



## Chapter 20 Summary of commitments

This chapter summarises the issues discussed in this EIS, and the key requirements for responding to those issues.

### 20.1 Road closures

#### Stage 1

This EIS requests approval for the partial closure of Legoe Road as shown in Figure 1.3 and Figure 3.6.

*Commitment:* Access to public roads and utilities will be maintained to all properties outside the site during construction and operation.

*Commitment:* Approval will be sought from all public utility providers with infrastructure in that portion of Legoe Road, including ETSA, SA Water and Telstra prior to commencement.

#### Future stages

*Commitment:* Detailed land division plans for future stages will minimise requirements for public road closures.

*Commitment:* Approval will be sought for the closure of all public roads.

*Commitment:* Access to public roads and utilities will be maintained to all properties outside the site during construction and operation.

### 20.2 Stage 1 Neighbourhood Centre, Sales Office and Display Village

*Commitment:* Detailed architectural and landscape architectural plans for the neighbourhood centre, sales office and display homes will be prepared and submitted for approval. They will detail:

- Signage.
- The use of WSUD.
- The use of indigenous plants.
- Achievement of 5-energy rating as described in the Green Building Code of Australia.
- Use of recycled or energy efficient products.
- Use of architectural detail and materials to achieve a high quality appearance, screen building plant and ensure the roof is not a dominant visual element.
- Use of 5-star rated appliances in internal fitouts.
- Details of screening and shading for the car park areas.
- Pedestrian pathways, including for those with impaired mobility.

*Commitment:* A CMP will be prepared and implemented during construction which addresses the following:

- Waste Management Plan.
- Construction Traffic and Pedestrian Management Plan.



- Soil, Erosion and Water Management Plan.
- Noise Management Plan.
- Weed Management Plan.
- Consultation Plan.
- Spoil Management Plan
- Dust Management Plan.
- Rubbish Management Plan.
- Cultural Heritage Management Plan
- Flora and Fauna Management Plan.
- Ground Water Management Plan.
- Hazardous Material Storage Plan.
- Vegetation Clearance Plan.
- Emergency Procedures Management Plan.

*Commitment:* A community worker will be employed to undertake community building activities and support new residents as they establish their new homes. The community worker will commence employment when the first resident arrives.

*Commitment:* A community bus will be provided and operated, to ensure commuting residents meet the Route 900 bus at Virginia, and children can access Virginia Primary School. It will also be available for other journeys as coordinated by the community worker. Services will commence when the first residents arrive.

*Commitment:* Community building activities will be undertaken, coordinated by the community worker, including activities focused on the site's environment.

*Commitment:* A Waste Management Plan will be put in place to minimise the resources consumed by activities within the neighbourhood centre, sales centre and display village.

*Commitment:* The neighbourhood centre, display village and sales office will operate within the hours given in this EIS.

*Commitment:* Suitable tenants will be found for the supermarket and speciality shops, including doctors, and assisted into the building, to ensure there are convenience facilities for the first resident.

*Commitment:* Encourage builders of affordable houses, to display their homes in the display village.

*Commitment:* The sales office will include displays by the manufacturers of energy efficient building components and appliances, including solar hot water panels with natural gas back up.

*Commitment:* Encourage builders of energy efficient houses, to display their homes in the display village

### 20.3 Stage 1 Residential Component

*Commitment:* Engineering designs for the roads, stormwater and flood management facilities and parks will be prepared, informed by detailed groundwater, geotechnical and soil investigations.



- Commitment:* Engineering and landscape designs will incorporate the principles of WSUD, and use indigenous or drought tolerant species as appropriate.
- Commitment:* The land will be reviewed in detail by an ecologist, and any indigenous plants or grasses will be salvaged for reuse in the public domain if practical. If not practical, these species will be included in landscape designs for the public domain, and arrangements will be made with a nursery for their propagation for use in the public domain landscape.
- Commitment:* Planning will be undertaken with DEC regarding the provision of school places in the locality for Stage 1's children.
- Commitment:* Planning will be undertaken with all utility and infrastructure providers for the timely provision of utilities and services, particularly:
- DTEI regarding the intersection of Port Wakefield Drive and Angle Vale and Legoe Roads.
  - SA Water regarding the provision of potable water.
  - ETSA, APA and Telstra regarding the provision of electricity, gas and telecommunications, including:
    - requirements for accommodating utilities in the public domain;
    - promotion of gas powered air conditioners for domestic use.
- Commitment:* Design Guidelines will be finalised and provided to future residents with the purchase of their allotments.
- Use of indigenous plantings.
  - Good watering practices.
  - Mosquito screens.
  - Energy efficient designs.
  - Responsible management of pets.
- Commitment:* Those allotments nominated as Affordable Housing will be marketing as Affordable Housing to eligible buyers.
- Commitment:* A CMP will be prepared and implemented during construction which addresses the following:
- Waste Management Plan.
  - Construction Traffic and Pedestrian Management Plan.
  - Soil, Erosion and Water Management Plan.
  - Noise Management Plan.
  - Weed Management Plan.
  - Consultation Plan.
  - Spoil Management Plan
  - Dust Management Plan.



- Rubbish Management Plan.
- Cultural Heritage Management Plan.
- Flora and Fauna Management Plan, if required.
- Ground Water Management Plan, if required.
- Acid Sulphate Soil Management Plan, if required.
- Hazardous Material Storage Plan.
- Vegetation Clearance Plan, if required.
- Emergency Procedures Management Plan.

*Commitment:* A determination under Section 12 of the *SA Aboriginal Heritage Act* will be obtained, and any requirements of that determination will be adhered to.

*Commitment:* All allotments will be connected to mains gas, and recycled water reticulation for connection to a supply at a later date.

## 20.4 Future Stages

*Commitment:* Detailed land division plans will reflect the land uses, pedestrian and cycle ways, bus routes, and open space and road hierarchy accommodated in the Masterplan.

*Commitment:* Detailed land division plans will reflect the distribution of Affordable Housing indicated in the Affordable Housing Distribution Plan. Opportunities will be explored with Housing SA or suitable private providers for the provision of High Needs Housing if required and if appropriate.

*Commitment:* Detailed land division plans will ensure allotments are oriented to optimise passive heating and cooling.

*Commitment:* Detailed land division plans will avoid the creation of four way intersections.

*Commitment:* Detailed land division plans will facilitate the siting of non – residential buildings to minimise potential noise impacts from their operations on nearby residential properties, either within or outside the site.

*Commitment:* Detailed land division plans will ensure no residential allotment is located within 1.7 km of the Jefferies Composting Facilities northern boundary.

*Commitment:* Detailed survey work relating to aboriginal archaeology will be undertaken. Applications under the *SA Aboriginal Heritage Act* will be made for determinations under Section 12 of the Act, and the requirements of any determination will be adhered to.

*Commitment:* Detailed flora and fauna surveys will be undertaken, and used to inform detailed land division designs, and requirements for achieving a significant environmental benefit, including the rehabilitation and revegetation on site, or works undertaken off site if appropriate. The SA government's approval will be obtained for management plans associated with vegetation.

*Commitment:* Detailed design of storm water and flood management systems will reflect the structure accommodated in the Masterplan and WSUD principles.

*Commitment:* Detailed civil works will ensure finished surface levels are at 4.0 m AHD and finished floor levels are at 4.25 m AHD, where the site is potentially affected by sea level rise.



- Commitment:* Detailed design of stormwater capture and treatment wetlands, and aquifer storage and recharge scheme will reflect the structure accommodated in the Masterplan, and will be approved by SA Government.
- Commitment:* Stormwater generated on the site will be captured and suitable methods for its treatment and storage off site found. Suitable users for the water will be found, if it is not feasible to return the stormwater to the site for re-use.
- Commitment:* Detailed investigations will be undertaken to confirm the capacity of the aquifer but the aim will be store 50 ML/a of stormwater will be treated in wetlands and stored in the aquifer beneath the site for irrigating parks. Wetlands will be included in detailed landscape plans and stormwater management plans.
- Commitment:* The detailed stormwater design will be based on achievement of the SA EPA (2003) *Environmental Protection Water Quality Policy – Aquatic Ecosystem (“Marine Waters”)* criteria for discharge into the marine environment and Playford (City) Development Plan requirement for the rate of discharge of 10 m<sup>3</sup>/second.
- Commitment:* Civil engineering designs, infrastructure design and the remediation, management or monitoring requirements included in each stage’s CMP will be informed by detailed investigations of:
- Geotechnical and soil conditions.
  - The presence of acid sulphate soils.
  - The groundwater table.
  - Potential for salinity.
  - The presence of contamination.
  - Cultural and archaeological surveys.
  - Flora and fauna surveys.
- Commitment:* All allotments will be connected to reticulated recycled water.
- Commitment:* All allotments will be connected to reticulated natural gas.
- Commitment:* Suitable arrangements for the implementation of water, recycled and sewer infrastructure will be made with SA Water.
- Commitment:* Suitable arrangements for the implementation of electricity, gas and telecommunications infrastructure will be made with ETSA, APA and Telstra, accommodating requirements for land the detailed land division plans.
- Commitment:* Suitable arrangements for the implementation of community infrastructure including libraries, community halls, passive and active open space, and depots will be made with Playford City Council.
- Commitment:* Suitable arrangements for the staged implementation of new bus routes and services will be made with DTEI.
- Commitment:* Suitable arrangements will be made with DEC for the provisions of schools, and private providers if DEC will not be providing the schools.
- Commitment:* Consult with Cheetham Pty Ltd regarding revocation of that part of PM199 which covers the site.



- Commitment:* Design Guidelines will be finalised and provided to future residents with the purchase of their allotments.
- Use of indigenous plantings.
  - Good watering practices.
  - Mosquito screens.
  - Energy efficient designs.
  - Responsible management of pets.
- Commitment:* Detailed landscape designs for the public domain will incorporate mosquito buffers in the form of planting or fencing on the western edge of western residential precincts.
- Commitment:* Detailed landscape designs for the public domain will incorporate drought tolerant and indigenous species wherever possible. Other trees and species will be used to enhance amenity and control environment (for example deciduous species to create summer shade and allow winter sun).
- Commitment:* Theme urban design, landscaping, street names and precinct names to reflect the site's natural, Indigenous and European Heritage and create a sense of community.
- Commitment:* Employment, commercial and mixed use precincts and centres will be actively marketed to suitable businesses and industry.
- Commitment:* 15% of the total, final yield will be provided as Affordable Housing.
- Commitment:* A CMP will be prepared and implemented during construction which addresses the following as required as a result of detailed investigations:
- Cultural Heritage Management Plan.
  - Waste Management Plan.
  - Construction Traffic and Pedestrian Management Plan.
  - Public Safety Plan.
  - Soil, Erosion and Water Management Plan.
  - Noise Management Plan.
  - Weed Management Plan.
  - Consultation Plan.
  - Spoil Management Plan.
  - Dust Management Plan.
  - Rubbish Management Plan.
  - Cultural Heritage Management Plan.
  - Flora and Fauna Management Plan.
  - Ground Water Management Plan.
  - Hazardous Material Storage Plan.



- Vegetation Clearance Plan.
- Flora and Fauna Management Plan.
- Acid Sulphate Soil Management Plan.
- Contamination and Remediation Management Plan.
- Emergency Procedures.