

News Release

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Premier Mike Rann
Minister for Economic Development
Hon Paul Holloway
Minister for Urban Development and
Planning

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MAJOR DEVELOPMENT STATUS FOR \$2 BILLION TOWNSHIP PROPOSAL

The Rann Government has granted Major Development Status to a \$2 billion dollar plan to build a country township north of Adelaide.

Developer **Vosporos** wants to build a township housing more than 15 000 people on a 1000-hectare site at Buckland Park, between Virginia and Port Gawler.

The company's plan includes 7000 dwellings, a town centre, shopping and commercial facilities, a medical centre, community and library facilities, sports and recreation facilities, and a school.

Under the company's proposal, the dwellings would predominantly be single detached homes on separate allotments of between 300 square metres and 800 square metres, with some medium density housing also provided around the proposed town centre and recreation areas.

The proposal also aims to meet the 15 per cent affordable housing target of the South Australian Housing Plan, which includes 5 per cent of housing to be earmarked for high needs.

A key element of the proposal is efficient water management and flood mitigation, through the use of wetland and creek systems, aquifer recharge, utilisation of treated water from the Bolivar pipeline (which runs through the proposed development site), and integration with the Gawler River management and flood mitigation work.

The **Vosporos** proposal also includes measures aimed at climate change and the environment, including sustainable energy practices through passive building design, use of solar and wind energy, dual water supply systems, and extensive tree planting and environment restoration and management.

Premier Mike Rann says this would be a satellite town development, quite separate from the metropolitan city boundaries.

“While this Government is doing all it can to encourage population growth, we are also mindful that we have to manage our development in a sustainable manner.

“While South Australia needs more housing lots released, we don't want our metropolitan boundaries to expand randomly without proper planning procedures.

“Given our commitment to climate change, the Government will continue to look favourably at proposals that encourage as many “green” building design and water management features as possible,” Mr Rann said.

Urban Development and Planning Minister Paul Holloway says the scale of the proposed country township warrants its status as a project of major environmental, economic and social significance.

“Major Development Status triggers a comprehensive and co-ordinated assessment path that must be followed by the developer, including the preparation of an environmental impact assessment,” says Mr Holloway.

“It needs to be stressed that the declaration does not indicate the Government’s support or otherwise for the proposal. It kick-starts the assessment process,” Mr Holloway said.