd, McLaren Vale; Bains Rd, Morphett Vale; Graves St, Stradbroke Rd, Newton; Main South Rd, Majors Rd, Southern Exp, O'halloran Hill; Patapinda Rd, Old Noarlunga; Bains Rd, Onkaparinga Hills; Silkes Rd, Paradise; Hillier Rd, Reynella; Montacute Rd, Rostrevor; Grand Blvd, Seaford Rise; Grand Blvd, Seaford.

COUNTRY LOCATIONS

LINCOLN Hwy, Arno Bay; Lincoln Hwy, Boston; Coffin Bay Rd, Coffin Bay; Dukies Hwy, Coomandook; Dukies Hwy, Coonalpyn; Birdseye Hwy, Lincoln Hwy, Cowell; Dukies Hwy, Culburra; Tod Hwy, Cummins; Mallee Hwy, Lamerook;

Adelaide Rd, Randell St, Mannum; South Eastern Fwy, Monarto South; Old Princes Hwy, Monarto; Princes Hwy, Princes Hwy, Monteith; Old Princes Hwy, Murray Bridge East; Adelaide Rd, Hindmarsh Rd, Maurice Rd, Seventh St, South Eastern Fwy, Swanport Rd, Murray Bridge; Lincoln Hwy, North Shields; Mallee Hwy, Pinnaroo; Dublin St, Flinders Hwy, Lincoln Hwy, London St, Mortlock Tce, Western Approach Rd, Port Lincoln; Lincoln Hwy, Port Neill; Dukies Hwy, Granites Rd, Princes Hwy, Princes Hwy, Railway Tce, Tailern Bend; Dukies Hwy, Tintinara; Bratten Way, Tumble Bay; Flinders Hwy, Wangary; Tod Hwy, Wanilla; Hincks Ave, Lincoln Hwy, Nicolson Ave, Racecourse Rd, Whyalla Norrie; Jenkins Ave, Whyalla Stuart; Bradford St, Broadbent Tce, Essington Lewis Ave, Whyalla; Dukies Hwy, Yumali.

Fatalities this year: 68

Fatalities this time last year: 61

Fatalities September 2021: 1

Fatalities September 2020: 3

This information is provided by The Advertiser and SA Police in the interest of road safety.

Attachment C
Information Brochure/Flyer

BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

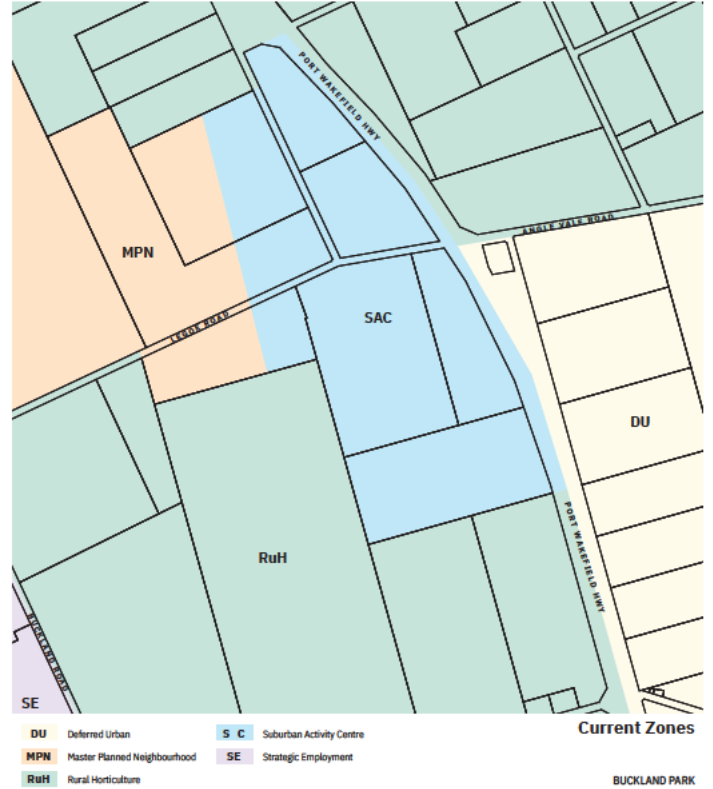
The Walker Corporation has recently commenced the construction of the first stages of the master planned community at Buckland Park, known as **Riverlea**.

In undertaking detailed planning for Riverlea, the Walker Corporation wish to develop land on the northern side of Riverlea Boulevard for residential purposes and retain the district centre on the southern side of Riverlea Boulevard.

This proposed change requires a Code Amendment to alter the zoning of the land. This Code Amendment entitled the **Buckland Park Suburban Activity Centre Zone Code Amendment** has been prepared by the Walker Corporation and is now available for community consultation.

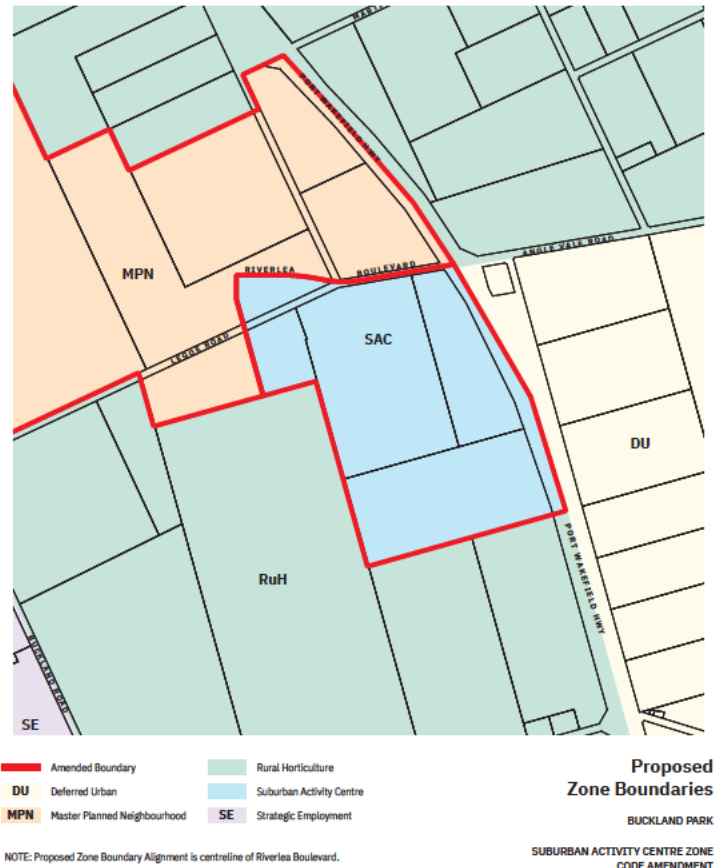
As shown on the **Current Zones** plan the land is located within the **Suburban Activity Centre Zone** located to the north and south of Riverlea Boulevard.

It is proposed to change the land on the northern side of Riverlea Boulevard to a residential zone which is formally called the Master Planned Neighbourhood Zone. The land on the southern side of Riverlea Boulevard will remain in the Suburban Activity Centre Zone. The changes to the zone boundary is shown on the **Proposed Zone Boundaries** plan.



THINGS TO KNOW

- Riverlea will be developed in stages over the next 20-30 years.
- The proposed residential area north of Riverlea Boulevard has been planned to have approximately 160 allotments and open space reserves. The area is referred to as Stage 7 in the Riverlea development.
- All of the residential areas of Riverlea, including proposed Stage 7 are located in the one residential zone, which is called the Master Planned Neighbourhood Zone (MPN).
- The size of the district centre south of Riverlea Boulevard is comparable to other centres in the metropolitan areas, with an area being similar to the Munno Para centre zone.
- Riverlea will contain the main district centre and a number of neighbourhood centres.
- The activity centres and areas for schools and open space are distributed throughout Riverlea estate.
- The main district centre contained within the Suburban Activity Centre Zone (SAC) is now proposed to be approximately 42 hectares and will contain a range of retail, commercial, community facilities and other services when fully developed.
- There have been considerable changes to retail and service delivery over the past 20 years and there is no longer a demand for such a large district centre.



HAVE YOUR SAY!

This Code Amendment is on consultation from **6th September 2021** to **1st October 2021**

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

Email:

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:

visit the SA Planning Portal
https://plan.sa.gov.au/have_your_say
click on *Code Amendments*

MEET WITH US

Come along to a Community Information Drop-in Session
Monday 13th September 2021 between 3.00pm and 8.00pm
Virginia Community Centre, Park Road, Virginia

FURTHER INFORMATION?

Further information on the Code Amendment process can be found on the PlanSA website
www.plan.sa.gov.au

Specific information about the Buckland Park Suburban Activity Centre Code Amendment can be obtained from the following sources:

visit the SA Planning Portal
https://plan.sa.gov.au/have_your_say
click on *Code Amendments*

Direct enquiries can be directed to the Walker Corporation consultant planner:

Julie Jansen, Consultant Planner, MasterPlan SA Pty Ltd
by telephone on (08) 8193 5600

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

WHAT HAPPENS NEXT?

All comments received on the **Code Amendment** will be reviewed, considered and summarised.

An **Engagement Report** will be prepared 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 for Planning** and then published on the **SA Planning Portal**.

A decision on the **Code Amendment** will be made by the **Minister for Planning**.



COMMUNITY FEEDBACK FORM

BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

We would welcome your feedback on the Code Amendment between 6th September to 1st October 2021

Your feedback will be included in an engagement report and provided to the Minister for Planning in considering and determining the outcome of the Code Amendment. Any submission received will be publicly available, however you may choose for your name to remain anonymous by indicating so below.

Your Contact Details

Name

Address

Email Address

Contact Phone Number

Date

Would you like to remain anonymous?

What is Your Level of Interest

Prospective purchaser of land within Riverlea

Adjoining owner/occupier of land

Member of local community

Other

What is your level of support for the alteration of zoning at Riverlea? (Please circle)

STRONGLY SUPPORT

SUPPORT

NEITHER SUPPORT OR OPPOSE

OPPOSE

STRONGLY OPPOSE

I DON'T KNOW ENOUGH TO SAY

Please provide comments regarding your support or concerns

The Code Amendment is on consultation from 6th September 2021 to 1st October 2021.

During this time, you are welcome to lodge a written submission, including this Feedback Form to:

Email:

RiverleaFeedback@masterplan.com.au

Mail:

Attention: Buckland Park Suburban Activity Centre Zone Code Amendment
c/- MasterPlan SA Pty Ltd
33 Carrington Street, Adelaide SA 5000

Online:

Via the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/general_consultations

All written submissions must be provided by 1st October 2021.

BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT



Attachment D

Summary of Written Submissions



BUCKLAND PARK SUBURBAN ACTIVITY CENTRE ZONE CODE AMENDMENT

No.	Date	Received by	Method <small>(Phone, email, meeting, drop-in session)</small>	Persons Name & Contact Details	Comments
1	26 August	Julie Jansen, MasterPlan	Phone	Neil Gosden, SA Power Networks	SA Power Networks have no issue with the rezoning. The area/development will need to be serviced.
2	1 September	Julie Jansen, MasterPlan	Phone	Ken Carypidis, Pure Vision Wines Ph: [REDACTED] E: [REDACTED]	Pure Vision wines is located on the east of Port Wakefield Road on corner of Park Road and Bevan Road. Ken was interested in how the Code Amendment affected his land. Wanted to know when the first houses were scheduled to be built. Was interested in the zoning of his land – Deferred Urban.
3	1 September	Julie Jansen, MasterPlan	Email	Darren Starr, General Manager Development and Community, Adelaide Plains Council	Email confirming receipt of Code Amendment Information and advice that development assessment planners have been made aware of the Amendment, should they receive any enquiries.
4	3 September	RiverleaFeedback	Email	Nina Matta Ph: [REDACTED]	In spite of the 30km drive from Adelaide city, the main reason we purchased land in Riverlea is because of the wide range of infrastructure in the area. The bigger the activity centre, shopping centre, malls, retail centre, reserve, parks and kilometres of walkway and bikeway the better I hope Walker Corp fulfill its development plan
5	13 September	Simon Tonkin, MasterPlan	In Person – Community Information Drop-In Session	Malcolm Lewis Adjoining Owner [REDACTED]	Indicated that they operate a horticulture activity, and wish to ensure that we can continue to do so, including regular spraying and maintenance and don't want any complaints from the adjoining development. Interested in the proposed southern entry to the centre and whether this would be acceptable in this location or whether it needs to be relocated south.
No.	Date	Received by	Method	Persons Name &	Comments

				(Phone, email, meeting, drop-in session)		Contact Details	
6	13 September	Julie Jansen, MasterPlan	In Person – Community Information Drop-In Session	Alan and Maureen Rice Adjoining Owners [Redacted] E: [Redacted]	They wanted to ensure the zoning of their land was not being altered from rural and were not classified as urban. Operate an agricultural business to the north of the development and would like to ensure they can continue to do so without concerns from residents. Interested in location and type of facilities proposed for temporary sewer connection. Interested in planned layout of infrastructure and whether that was proposed to be installed along Reedy Road. Interested in the road access in the area, particularly Reedy Road and access to and from Port Wakefield Highway and Martin Road. They would not like to see their access restricted or impinged upon. Concerned regarding building heights. Interested in the type of activities that may be developed within the future Suburban Activity Centre.		
7.	13 September	Julie Jansen, MasterPlan	In Person – Community Information Drop-In Session	Dilawar and Jaskaran Singh [Redacted]	They have purchased an allotment within the development and were seeking confirmation relating to development timing. Interested in the type of activities that may be developed within the future Suburban Activity Centre.		
8a	14 September	RiverleaFeedback via SA Planning Portal	Email – Feedback Form	Requested Contact Details to be anonymous	Purchased allotment within the development and is strongly opposed to the Code Amendment. When I have purchased my allotment I was expecting an "exceptional quality and thoughtful design" as you have stated on your site and masterplan. To have drastically change a design that I thought was going to be grand, is an unacceptable decision, that does not provide justice to the purchasers' expectation and is therefore misleading. Clearly demonstrating minimal care is provided to the purchasers of Riverlea. And if owners wish to sell their property or use them as an investment, this change will most probably affect the value of the property and therefore would be a wasted investment. Therefore, I strongly oppose to this alteration.		

No.	Date	Received by	Method (Phone, email, meeting, drop-in session)	Persons Name & Contact Details	Comments
8b	16 September	Patrick Mitchell	Email	As above	After discussions and reading through information, I now understand that there have been no changes made and would be happy to retract my feedback on the Code Amendment.
9	17 September	Julie Jansen, MasterPlan	Phone	Jim Psyridis DIT, Policy and Planning Division, Transport Assessment Ph: [REDACTED] E: [REDACTED]	Discussed the inclusion and notation of a "left access" on the Concept Plan from Port Wakefield Highway to the Suburban Activity Centre Zone. This matter has been previously discussed with Paul Morris from GTA/Stantec and Walker Corporation. At this time, no need to meet further as they have the analysis report. Department response likely to be a desire to maintain all access through the newly constructed signalised intersection. Aware that the new/additional access may not be required for a number of years and would be subject to further discussions and design/application.
10	20 September	Julie Jansen, MasterPlan & RiverleaFeedback via SA Planning Portal	Email	Daniel Cooper, Third Party Works Officer, Integrity Engineering SA, APA Ph: [REDACTED] M: [REDACTED] E: [REDACTED]	APA have reviewed the Code Amendment to identify impacts to the gas infrastructure. There are no immediate impacts to the existing gas infrastructure. Future installations will need to be kept in mind as development takes place over the ensuing years. Particular attention should be given to the flood channels to aid in the planning of the development's gas main reticulation.
11	23 September	Simon Tonkin, MasterPlan	Telephone	Scott Lewis, Adjoining Owner [REDACTED]	Scott Lewis request explanation of the Code Amendment. Simon explained reduction of activity centre zone from approximately 60 hectares to 42 hectares and no change to the interface between the activity centre and the Lewis property. The northern portion rezoned for residential purposes. Mr Lewis questioned the access to the activity centre site and wondered whether it was possible in such close proximity to the Angle Vale intersection. Mr Lewis also raised his concerns that the proximity of development to their horticulture activity may prejudice their continued use having regard to their maintenance and operation activities that include spraying and movement of vehicles to the activity centre resulting in noise. The primary concern was the perceived negative impact of their operation on the Riverlea development and as a consequence pressure on the Lewis operation to be modified or ceased.

No.	Date	Received by	Method (Phone, email, meeting, drop-in session)	Persons Name & Contact Details	Comments
12	24 September	Julie Jansen, MasterPlan, Brian Virgo and Patrick Mitchell – Walker Corporation	In Person	The Hon Jon Gee, MP Member for Taylor PO Box 144, SMITHFIELD SA 5114 Ph: 8254 1023 E: taylor@parliament.sa.gov.au	<p>Discussions to outline the Code Amendment and progress of development of Riverlea. Matters discussed included vehicle access and speed limits in the vicinity of the development, future development of the suburban activity centre, its size and provision of retail and educational facilities and provision of public transport.</p> <p>The Hon Jon Gee expressed concerns on behalf of residents in the area that the speed limit on sections of Port Wakefield Highway were too high and should be reduced. This was not directly attributable to the Riverlea development, but discussed in the context of future speed limits around the controlled intersection at Angle Vale Road and Riverlea Boulevard. The proposed inclusion of a southern access from Port Wakefield Highway to the activity centre were outlined.</p> <p>The Hon Jon Gee sought advice regarding the likely provision of services for residents. The size of the proposed Suburban Activity Centre was explained with reference to the relative size of Munno Para centre. There would be a full range of services within the proposed centre, which is likely to be developed over next 10 years. In the interim the first of the local convenience centres comprising supermarket, speciality shops, services such as child care and medical facilities, fast food and petrol station is currently being planned for construction commencing mid-2022.</p> <p>Walker Corporation has discussed provision of schools with State Government and independent and private schools. It is anticipated that the first schools in the Riverlea development would be independent/private schools with public schools potentially being developed later when there is a significant population. Anticipate first educational facilities within 2-3 years.</p> <p>Walker Corporation is currently investigating options for provision of transport on demand (e.g., private operator) to link with public transport in the first instance until population grows.</p>

No.	Date	Received by	Method (Phone, email, meeting, drop-in session)	Persons Name & Contact Details	Comments
13	27 September 2021	Julie Jansen, MasterPlan	Phone	Stephen Smith Local Government Association GPO Box 2693 ADELAIDE SA 5001 E: [REDACTED]	LGA are leaving comments on Code Amendments to the Councils to which they relate.
14	28 September 2021	Julie Jansen, MasterPlan	Email	The Hon Jon Gee, MP Member for Taylor PO Box 144, SMITHFIELD SA 5114 Ph: 8254 1023 E: taylor@parliament.sa.gov.au	Thank you for meeting with me last week regarding the proposed Buckland Park Suburban Activity Centre Zone Code Amendment. I am supportive of the amendment as it is a common-sense change to the development given the current retail environment and increase in online shopping. It was also good to discuss the new intersection, flood mitigation and the possible new Southern entrance. It will be pleasing to see the first retail options open at Riverlea and I hope that the development continues at pace.
15	29 September 2021	Brian Virgo, Walker Corporation	Email	Sam Green, Chief Executive Officer City of Playford 12 Bishopstone Road, Davoren Park SA 5113	Council staff have reviewed the proposed Code Amendment and are supportive. Happy to meet to discuss, however if it is not necessary given our letter of support.
16	29 September 2021	RiverleaFeedback via SA Planning Portal	Email	Jamie Hanlon Acting Urban Policy Planner City of Playford 12 Bishopstone Road, Davoren Park SA 5113 Ph: [REDACTED] E: [REDACTED]	Council is working collaboratively with the developer within the development of Buckland Park and the proposed Code Amendment does not create additional matters caused by rezoning. On this basis the City of Playford has no objection to the Buckland Park Suburban Activity Centre Zone Code Amendment.
17	29 September 2021	RiverleaFeedback via SA Planning Portal	Email	Mandie Busby, Real Estate Advisor SA Power Networks GPO Box 77, Adelaide SA 5001	No specific comments on the Code Amendment. Correspondence notes potential green field development will require upgrade of the electricity distribution network. Prospective developers should contact SA Power Networks regarding augmentation.

No.	Date	Received by	Method (Phone, email, meeting, drop-in session)	Persons Name & Contact Details	Comments
18	30 September 2021	RiverleaFeedback via SA Planning Portal	Email	Reece Svetec Senior Transport Planner Transport Network and Investment Strategy Department for Infrastructure and Transport Level 14, 77 Grenfell Street, Adelaide SA 5000 T: [REDACTED] E: [REDACTED]	<p>The Department for Infrastructure and Transport supports the proposal to rezone a portion of the Suburban Activity Centre Zone to Master Planned Neighbourhood Zone, subject to the following comments:</p> <ul style="list-style-type: none"> The proposed left-in/left-out access as identified within the Concept Plan 13 and the Access Options Feasibility Review on Port Wakefield Highway to the Suburban Activity Centre is not supported by DIT, due to: <ul style="list-style-type: none"> DIT's preference that the wider development including the Suburban Activity Centre is accessed through the new Port Wakefield Highway/Riverlea Boulevard signalised intersection, as contemplated in the development authorisation. Vehicle conflict potential between proposed acceleration lane of left-in/left-out and deceleration lane for Port Wakefield Hwy/Riverlea Boulevard intersection. Limited information provided regarding the internal service road and its connections to Riverlea Boulevard and/or wider internal networks. It is recommended that the updated Concept Plan 13 showing an additional vehicle access point south of the Port Wakefield Highway/Riverlea Boulevard intersection be withdrawn, and the existing concept plan be maintained. Any proposal for such an access should occur separately in any future relevant development applications, with early engagement and appropriate information. The SA Public Transport Authority advise that there are no current proposed public bus routes for this area, and that the bus service referred to on Page 30 of the Code Amendment is understood to relate to the proposed private bus service.

No.	Date	Received by	Method (Phone, email, meeting, drop-in session)	Persons Name & Contact Details	Comments
19	30 September 2021	RiverleaFeedback via SA Planning Portal	Email	De'Anne Smith Principal Planning Officer Planning & Assessment Environment, Heritage and Sustainability Department for Environment and Water GPO Box 1047, Adelaide, SA 5001 Ph: [REDACTED] E: [REDACTED]	DEW officers have reviewed the Code Amendment and note that the proposed policy changes are consistent with the amended Major Development and align with the ongoing discussions between the proponent with DEW. Given this DEW has no specific comment to make on the Code Amendment.
20	01 October 2021	Julie Jansen, MasterPlan	Email	Anthony Lebessis Field Workflow Services Australia and Intl Delivery, Global Business Services Telstra Ph: [REDACTED] M: [REDACTED] E: [REDACTED]	No specific comments on the Code Amendment, but rather the correspondence notes that Telstra's plant records indicate that there are Telstra assets within the area of the proposal.
21	01 October 2021	Julie Jansen, MasterPlan	Email	Matt Minagall Senior Manager, Customer Service SA Water GPO Box 1751, Adelaide SA 5001 Ph: [REDACTED] E: [REDACTED]	SA Water is currently investigating solutions for the provision of water and sewer services to the subject area. The extent of the infrastructure works will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards.

22	01 October 2021	RiverleaFeedback via SA Planning Portal	Email	<p>Scott Lewis Lewis Horticulture PO Box 798 Virginia SA 5120 Ph: [REDACTED] E: [REDACTED]</p>	<p>Adjoining owner - Strongly supports the Riverlea development it is very important to see this development be successful for both current and future land holders.</p> <p>As the owner and operator of a primary production business immediately adjacent to the southern boundary of the Riverlea it is essential that my current enterprise can continue to operate in the same manner that it currently does without any additional restrictions. The operation will always need to operate machinery, sprayers, pruners, harvesters, and pumps at all hours of the day and night. These operations all have some impact on the immediate area around where the equipment is being used and the ability to reduce these impacts is very minimal.</p> <p>Security and safety for my property and people is another area in which I have concerns that the development may have negative implications for me.</p> <p>The grade separation intersection, in my opinion, would have been the preferred option to install as this provides the safest passage for all vehicles, especially B triples and Road Trains and minimises noise pollution by reducing the need for exhaust brakes in what is going to become a residential area. This option for the intersection would have provided the best long-term solution for the development, freight industry and local residents (current and future).</p> <p>The Code Amendment details the options being considered for a southern entrance to Riverlea. As noted in the report the proximity to the Angle Vale Road intersection in its current and future format indicate that moving this entrance further south may be a better outcome to future proof this investment. For the record I have an existing access road to Port Wakefield Road approximately 300m further south from this proposed entrance.</p> <p>Consider that options are available to develop a modern truck stop on the land in the future, which would be complementary to the Riverlea development. In this context is this an appropriate time to consider rezoning my land as part of the current code amendment being put forward to allow for additional complimentary development and investment which will provide much needed facilities for the transport industry whilst also providing significant benefits for the broader community.</p>
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23	01 October 2021	RiverleaFeedback via SA Planning Portal	Email	<p>James Cother Principal Adviser, Planning Policy & Projects Environment Protection Authority GPO Box 2607 Adelaide SA 5001 Ph: [REDACTED] E: [REDACTED]</p>	<p><i>Air Quality:</i></p> <p>The EPA notes that Greencap prepared an Air quality monitoring report (August 2021), which presents the results of one week’s monitoring undertaken in respect of vehicle exhaust emissions from Port Wakefield Road.</p> <p>The EPA notes that the traffic lights would be located more than 100m from the boundary of the nearest proposed housing block, so it is considered that they are sufficiently separated to not pose a significant risk to air quality.</p> <p>Despite the monitoring approach undertaken to assess air quality emissions from vehicles using Port Wakefield Road, the EPA believes that the design of the Stage 7 Riverlea Park land division, when compared with other land development projects adjacent to major roads in South Australia and their associated air quality assessments, is acceptable from an air quality perspective without further assessment.</p> <p>The EPA notes that the Noise and Air Emissions Overlay is proposed to be applied to part of the area that is to be rezoned, albeit the area to which it would apply is currently not proposed to be developed for residential purposes. However, the area being located adjacent Port Wakefield Road, application of the Overlay would be useful if it were to be developed for residential purposes in the future.</p> <p><i>Noise:</i></p> <p>From a noise perspective the proposed amendments would allow residential development to encroach closer to a Major Road (Port Wakefield Road).</p> <p>The provided acoustic report by Resonate highlights the potential noise impacts that would be experienced by the nearest receivers, predicting noise impacts at approximately 60dB(A) externally during night time even with the proposed earth mounds in consideration at some locations. The EPA believes that there would be insufficient external acoustic amenity for future residents based on the proposed plans.</p>
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					<p>Comparing the predicted external noise levels to the indicative noise factors as provided in the Environment Protection (Noise) Policy 2007, residential amenity is noted to be 52dB(A) and 45dB(A) for day and night time assessment periods respectively. The Road Traffic Noise Guidelines by the Department of Infrastructure and Transport recommends new road noise to be below 55dB(A) for day and 50 dB(A) for night time assessments.</p> <p>The modelling shows that the project intends to rely heavily on attenuation applied on the receiver, which is the least recommended means of attenuation by the EPA as it will not provide sufficient external amenity for future residents.</p> <p>The subject area is not currently located within the Noise and Air Emissions Overlay and the application of this overlay is proposed to a portion of the affected area. The EPA recommends that the Noise and Air Emissions Overlay apply to the whole Master Planned Neighbourhood Zone within the affected area to ensure that internal noise amenity can be achieved. The EPA notes that the Noise and Air Emissions Overlays works together with the Ministerial Building Standard MBS010: Construction requirements for the control of external sound, where buildings may be exposed to higher levels of external airborne sound and need attenuation to achieve acceptable indoor sound levels. MBS010 has no work to do unless the Overlay (classified as a noise attenuation area in MBS010) is applied in the Planning and Design Code.</p> <p>The EPA remains concerned that the reliance on receiver-based noise attenuation (i.e. façade and construction upgrades with additional construction costs per house) is not sufficient to ensure a decent quality of life for future residents, particularly for external sound exposure.</p> <p><i>Stormwater management:</i></p> <p>The SMP states that the modelling previously undertaken assumed residential development and that the change of use for Stage 7 will not change modelling results.</p>
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					<p>It is recommended that the detailed design of the stormwater management system for Precinct 1 meet the outcomes, as modelled, in the concept design outlined in the SMP.</p> <p><i>Site contamination:</i></p> <p>Collectively, the Planning, Development and Infrastructure (General) Regulations 2017, Practice Direction 14 - Site Contamination Assessment 2021 and the Planning and Design Code contain processes for site contamination assessment when land use changes to a more sensitive use. Any future development applications at the affected area will be subject to the site contamination assessment scheme provisions.</p> <p>The EPA does not oppose the rezoning on site contamination grounds.</p>
24	14 October 2021	Julie Jansen, MasterPlan	Phone and Email	<p>Brian O'Callaghan and Adrian Tero Epic Energy South Australia Pty Ltd 26 [REDACTED] T: +61 [REDACTED] E: [REDACTED]</p>	<p>Epic has infrastructure near the development area, however it does not appear to be impacted by the planned Code Amendment. Plan illustrates gas pipeline approximately 300 metres to the south east of the south easterly corner of the Suburban Activity Centre Zone.</p>

Attachment E
Evaluation Results

Results of the community minimum mandatory evaluation indicators

	Evaluation statement	Strongly disagree	Somewhat Disagree	Not sure	Somewhat Agree	Strongly agree
1	I feel the engagement genuinely sought my input to help shape the proposal (Principle 1).	-	-	67%	33%	-
Comments: Nil						
2	I am confident my views were heard during the engagement (Principle 2).	-	-	-	100%	-
Comments: Nil						
3	I was given an adequate opportunity to be heard (Principle 3).	-	-	-	33%	67%
Comments: Nil						
4	I was given sufficient information so that I could take an informed view.(Principle 3).	-	-	-	33%	67%
Comments: Nil						
5	I felt informed about why I was being asked for my view, and the way it would be considered. (Principle 4).	-	-	67%	33%	-
Comments: Nil						

Results and Evaluation of Designated Entity's engagement

The engagement was evaluated by Julie Jansen, Consultant Planner, MasterPlan.

	Evaluation statement	Response options (Select answer)
1	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme (Principle 1)	<ul style="list-style-type: none"> • Engaged when there was opportunity for input into scoping. • Engaged when there was opportunity for input into first draft. • Engaged when there was opportunity for minor edits to final draft. • Engaged when there was no real opportunity for input to be considered. <p>Add comment: It was evident from the feedback received that whilst people felt well informed, they were unsure as to their capacity to influence the policy. This is considered to be a reflection of the scope and extent of the policy change, rather than a reflection of insufficient early engagement.</p>
2	Engagement contributed to the substance of the Code Amendment (Principle 1)	<ul style="list-style-type: none"> • In a significant way. • In a moderate way. • In a minor way. • Not at all. • Add comment: Comments received during the engagement ensured that policy relating to interface and access were further and critically examined. Whilst no alterations to the policy are recommended, the engagement resulted in genuine further consideration of these matters.
3	The engagement reached those identified as the community of interest (Principle 2)	<ul style="list-style-type: none"> • Representatives from most community groups participated in the engagement. • Representatives from some community groups participated in the engagement. • There was little representation of the community groups in engagement. • Add comment: Feedback was received from a variety of people or community of interest, including immediately adjoining land owners; land owners in the wider locality; purchasers of land within Riverlea estate; local Government; Member of Parliament and various government agencies.
4	Engagement included the provision of feedback to community about outcomes of their participation	<ul style="list-style-type: none"> • Formally (report or public forum). • Informally (closing summaries). • No feedback provided. • Add comment: Feedback has been provided via phone call or email to all non-government submitters. A formal report will be provided to all those who made submissions.

Evaluation statement	Response options (Select answer)
5	<p>Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)</p> <ul style="list-style-type: none"> • Reviewed and recommendations made in a systematic way. • Reviewed but no system for making recommendations. • Not reviewed. • Add comment: Given the low level of interest in the Code Amendment there was no formal or systematic review of the engagement processes throughout the engagement period.
Identify key strength of the Charter and Guide	<p>The strength of the engagement undertaken was the breadth of people informed of the Code Amendment and the feedback received that the information was sufficient. Positive feedback from those participating in the Community Information Session that they felt informed and heard illustrated the engagement was fit for purpose, genuine, respectful and informative.</p> <p>The small number of submissions may suggest that people felt fully informed about the Code Amendment. Alternatively, it could demonstrate a lack of interest or concern regarding the proposed zone alterations and policy change.</p>
Identify key challenge of the Charter and Guide	<p>The key challenges of the engagement were:</p> <ul style="list-style-type: none"> • Obtaining a large number of responses or generating interest in the Code Amendment • Misunderstanding of some people of the impact of the proposed zone boundary change • People not feeling that they had capacity to genuinely influence the policy change. <p>Every opportunity was provided to members of the community to provided feedback. It is considered that the breadth of consultation was appropriate.</p> <p>The confusion or misunderstanding by some prospective land purchasers in the Riverlea estate appear to have arisen by those parties having not read or interpreted the information correctly. This was the admission of one submitter, who subsequently withdrew there submission of concern.</p> <p>The nature of the Code Amendment being substantially a zone boundary change did not provide significant opportunity for people to feel they could have genuine input to alter the proposed change.</p>

**CODE AMENDMENT
INSTRUCTIONS**

Code Amendment Writing and Mapping Instructions

Designated Entity Name: **Walker Corporation (incorporating Walker Pastoral Pty Ltd and Walker Waterloo Corner Pty Ltd)**

Code Amendment Name: **Buckland Park Suburban Activity Centre Zone Code Amendment**

Stage: **Consultation**

Date of Drafting Amendment: **12 August 2021**

Scope of Code Amendments must be consistent with the approved Proposal to Initiate and all Conditions

CODE PARTS	SPATIAL APPLICATION - PART 2 & 5	SPATIAL APPLICATION OF PART 2	SPATIAL APPLICATION OF PART 3	PART 6, 10, 11, 12	POLICY PART 2*
	Zone Mapping + Designated Areas	Sub Zone Mapping	Overlay Mapping	Technical and Numeric Variations (TNVs), Significant Trees, Local Heritage Places, Concept Plans	Zone Policy (with Classification Tables), Sub Zone Policy, Overlay Policy + Referrals (spatially based)
Typical Code Amendment Instructions (<i>examples</i>)	<p>Select Instruction: APPLY an existing or new zone (a rezoning). REPLACE a zone correct, a misapplication of a zone. APPLY a spatial representation of a Designated Area(s) (update in line with legislation, as required).</p>	<p>Select Instruction: APPLY an existing or new sub zone. REPLACE a sub zone correct, a misapplication of a sub zone. REMOVE an existing sub zone (or part thereof).</p>	<p>Select Instruction: APPLY an existing or new overlay(s). REPLACE an overlay to correct, a misapplication of the overlay. REMOVE an existing overlay(s) (or part thereof).</p>	<p>Select Instruction: AMEND TNVs (changes in metrics and/or additional TNVs). AMEND Significant Trees listing (add, remove, update). AMEND Local heritage places listing (add, remove, update). AMEND Concept plan(s) (add, remove, update).</p>	<p>Select Instruction: CREATE new policies to address gaps or strengthen policy. AMEND existing policy to address error(s) in a zone. REMOVE superfluous or redundant policy. RENAME a zone/sub zone. CREATE a new zone/sub zone.</p>
AREA 1:	Name: Suburban Activity Centre Zone – Buckland Park				
ID	<i>to be completed by the Department</i>				
Summary	Rezone portion of existing Suburban Activity Zone to Master Planned Neighbourhood Zone.	Amend boundary of Emerging Activity Centre Subzone to match the proposed boundary of the Master Planned Neighbourhood Zone.	Apply Noise and Air Emissions Overlay to portion of the proposed Master Planned Neighbourhood Zone.	<ol style="list-style-type: none"> Amend TNV of Suburban Activity Centre Zone in relation to building height. Amend (update) Concept Plan 13 – Buckland Park. 	Nil
Proposed Code Amendment(s) Instructions	As shown on plans – Attachment A illustrates existing PD Code zone. Attachment B illustrates the proposed zone boundary.	As shown on plans – Attachment C illustrates existing PD Code Emerging Activity Centre Subzone boundary. Attachment D illustrates the proposed Emerging Activity Centre Subzone boundary.	Apply Noise and Air Emissions Overlay to area illustrated in Attachment E .	<ol style="list-style-type: none"> Amend Building Height TNV for Suburban Activity Centre Zone to “a maximum height of 6 building levels or 22 metres”. Amend Concept Plan 13 as illustrated in Attachment F. 	

***Note:** due to the wide reaching application of Zone, Sub Zone and Overlay Policies, these policies should typically only be amended through Code Amendments initiated by the State Planning Commission, or with the support of the State Planning Commission. Private proponents should consult with the Department before proposing any drafting instructions to amend Zone, Sub Zone or Overlay policies.

Attachment A: Current Zone Boundary



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

Current Zones

BUCKLAND PARK

SUBURBAN ACTIVITY CENTRE ZONE
CODE AMENDMENT

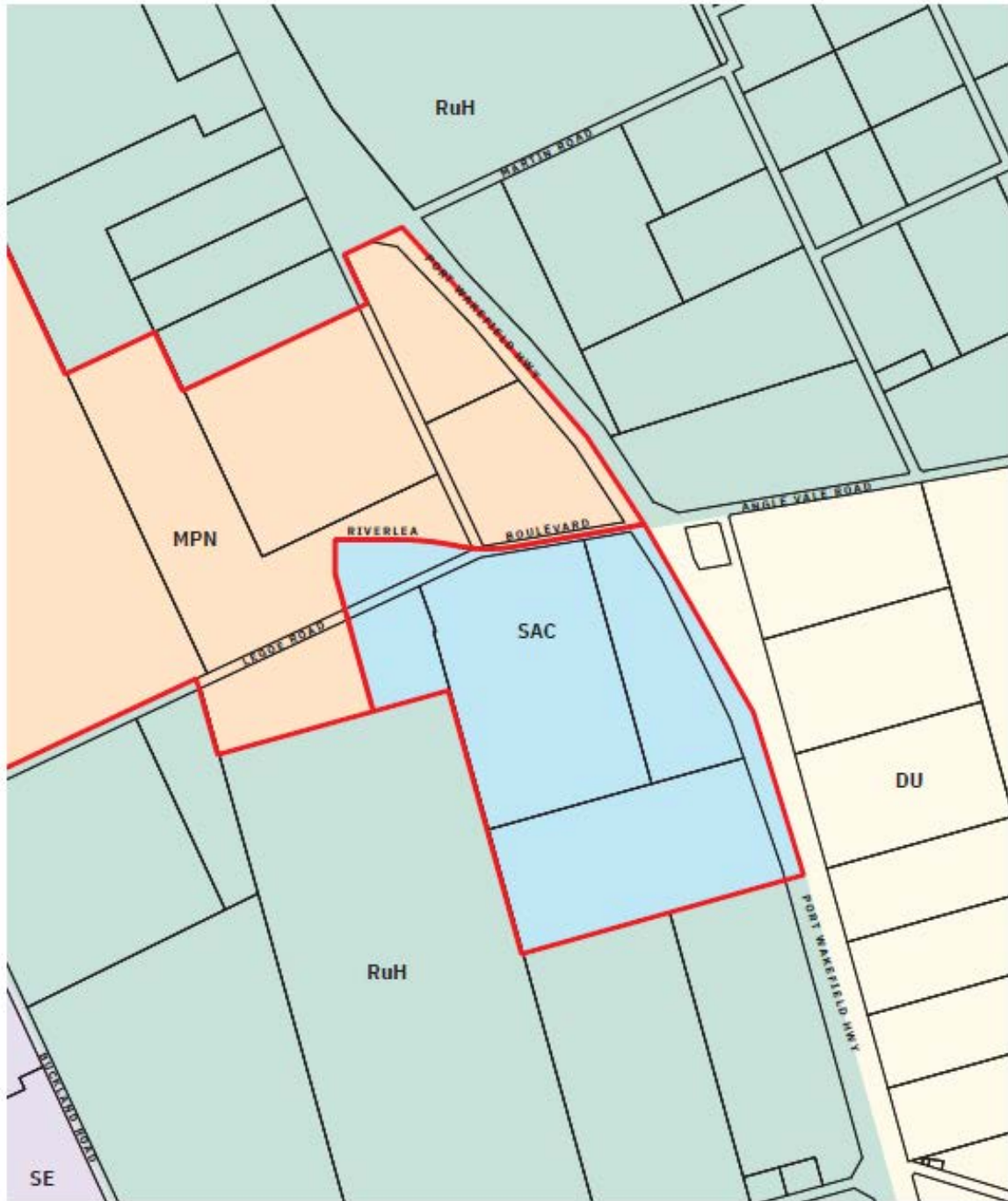


1:10000 @ A4
0 200m

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Attachment B: Proposed Zone Boundary



- | | |
|---|---|
|  Amended Boundary |  RuH Rural Horticulture |
|  DU Deferred Urban |  SAC Suburban Activity Centre |
|  MPN Master Planned Neighbourhood |  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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Attachment C: Existing Emerging Activity Centre Subzone



— Zone Boundary
EAC Emerging Activity Centre

**Current Subzone
 EAC Emerging Activity Centre**

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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Attachment D: Proposed Emerging Activity Centre Subzone boundary



- 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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Attachment E: Noise and Air Emissions Overlay



 Noise and Air Emissions

Noise & Air Emissions Overlay

BUCKLAND PARK

SUBURBAN ACTIVITY CENTRE ZONE
CODE AMENDMENT

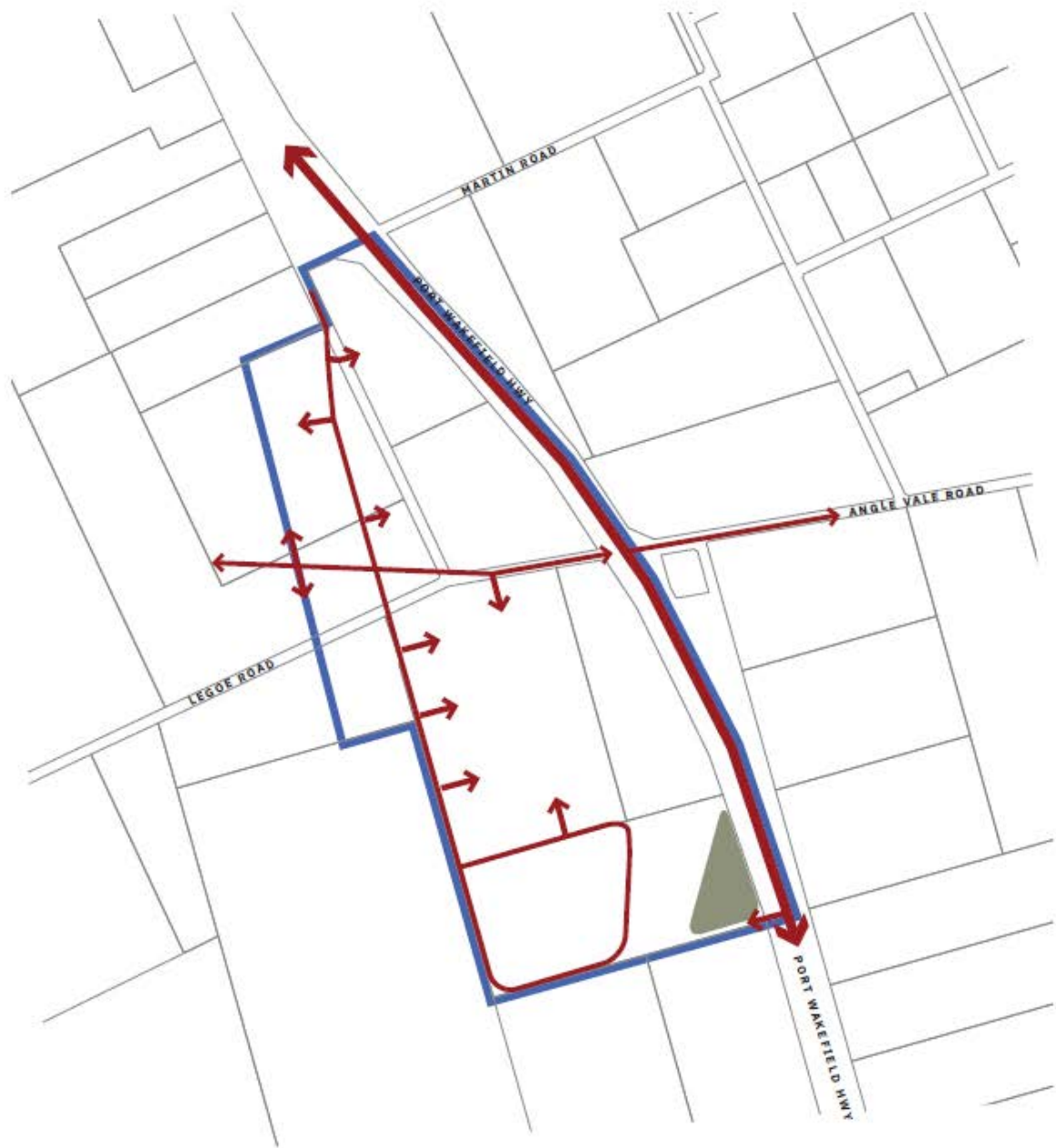


1:10000 @ A4
0 200m

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Attachment F Amended Concept Plan 13 – Buckland Park



- 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

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