



**Tea Tree Gully (City)**

**GOLDEN GROVE RESIDENTIAL &  
LIGHT INDUSTRY (Lot 53 Aristotle  
Close, Golden Grove) – Minor  
Amendments**

**Approval Development Plan  
Amendment**

**By the Minister**

Declared by the Minister for Urban Development and  
Planning to be an approved amendment under  
Section 26 (8), *Development Act 1993*

  
Signature

Date of Gazette

4 DEC 2008



# APPROVAL DPA

## Background

The Golden Grove Residential & Light Industry (Lot 53 Aristotle Close, Golden Grove) – Minor Amendments Development Plan Amendment (DPA) by the Minister amends the following Development Plan(s):

- Tea Tree Gully (City) Development Plan

This DPA was undertaken as a DPA process B, which included:

- An Initiation document agreed on 22 December 2007
- A DPA released for agency and public/council consultation from 3 April 2008 to 29 May 2008

## Consultation and responses

A total of four (4) council submissions (one being a duplicate of the City of Tea Tree Gully Council's submission) and ten (10) agency submissions were received in relation to the DPA during the consultation period. No submissions were received from the general public and no-one who lodged a submission requested to be heard, therefore no Public Meeting was held.

## Approval Stage

Based on a review of all submissions and the recommendations of DPAC, the following changes to have been made to the Amendment:

- Minor technical updates, i.e., policy and policy area numbering. Note that the Policy Area 21 has been renumbered to Policy Area 23 as a result of recent amendments to the Tea Tree Gully (City) Development Plan.
- The insertion of the following Principles of Development Control (PDC) into Policy Area 23:
  - *'Development should be designed, constructed and sited to minimise negative impacts of noise and to avoid unreasonable interference.'*
  - *'Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.'*
- The replacement of the following words from PDC 2 of Policy Area 23 *'and enable the provision of landscaped buffers along the boundary'* with the following words *'and allow for the siting of dwellings on allotments to provide an appropriate separation between dwellings and the boundaries of existing light industrial allotments'*.
- The insertion of the following paragraph in the Desired Character Statement for Policy Area 23:

*'Consideration should be given to the design and siting of residential buildings, along with the materials used in their construction, to minimise potential impacts of industrial activities located at the interface between residential and industrial land uses.'*

- The insertion of the following PDC within Policy Area 23:

*'Development, including land division and associated road layouts, should be designed to discourage through vehicular traffic in residential areas'*



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**ANALYSIS RELEASED FOR  
CONSULTATION**

**By the Minister**



## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
INTRODUCTION.....	1
NEED FOR THE AMENDMENT .....	1
PROPOSED POLICY CHANGES.....	1
AREA AFFECTED.....	2
LEGAL REQUIREMENTS .....	2
CONSULTATION .....	2
THE FINAL STAGE.....	3
<b>1. ANALYSIS.....</b>	<b>4</b>
1.1 BACKGROUND.....	4
1.2 THE STRATEGIC CONTEXT AND POLICY DIRECTIONS .....	4
1.2.1 Consistency with the Planning Strategy.....	4
1.2.2 Consistency with the Industrial Land Strategy for Metropolitan Adelaide .	5
1.2.3 BDP Policy Library - Affordable Housing.....	6
1.3 INVESTIGATIONS PREVIOUSLY UNDERTAKEN.....	7
1.3.1 Stormwater.....	7
1.3.2 Sewer.....	7
1.3.3 Water Supply.....	7
1.3.4 Electricity.....	8
1.3.5 Vehicular Access.....	8
1.4 INVESTIGATIONS INITIATED TO INFORM THIS DPA.....	9
1.4.1 Acoustic .....	9
1.4.2 Site Contamination .....	10
1.4.3 Market Considerations.....	10
<b>2. CONCLUSIONS AND RECOMMENDED POLICY CHANGES .....</b>	<b>11</b>
2.1 RECOMMENDED LAND USE OPTION.....	11
2.2 RECOMMENDED POLICY APPROACH .....	11
2.2.1 Residential Development.....	12
2.2.2 Industrial Development.....	12
<b>3. STATEMENT OF STATUTORY COMPLIANCE.....</b>	<b>12</b>
3.1 ACCORDS WITH THE PLANNING STRATEGY.....	12
3.2 ACCORDS WITH OTHER PARTS OF THE DEVELOPMENT PLAN.....	12
3.3 COMPLEMENTS THE POLICIES IN THE DEVELOPMENT PLANS FOR ADJOINING AREAS .....	13
3.4 SATISFIES THE REQUIREMENTS PRESCRIBED BY THE REGULATIONS.....	13





# **EXECUTIVE SUMMARY**

## **INTRODUCTION**

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The Act allows either the relevant council or, under prescribed circumstances, the Minister for Urban Development and Planning to amend a Development Plan. In this case, the Minister is undertaking the amendment at the request of the City of Tea Tree Gully.

A Development Plan Amendment (DPA) (this document) explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA consists of:

- Executive Summary (this section)
- Analysis
- Conclusions and Recommended Policy Changes
- References/Bibliography
- Appendices
- The Amendment.

## **NEED FOR THE AMENDMENT**

This DPA is proposing to review the zoning of land at Lot 53 Aristotle Close, Golden Grove to allow for residential development, stormwater management and some light industry.

The current zoning for this site — Golden Grove Light Industry (Deferred) — was introduced as part of the Golden Grove, Joint Venture Development in 1995, as a holding measure until 80 percent of allotments in the adjoining Golden Grove Light Industry Zone were sold. The sale of allotments in the Golden Grove Light Industry Zone has now passed this milestone and therefore it is necessary to determine the most appropriate zoning and policies to allow development of the subject land.

The constraints/opportunities for this site render part of the subject land more suitable for residential purposes and part suitable for light industrial development.

## **PROPOSED POLICY CHANGES**

The DPA proposes the following changes:




- Re-zone the western portion of the subject land from Golden Grove Light Industry (Deferred) to Policy Area 21 Golden Grove South within the Residential (Tea Tree Gully) Zone
- Re-zone the south-eastern portion of the subject land Golden Grove Light Industry (Deferred) Zone to Golden Grove Light Industry Zone
- Introduce additional policies and Concept Plan (Fig GGLIn/2) into the Golden Grove Light Industry Zone (applying only to the southern portion currently zoned as Golden Grove Light Industry (Deferred) to protect the residential amenity of immediately adjacent areas
- Realign the zone boundaries to reflect the above changes on MAP TTG/15
- Delete the Golden Grove Light Industry (Deferred) Zone provisions
- Replace Concept Plan Fig GGLIn/1 with a new concept plan reflecting the changed zoning and provisions
- Introduce a new Concept Plan into Policy Area 21 Golden Grove South within the Residential (Tea Tree Gully) Zone to reflect the changed zoning and provisions.

## AREA AFFECTED

The area covered by the DPA is the Golden Grove Light Industry (Deferred) Zone, as illustrated in the following figure:



**Figure 1 Area Affected**

-  Proposed Golden Grove Light Industry Zone
-  Proposed Residential (Tea Tree Gully) Zone
-  Zone Boundaries

## LEGAL REQUIREMENTS

Prior to the preparation of this DPA, the Minister received advice from a person or persons holding prescribed qualifications pursuant to Section 101 of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of the Development Plan
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

## CONSULTATION

This document is now released for concurrent agency, council and public consultation for a minimum period of eight weeks.

In addition, a number of government agencies, councils and other stakeholders who are considered to have a direct interest in the DPA will be consulted on the DPA and provided the opportunity to make a written submission. The organisations and agencies to be consulted are:

- City of Tea Tree Gully
- Department of Trade & Economic Development
- South Australian Tourism Commission
- Department of the Premier and Cabinet
- Department of Treasury and Finance
- Department for Transport, Energy and Infrastructure
- Attorney-General's Department
- Department for Environment and Heritage
- Aboriginal Affairs and Reconciliation Division
- Department of Justice
- Affordable Housing Innovations Unit
- Zero Waste SA
- Environment Protection Authority
- Department of Education & Children's Services
- Department of Health
- Land Management Corporation
- ETSA Utilities
- Origin Energy
- SA Water
- Department of Further Education, Employment, Science and Technology

The following Members of Parliament will also be consulted:

- Ms Frances Bedford MP - Florey
- Mr Tom Kenyon MP - Newland
- Hon Lea Stevens MP - Little Para
- Hon Jennifer Rankine MP - Wright
- Mrs Robyn Geraghty MP - Torrens

All written and verbal agency and public submissions made during the consultation phase will be recorded, considered and summarised by the Development Policy Advisory Committee (DPAC), which is an independent body responsible for conducting the consultation stage of Ministerial DPAs. Changes to the DPA may occur as a result of this consultation process. (See also 'Have your say' information box at the front of this DPA.)

## **THE FINAL STAGE**

When DPAC has considered the comments received and heard all the public submissions, it will provide the Minister for Urban Development and Planning with a report on its findings.

The Minister will then either approve (with or without changes) or refuse the DPA.

*Note: This Executive Summary is for information only and does not form part of the Amendment to the Development Plan.*

# 1. ANALYSIS

## 1.1 BACKGROUND

The Golden Grove Light Industry (Deferred) Zone consists of approximately 10.5 hectares of vacant, undulating land wedged between the Golden Grove Light Industry Zone to the east, the Golden Grove Residential Zone to the west, and abutting Bicentennial Drive to the north and Golden Grove Road to the south.

The Golden Grove Light Industry (Deferred) Zone was created as part of the Golden Grove Joint Venture Development in 1995 until such time as 80 percent of allotments in the adjoining Golden Grove Light Industry Zone were sold. The sale of allotments in the Golden Grove Light Industry Zone has now passed that milestone and therefore it is timely that the current policies be reviewed to determine the most appropriate zoning and policies for the area.

Given the size, location and physical characteristics of the land, its relationship to adjoining land uses and market considerations, it is considered appropriate that this policy review include an assessment of the land's suitability for alternative uses, other than light industry.

## 1.2 THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

### 1.2.1 Consistency with the Planning Strategy

The Planning Strategy presents current State Government policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The Planning Strategy is divided into various volumes covering different geographical regions of the State. These volumes are currently comprised of Metropolitan Adelaide, Outer Metropolitan Adelaide, Regional South Australia, Yorke Peninsula and Greater Mt Gambier Master Plan and are based on key economic, social and environmental imperatives.

The most pertinent sections in the Metropolitan Adelaide section of the Planning Strategy that are addressed by these proposed policy changes are:

#### **3.1 Water Resources**

2. *Promote water sensitive urban design (WSUD) in Development Plans, the Building Code of Australia and development proposals to achieve multiple catchment water management objectives such as reducing runoff and flooding; protecting waterways and their biotic communities; conserving and harvesting water; and enhancing the amenity of urban environments.*
4. *Ensure coordination of multi-objective management of stormwater by considering it both as a resource and potential hazard.*

#### **3.15 Residential Neighbourhoods and Housing**

1. *Ensure land is used appropriately within the Urban Boundary to meet projected housing demands and satisfy varied housing preferences and incomes.*
12. *Provide a range of housing types to meet the needs of future residents and enable people to remain within their community as their housing needs change.*
13. *Facilitate and support a variety of affordable housing development options.*

#### **3.21 Industrial Land**

1. *Protect and ensure a timely supply of well sited industrial land to meet a projected 15 year demand.*

2. *Assess, monitor and stage industrial land releases and infrastructure provision to support industrial activities.*
5. *Manage and prevent conflicts between industry and other uses.*

### **1.2.2 Consistency with the Industrial Land Strategy for Metropolitan Adelaide**

The Industrial Land Strategy for Metropolitan Adelaide (April 2007) identifies what are referred to as 'Strategic Industrial Areas' which should not be rezoned. The Strategy also contains an assessment framework for identifying a 'Prime Industrial Area'. The subject land is not within any of the 'Strategic Industrial Areas', but it is currently zoned for future industrial purposes and therefore needs to be assessed with regard to the 'Prime Industrial Area' criteria contained within the Strategy. These are considered below:

(a) *the land is contiguous to other industrial activities*

The land adjoins the Golden Grove Industrial Estate. However, the adjoining industrial estate to the east is located on a lower plain because of the significant slope of the land (and the resultant cut and fill that has occurred to allow industrial development of this area). The western and southern boundaries of the subject land adjoin established residential areas, including five residential streets.

(b) *the land is well located in relation to supply chains and service providers*

The land abuts Golden Grove Road to the south, which is identified in the Planning Strategy for Metropolitan Adelaide as a 'secondary freight road'. However, overall the Golden Grove Industrial Estate is relatively isolated from the major industrial areas of Adelaide and major supply chains. This is evidenced by the fact that the estate mainly accommodates local service industries.

(c) *the land offers potential for on-site expansion of existing industrial businesses*

This may be possible given that 20 industrial allotments directly abut the boundary of the subject land. However, the majority of these operations are of relatively recent construction and there has been scope for operators to purchase adjacent sites to achieve larger holdings, at least until recent times, which has not been done. It is unlikely that many of the existing operators would choose or be able to expand to the rear of their premises given site constraints, including the significant changes in level (as a result of substantial cut and fill) between their industrial allotments along the western boundary and the adjacent subject land. The possible relocation of the nearby Air International premises may offer opportunities for the expansion of some abutting operations through re-subdivision.

(d) *the land is well located in relation to skilled labour pools*

The land is surrounded by the relatively low-density suburbs of Golden Grove, Wynn Vale, Surrey Downs and Fairview Park. Analysis of the 2006 Census of Population and Housing results for these areas reveals that a significant proportion of the workforce is employed in the manufacturing sector (around 20%) suggesting that there is a readily available pool of skilled labour in the region.

(e) *the land is well located to take advantage of existing or proposed infrastructure or other economic development*

The land is adjacent to a secondary freight route (Golden Grove Road). There are no known significant economic development or infrastructure proposals within the region.

(f) *the land is well located in relation to freight connections and other important road and/or rail networks*

The site abuts Golden Grove Road, a designated secondary freight route. Access to / from Bicentennial Drive should be discouraged given the nature of this road.

(g) *the land provides, or offers potential for the provision of, small industrial businesses serving the local area*

The adjacent Golden Grove Industrial Estate currently satisfies this role, although it is acknowledged that there are few vacant allotments within the Estate.

(h) *the land provides sufficient space for adequate parking and turning space for industrial vehicles*

Road connections to the Estate are relatively easily achieved. However, the land is relatively steep in places, which will impose some constraints for future development and would require significant cut and fill to accommodate future roads and building sites.

(i) *the land offers potential for 24-hr operations*

The land is not considered to be suited to 24 hour operations due to its location adjacent to residential areas and the prevailing land form. Because the site slopes up to the adjacent residential areas this is likely to exacerbate potential noise impacts.

(j) *the land has minimal or no adjoining use constraints*

The land has significant adjoining use constraints resulting from its interface with residential areas. Approximately 45% of the site boundary immediately abuts residential development, 40% abuts industrial areas and 15% abuts roads.

(k) *the land provides unconstrained vehicle access and exit*

Access to the land for industrial purposes would be achieved via Einstein Drive, which connects with Golden Grove Road. It would not be desirable to provide an additional road connection point to Bicentennial Drive given the nature of this road and the fact that two primary schools are located opposite. However, a road connection with Bicentennial Drive could be considered if the site (or part of the site) was to be developed for residential purposes on the northern side.

(l) *the land can be commercially developed with infrastructure and site preparation for future industrial activities*

The slope of the land will impose significant constraints to the provision of future infrastructure and site preparation. This is evidenced by the level of cut and fill that has occurred on the adjacent industrial estate to the east. Furthermore, the site will require some attention to stormwater management given that a drainage reserve extends through it and the adjacent land is susceptible to flooding.

In summary, the above assessment suggests that the subject land exhibits some characteristics of a 'Prime Industrial Area' (i.e. it is adjacent to a secondary freight road; it is well located in relation to skilled labour pools; and it is contiguous to existing industry). However other characteristics and constraints suggest that it is not ideally suited to future industrial development (i.e. it is close to residential areas; it could not operate 24 hours a day; its land slopes, which would require expensive infrastructure provision and site preparation; and it is relatively isolated from supply chains). Therefore it is concluded that the subject land does not constitute a 'Prime Industrial Area' in the context of the Industrial Land Strategy for Metropolitan Adelaide.

It should be noted, however, that this DPA does propose to retain around a third of the subject land for light industrial purposes.

### **1.2.3 BDP Policy Library - Affordable Housing**

The following policies from the BDP Policy Library have been incorporated into this DPA:

**Objective 2:** A residential policy area containing a range of dwelling types, including a minimum of 15% affordable housing.



## **Principles of Development Control**

- 5 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.
- 6 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.

In addition, the Desired Character Statement for the proposed residential policy area incorporates commentary on the desire to achieve diverse and affordable housing on the site.

## **1.3 INVESTIGATIONS PREVIOUSLY UNDERTAKEN**

### **1.3.1 Stormwater**

Dry Creek flows north-south through the land to the east of the junction of Edison Drive and Aristotle Close. The City of Tea Tree Gully has indicated that development adjacent to the creek must be set at least 30 metres above the 100 year Average Recurrence Interval (ARI) flood levels. Furthermore, a crossing of Dry Creek would be permitted only with the proviso that it is designed to accommodate the 100 year ARI flood. It is recommended that flood mapping should occur as part of the development application for land on both sides of the creek.

Council has advised that any new underground stormwater systems would need to be designed to a 10 year ARI standard for the piped system with suitable overland flow paths established to accommodate the surface flood flows that could be expected for storm events that exceed the capacity of the underground system.

Council has indicated that development on this land would require on-site detention in the form of a common basin aimed at delivering a peak discharge less than or equal to the pre-development discharge. Concept design sizing of a detention basin identified that, subject to further investigation, a basin could be positioned in the south-western corner of Lot 53. The position of the basin would need to take into account an existing sewer line which runs in a north-south alignment, west of Dry Creek.

There are existing underground stormwater systems that service development to the west and east of Lot 53. The drain on the western boundary of Lot 53 collects runoff from the existing residential development further to the west. This drain is located along the western and southern boundaries of Lot 53, ultimately discharging into Dry Creek. Similarly, an underground system acts as a cut-off drain along the eastern side of Lot 53 protecting the existing industrial development to the east from stormwater runoff from Lot 53. Both of these drains will need to be retained and accommodated appropriately in stormwater easements within any land division of Lot 53.

### **1.3.2 Sewer**

Residential development to the west of Lot 53 is serviced by a sewer that is currently accommodated along the western and southern edge of Lot 53. This drain connects to a 375mm diameter trunk sewer which runs north-south along the west side of Dry Creek through Lot 53. Both of these sewers will need to be accommodated within easements on Lot 53.

It is this 375 diameter trunk sewer that would serve development on Lot 53. Light industry would typically generate a lower sewer flow per hectare than residential development and therefore the proposed re-zoning may result in the need for sewer system augmentation to cater for the increased catchment discharge expected from a residential development.

### **1.3.3 Water Supply**

Lot 53 currently has a single connection from Sir Joseph Banks Crescent to the west. This connection would clearly be inadequate for supplying the entire site. The layout of the development will ultimately dictate how water supply can be achieved.

There are 150mm diameter water mains accessible from Sir Joseph Banks Court and Aristotle Close. There is also a 200mm water main linking Einstein Drive and Melaleuca Place across the north of Lot 53. This water main follows the northern property boundary and new allotments within Lot 53 would need to provide an easement for this main. This 200mm water main could be the main supply to the site.

Light industry water consumption would typically be lower per hectare than that used by a residential development and therefore the proposed re-zoning may result in the need for water supply system augmentation.

#### **1.3.4 Electricity**

There are existing high voltage mains in adjacent areas and ETSA has advised that the electrical supply required for the site would be drawn from these mains.

The neighbouring areas are declared underground mains areas by Council and it is probable that Lot 53 would also be declared an underground area. Accordingly, there will be a requirement for pad mounted transformers and associated accommodating easements.

Along Bicentennial Drive ETSA has 66kV overhead mains. Accordingly, there will be the associated development setbacks and clearances required by the relevant legislation.

If development was to occur in this area, the electrical demand of a proposed sub-division would need to be calculated and assessed to identify any augmentation or system element upgrades required. Based on ETSA's initial preliminary network review, the provision of electrical supply to this area is expected to be achievable.

#### **1.3.5 Vehicular Access**

The existing Development Plan provisions limit vehicle access to the Golden Grove Light Industry Zone to one access point from Golden Grove Road. This arrangement appears to be functioning well and there is limited justification for increasing the number of vehicle access points, regardless of how much of the subject land is made available for future industrial development. Presently, both Einstein Drive and Aristotle Close are constructed up to the western and southern boundaries of the subject land, providing future opportunities for their extension if required to service industrial development on the subject land.

Any future extension of Aristotle Close to service the south-eastern portion of the land will need to incorporate a culvert crossing of the existing drainage easement which extends through the site.

The residential area to the west of the subject land includes six roads that directly abut the subject land. The majority of these are relatively short culs-de-sac that service up to a maximum of 12 dwellings. The local road network through this area is somewhat convoluted, presumably to limit the potential for people seeking short cuts between Bicentennial Drive and Golden Grove Road.

If part or all of the subject land was to be developed for residential purposes there would be some benefits in achieving a high degree of interconnection between the current and future residential areas. Certainly the ability to walk and cycle between the respective areas should be maximised, while some road connections should also be contemplated. The preferred locations for future road connections are Sir Joseph Banks Court to the north, Jacaranda Grove (south of the road closure), and Kunzea Way to the south. However, the primary vehicle access point should be located at Bicentennial Drive. The most logical location for this access point would be at the existing roundabout.



## **1.4 INVESTIGATIONS INITIATED TO INFORM THIS DPA**

### **1.4.1 Acoustic**

#### ***Introduction***

An acoustic assessment of the site was undertaken by Vipac Engineers & Scientists Ltd, which involved the automatic measurement of noise over a two week period at four locations along the interface between the subject land and the adjacent Golden Grove Light Industry Zone; the manual measurement of environmental noise at various locations within the subject land; and an assessment against standard and statutory criteria.

#### ***Day Time Noise Levels***

The measured and observed noise levels during the day indicated the following:

- Traffic noise from Golden Grove Road dominates most areas of the subject land. The relatively even (although rising) topography means that noise from the road is fairly consistent up to the crest of the hill towards the centre of the site.
- Noise from traffic and pedestrians on Bicentennial Drive dominates the northern area of the site.
- The centre of the site is most influenced by the traffic on Golden Grove Road and the industrial area.
- Noise levels at the boundary between the industrial area and the site are dominated by the industrial area. However, there is substantial shielding from the existing industrial buildings on Aristotle Close. There is one vacant allotment which does not have a fence along its boundary and therefore does not provide the same degree of shielding from Aristotle Close and Air International as does the rest of the boundary.
- The day time criteria for residential land use on the subject land were achieved on average.

#### ***Night Time Noise Levels***

The measured and observed noise levels during the day indicated the following:

- Noise from the industrial area and Golden Grove Road is the dominant noise source across the subject land.
- Noise from traffic on Bicentennial Drive does not contribute significantly to the noise levels at the north of the site.
- Noise from crickets on the site is often louder than noise generated by nearby roads and the industrial area, which affected the logged data.
- Noise levels at the boundary between the industrial area and the site are dominated by the industrial area. As per the day time measured noise levels, existing buildings on Aristotle Close provide some acoustic shielding.
- The night time criteria for residential land use on the subject land were achieved at three sites and exceeded at one site.

#### ***Summary***

From the assessment of the measured noise levels on the subject land the following conclusions were reached:

- Average day time measured noise levels at all locations on the subject land achieved the 58dB(A) EPA environmental noise criteria.
- Average night time measured noise levels at all locations achieved the 50dB(a) criteria.
- It is assumed that in the event of residential development occurring on the subject land, fences along the interface boundary would provide adequate acoustic shielding from traffic noise from Golden Grove Road (assuming that there is no line of sight from a residence to the road).

Based on this assessment, noise generated from the adjacent industrial areas and main roads does not represent a significant constraint to developing the subject land for residential purposes.

## **1.4.2 Site Contamination**

The subject land, like the surrounding areas, has been used for broadacre agriculture and grazing purposes. This is unlikely to preclude the future use of the land for residential or other purposes.

## **1.4.3 Market Considerations**

### ***Introduction***

Market research has been conducted by Brock Urban Projects with regard to current and likely future markets for residential and industrial land. The major findings of that research are summarised below.

### ***Residential Markets***

- The largest housing type in Golden Grove is detached housing (85%), followed by semi-detached housing/townhouses (11%).
- The supply of vacant residential land in Golden Grove is limited and has been restricted to re-sales only for the past 3 years. Furthermore, there are no known planned residential development projects in Golden Grove, other than a retirement village proposed near Crouch Road by the Pickard Group.
- Future subdivision activity is expected in nearby Salisbury Heights, although this will involve the creation of very large allotments (i.e. 1,500 – 3,000 square metres).
- Market trends generally indicate a market acceptance/desire for smaller allotments and a demand for quality 'master planned' subdivisions.
- Smaller allotments/housing generally appeal to 'empty nesters', couples without children and single person households, while larger traditional sized allotments/housing continues to appeal to couples with children.
- Population forecasts for Golden Grove indicate increasing numbers of couples without children and single person households between now and 2011.

### ***Industrial Markets***

- Commercial property in Golden Grove is predominantly occupied by small businesses servicing the local area.
- Development within existing estates is mainly light industrial/office warehouses
- There are currently a number of vacant and underutilised industrial allotments in Golden Grove.
- Prices paid for industrial land in Golden Grove have increased between July 2005 and April 2006 by 13.5%. However, this is based on very low volumes (6 sales between January 2005 and April 2006).
- The supply of vacant industrial land in Golden Grove has been limited and is mainly concentrated within the adjacent Golden Grove Industrial Estate and the surrounding area.
- The surrounding area includes 19 vacant (or underutilised) industrial land sites with 12 sites containing no development.
- The current industrial land stock in Golden Grove would appear to be adequate for the foreseeable future, particularly with the future potential to utilise the Air International site in the event that their operations are relocated to a new facility recently completed in Edinburgh Parks.
- The industrial land market has a preference for flat or near flat sites to minimise land development and site preparation costs.
- A 22 hectare parcel of land zoned for extractive industry purposes to the east of the subject land is currently on the market. It is expected that a prospective purchaser would seek to have the land rezoned.
- Based upon existing supply and low historical sales (6 lots in 14 months) there is considered to be limited market justification for rezoning all of the subject land to accommodate industrial development.

## **2. CONCLUSIONS AND RECOMMENDED POLICY CHANGES**

### **2.1 RECOMMENDED LAND USE OPTION**

The analysis identifies compelling reasons to support rezoning of the western portion of the subject land to accommodate residential development. These reasons relate primarily to the physical form of the land, which will impose significant development constraints on any industrial development option, proximity to residential areas, and the suitability of most of the land for residential purposes.

However, it is also recognised that some of the land to the south-east continues to offer opportunities for industrial development. This land is comparatively flatter and can be relatively easily serviced through an extension to the existing Light Industry Zone road network. Furthermore, the proposed location for stormwater detention basins immediately to the west will provide a reasonable buffer between future industrial and residential development of the site.

Accordingly, the following changes to the Development Plan are recommended:

- re-zone the western portion of the subject land (i.e. west of the alignment of the continuation of Aristotle Close) so that it is contained within the Residential (Tea Tree Gully) Zone (this zone allows for a range of dwelling types at varying densities)
- because of the need to incorporate affordable housing provisions and given the unique characteristics of the site and surrounding context, include this area within a discrete Policy Area within the Residential (Tea Tree Gully) Zone
- include a Concept Plan for the proposed residential policy area
- re-zone the south-eastern portion of the subject land (i.e. east of the alignment of the continuation of Aristotle Close) so that it is contained within the Golden Grove Light Industry Zone
- replace and update the current Concept Plan for the Golden Grove Light Industry Zone
- introduce additional policies into the Golden Grove Light Industry Zone (applying only to the southern portion currently zoned as deferred industry) to ensure that future industrial development occurs in a manner that minimises undesirable impacts on adjacent residential areas
- delete the current Golden Grove Light Industry (Deferred) Zone provisions altogether.

### **2.2 RECOMMENDED POLICY APPROACH**

The approach advocated above will require relatively minor changes to the existing Development Plan provisions. The majority of existing provisions for both zones remain of relevance and are equally applicable to the proposed residential and industrial areas of the subject land.

The existing Golden Grove Light Industry Zone policies (as they apply to the southern portion of the subject land which is currently zoned as deferred industry) will require some refinement and delineation in the form of a new Concept Plan and associated policy, to further protect adjoining residential amenity, particularly adjacent to established residential areas.

Within the proposed new residential areas, which will flank established industrial areas, the onus will be placed on 'buffering' potential impacts within the new residential development area. It is recommended that additional policies be drafted to address the following:

- appropriate building setbacks from adjoining residential properties (say, 15 metres) to minimise overshadowing, visual and noise impacts
- building height limitations (say, 9 metres)
- landscaped buffers of suitable width along the boundary of adjoining established residential areas
- limitations on hours of operation
- minimisation of the potential for light overspill into adjacent residential areas

- limitations on the type and nature of outdoor activities (e.g. storage, loading and unloading, waste storage etc) adjacent to the residential property boundaries to minimise noise, visual and odour impacts.

A separate Policy Area specifically relating to the proposed residential portion of the subject land is considered necessary, given the need to include affordable housing provisions for the subject land and given the particular topographical and contextual characteristics of the land and adjoining areas. The new Policy Area should also include a Desired Character Statement and Concept Plan to guide future residential development.

Rezoning of the subject land will also require changes to the relevant zone map (MAP TTG/15) and a new Concept Plan that would replace Concept Plan Fig GGLIn/1, to be inserted into the Golden Grove Light Industry Zone.

The revised and new Concepts Plans should address the following elements:

### **2.2.1 Residential Development**

- vehicular access points at Bicentennial Drive and Golden Grove Road (via Kunzea Way)
- pedestrian/cycle linkages to/from Melaleuca Place, Sir Joseph Banks Court, Jacaranda Grove, Arbutus Court and Betula Court
- the preferred location of a stormwater detention basin and public open space
- the location of larger residential allotments adjacent to the interface with the Golden Grove Light Industry Zone (which also approximates the location of steeper land) to allow for a reasonable buffer with industrial development and minimise the need for excavation
- the provision of screen landscaping along the eastern boundary interface with the Golden Grove Light Industry Zone
- the prevention of direct vehicular access to future allotments on the subject land from Bicentennial Drive.

### **2.2.2 Industrial Development**

- A continuation of Aristotle Close as the only road link servicing this area, with no future direct road access to/from Golden Grove Road
- The need for screen landscaping along the southern boundary interface with existing residential areas and Golden Grove Road
- The prevention of direct vehicular access to future allotments on the subject land from Golden Grove Road.

## **3. STATEMENT OF STATUTORY COMPLIANCE**

Section 26 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- a) accords with the Planning Strategy
- b) accords with other parts of the Development Plan
- c) complements the policies in the Development Plans for adjoining areas
- d) satisfies the requirements prescribed by the Regulations.

### **3.1 Accords with the Planning Strategy**

Relevant strategies from the Planning Strategy are summarised in Section 1.2.1 of this document. It is the intent of the DPA to support the achievement of the Planning Strategy policies.

### **3.2 Accords with other parts of the Development Plan**

The policies proposed in this DPA are consistent with the format, content and structure of the City of Tea Tree Gully Development Plan.

### **3.3 Complements the policies in the Development Plans for adjoining areas**

The policies proposed in this DPA will not affect the adjoining Development Plans.

### **3.4 Satisfies the requirements prescribed by the Regulations**

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.





**Tea Tree Gully (City)**

**GOLDEN GROVE RESIDENTIAL & LIGHT  
INDUSTRY (Lot 53 Aristotle Close, Golden  
Grove) – Minor Amendments**

**Approval Development Plan Amendment**

**THE AMENDMENT**

**By the Minister**







# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

Name of Local Government Area: City of Tea Tree Gully

Name of Development Plan(s): Tea Tree Gully (City) (Consolidated 22 May 2008)

Name of DPA: Golden Grove Residential & Light Industry (Lot 53 Aristotle Close, Golden Grove) – Minor Amendments

*These amendment instructions are based on the Tea Tree Gully Development Plan dated 22 May 2008. If this Development Plan has been updated in the meantime, it is possible that the numbering cited here does not match the new version.*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	Method of change. <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS** (including figures and illustrations contained in the text)

**ZONE AND/OR POLICY AREA PROVISIONS** (including figures and illustrations contained in the text)

### Residential (Tea Tree Gully) Zone

1	New Policy Area	Insert Attachment A immediately following Policy Area 20 Golden Grove East Policy Area	N	N
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### Golden Grove Residential Zone

2	Existing Principle of Development Control	Delete existing Principle of Development Control (PDC) 3	Y	N
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### Golden Grove Light Industry Zone

3	New Principle of Development Control	Replace existing PDC 2 with Attachment B,	N	N
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		including insertion of new Concept Plan Fig GGLIn/2.		
4	Concept Plan Fig GGLIn/1	Replace existing Concept Plan Fig GGLIn/1 with Attachment C.	N	N
<b>Golden Grove Light Industry (Deferred) Zone</b>				
5	Zone Provisions	Delete the entire Golden Grove Light Industry (Deferred) Zone.	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
6	MAP TTG/2	Replace MAP TTG/2 with Attachment D	N	N
7	MAP TTG/15	Replace MAP TTG/15 with Attachment E.	N	N
8	New Policy Area MAP TTG/42	Insert Attachment F immediately following MAP TTG/41	N	N

## ATTACHMENT A



## **Policy Area 23 Golden Grove South Policy Area**

### **Introduction**

The following provisions apply to the Residential (Tea Tree Gully) Zone Policy Area 23 Golden Grove South Policy Area as shown on Map TTG/42. They are additional to those expressed for the whole of the Residential (Tea Tree Gully) Zone and Council-wide, which are relevant to this Policy Area.

### **Desired Character Statement**

Residential development should comprise a diversity of dwelling types and sizes on allotments of varying sizes, with allotments below the stated minimums within the Residential (Tea Tree Gully) Zone provisions being encouraged to accommodate emerging forms of medium density housing and the delivery of affordable and social housing products.

Consideration should be given to the design and siting of buildings, along with the materials used in their construction, to minimise potential impacts of industrial activities located at the interface between residential and industrial land uses.

The design of residential allotments and the design and siting of dwellings will need to be responsive to the undulating nature of the topography and the proximity of light industrial development, and be integrated with adjacent residential areas in a manner that does not compromise the residential amenity of those areas.

### **OBJECTIVES**

**Objective 1:** Residential development that is designed in a manner which is responsive to the characteristics of the site and adjacent land uses, including:

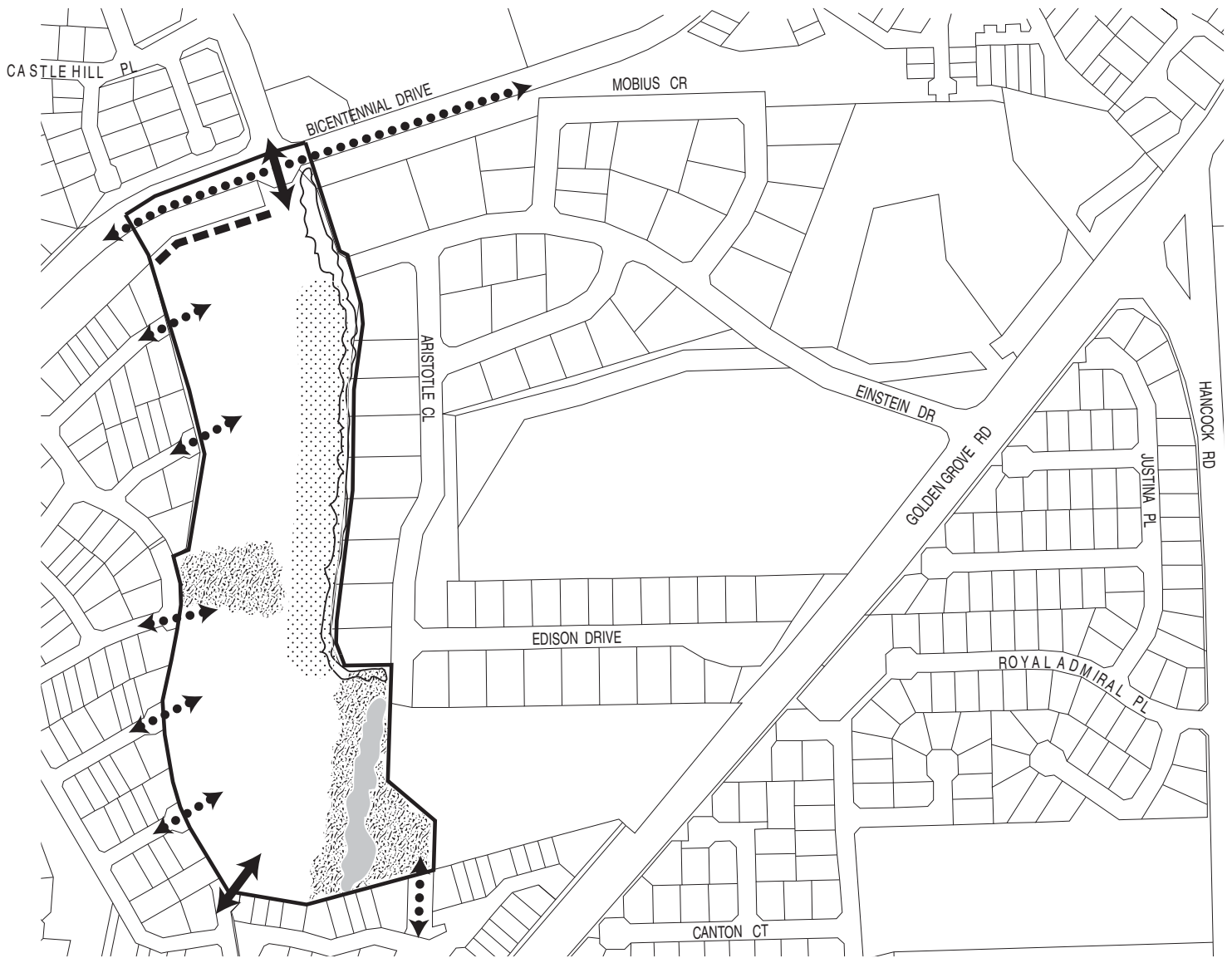
- (a) the undulating topography and watercourse;
- (b) adjacent light industrial development to the east; and
- (c) adjacent residential development to the west and south.

**Objective 2:** A residential policy area containing a range of dwelling types, including a minimum of 15% affordable housing.

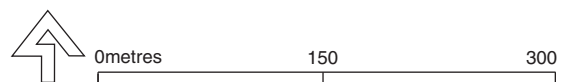
### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Development should be in accordance with the Concept Plan Fig R(TTG)/1.
- 2 Allotments situated adjacent to the Golden Grove Light Industry Zone should be a minimum of 800 square metres in area to allow sufficient distance separation between dwellings and industrial development and allow for the siting of dwellings on allotments to provide an appropriate separation between dwellings and the boundaries of existing light industrial allotments.
- 3 Land division should ensure pedestrian and cyclist connectivity and integration with adjacent residential areas to the west and south.
- 4 Development should be designed, constructed and sited to minimise negative impacts of noise and to avoid unreasonable interference.
- 5 Development should be consistent with the relevant provisions in the current Environment Protection (Noise) Policy.
- 6 Development, including land division and associated road layouts should be designed to discourage through traffic in residential areas.
- 7 Public open space should have at least 50 percent of its perimeter length directly accessible from a public road frontage.

- 8** Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.
- 9** Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
- 10** The minimum site area requirements and set back requirements for residential development referred to within the Residential (Tea Tree Gully) Zone can be reduced where a proposed plan of division is accompanied by a building envelope plan detailing building footprint and wall heights, and it can be demonstrated that the proposal contributes to the achievement of the Desired Character Statement for the Policy Area, and in particular the provision of affordable housing.



-  Screen Landscaping
-  Public Open Space
-  Stormwater Detention Basin
-  Larger Residential Allotments
-  Pedestrian / Cycle Linkage
-  Vehicular Access
-  No Vehicular Access
-  Policy Area Boundary



**TEA TREE GULLY (CITY)  
GOLDEN GROVE  
SOUTH POLICY AREA 23  
CONCEPT PLAN  
Fig R(TTG)/1**

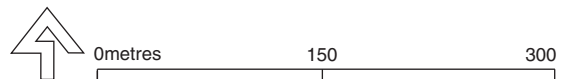
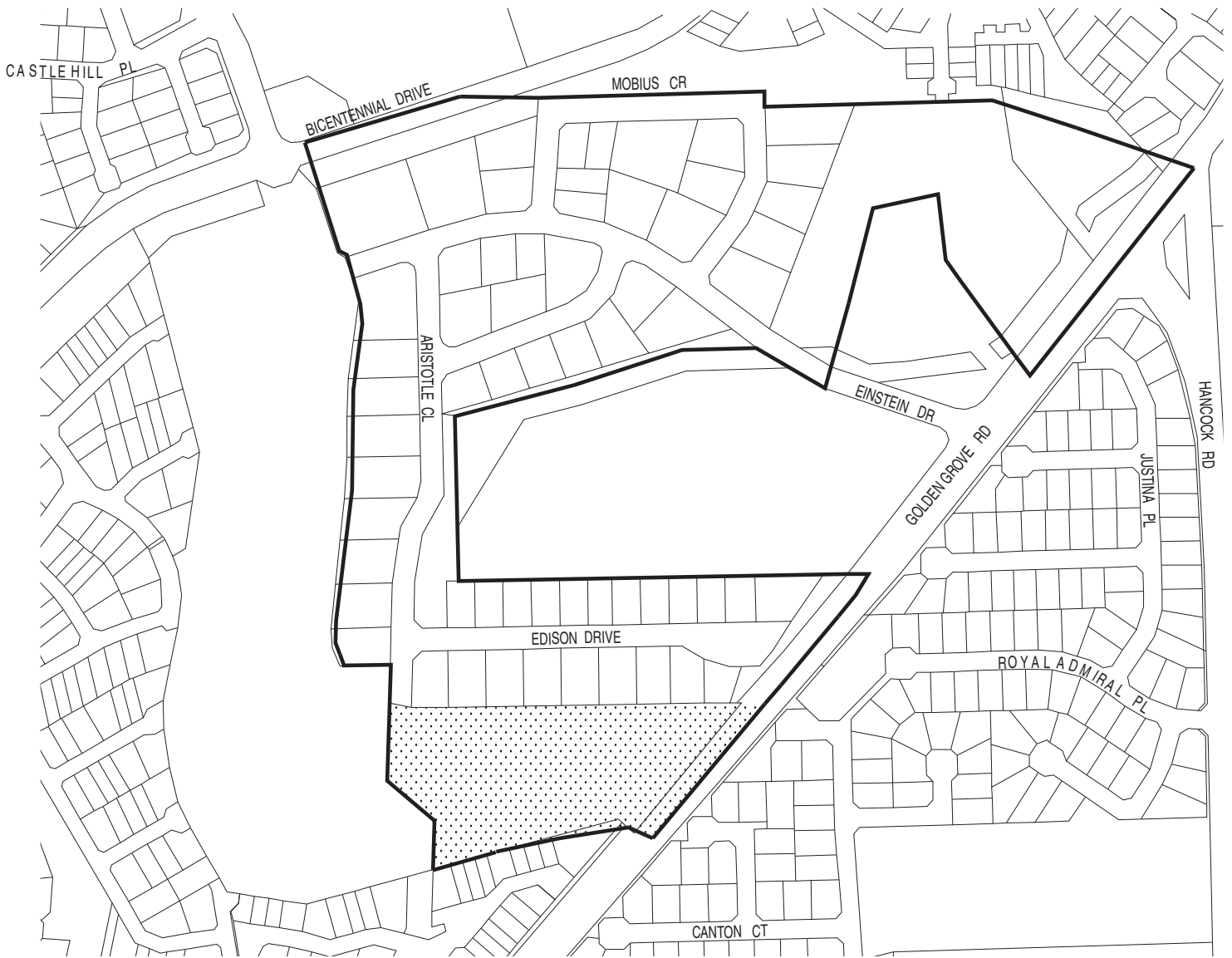




**ATTACHMENT B**



- 2** Development undertaken in this zone on allotments located immediately adjacent to the Golden Grove Residential Zone (applying only to the southern portion of land shown on Concept Plan Fig GGLIn/2) should:
- (a) Set back all buildings a minimum of 15 metres from residential property boundaries;
  - (b) Have a maximum building height of 9 metres;
  - (c) Include landscaped buffers of at least 3 metres in width adjacent to residential property boundaries;
  - (d) Be designed to minimise the potential for light overspill onto adjacent residential properties;
  - (e) Not include activities on that part of the site immediately adjacent to residential properties which may have a negative impact on residential amenity as a result of noise, odours or other undesirable impacts; and
  - (f) Limit the hours of business operation to between 7am and 10pm on Monday to Friday and 8am and 5pm on Saturday.

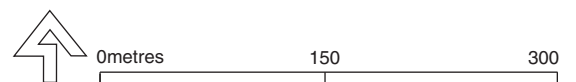
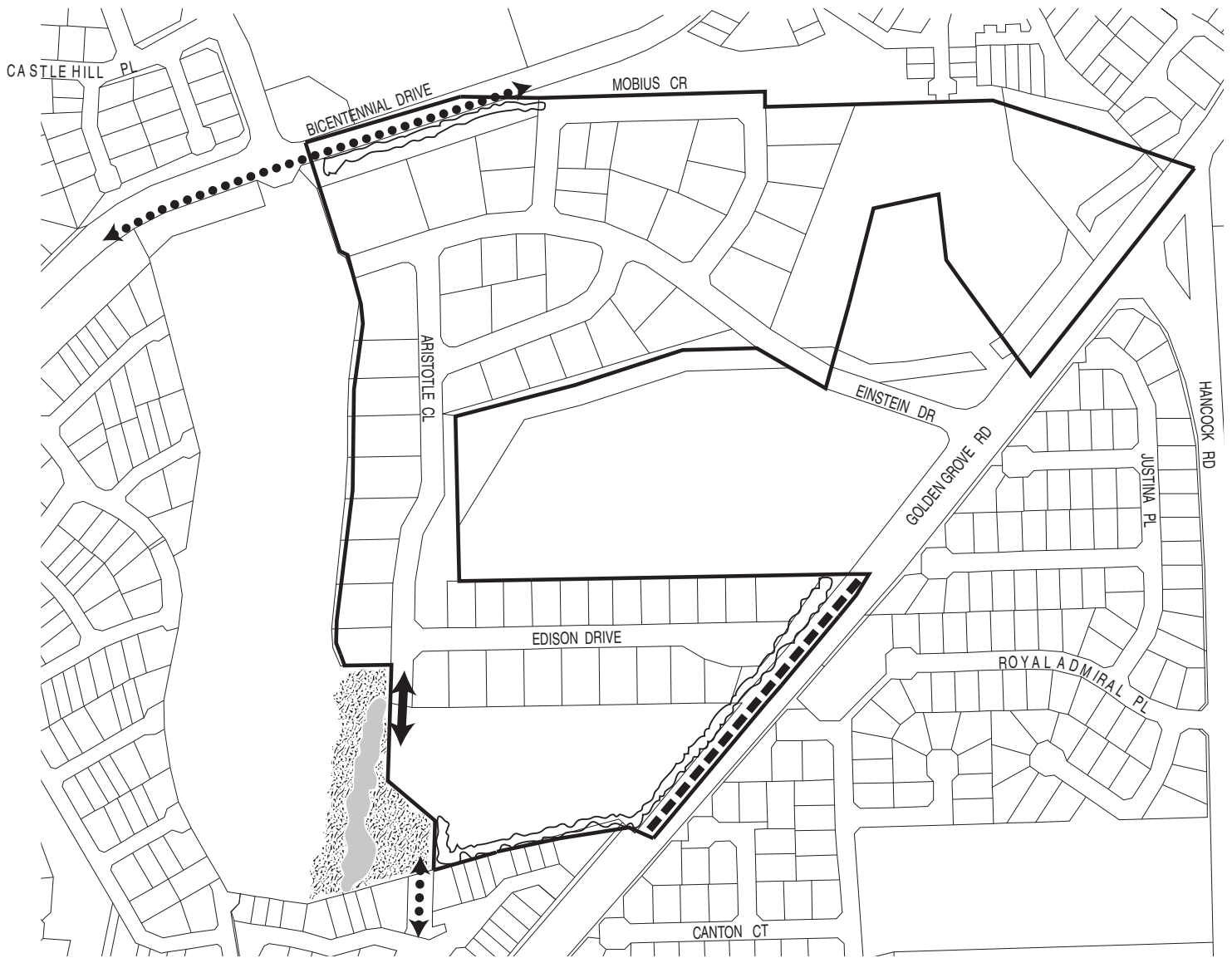


- Golden Grove Light Industry Zone Boundary
- ▒ Policy only applying to southern portion of land contained within the Golden Grove Light Industry Zone

**TEA TREE GULLY (CITY)  
GOLDEN GROVE  
LIGHT INDUSTRY ZONE  
CONCEPT PLAN  
Fig GGLIn/2**

## ATTACHMENT C





-  Screen Landscaping
-  Public Open Space
-  Stormwater Detention Basin
-  Pedestrian / Cycle Linkage
-  Vehicular Access
-  No Vehicular Access
-  Golden Grove Light Industry Zone Boundary

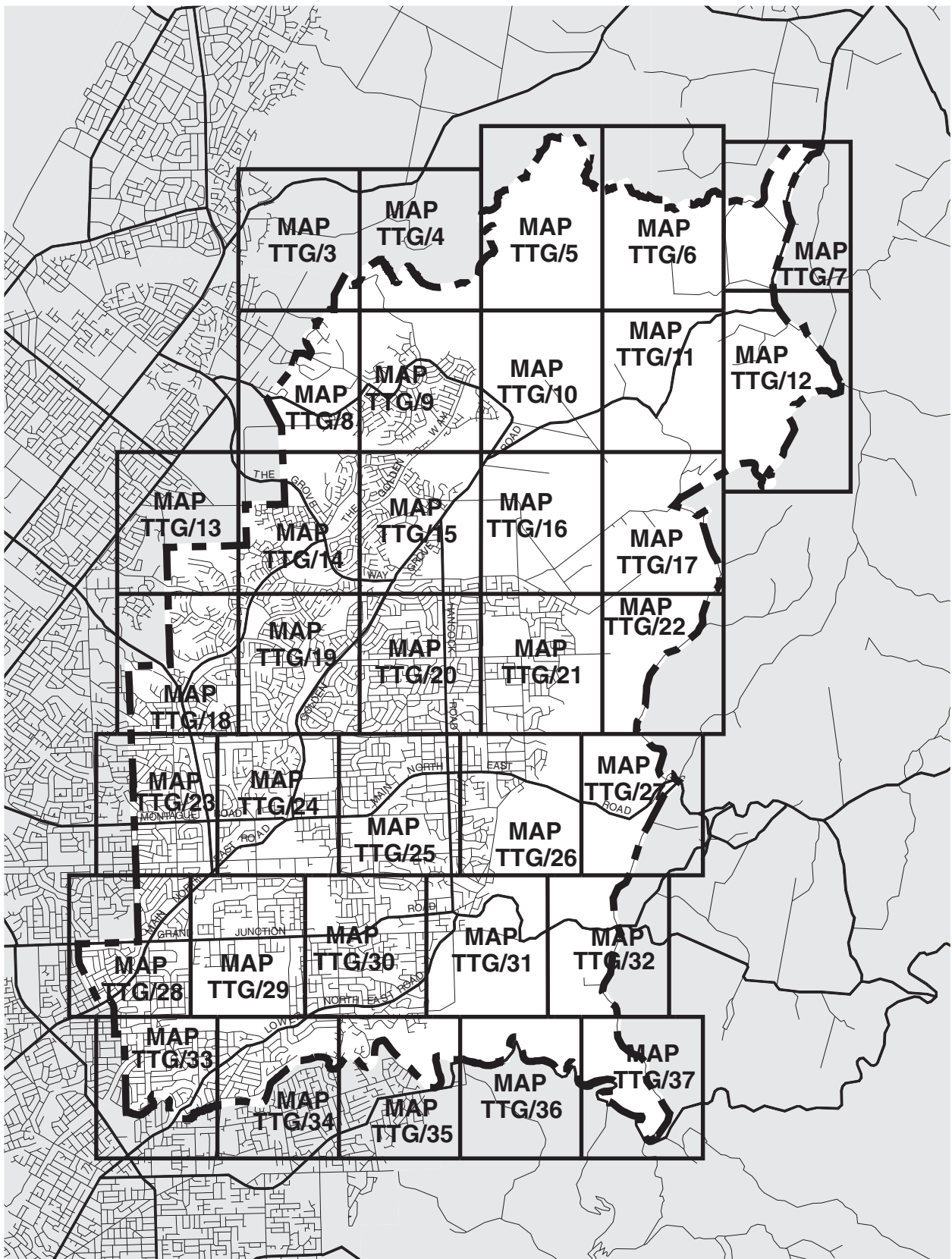
**TEA TREE GULLY (CITY)  
GOLDEN GROVE  
LIGHT INDUSTRY ZONE  
CONCEPT PLAN  
Fig GGLIn/1**





**ATTACHMENT D**





For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps TTG/3 to TTG/42 inclusive shall be read as conforming in all respects (as the case may require) to the sectional or subdivisional boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

Scale 1:85000



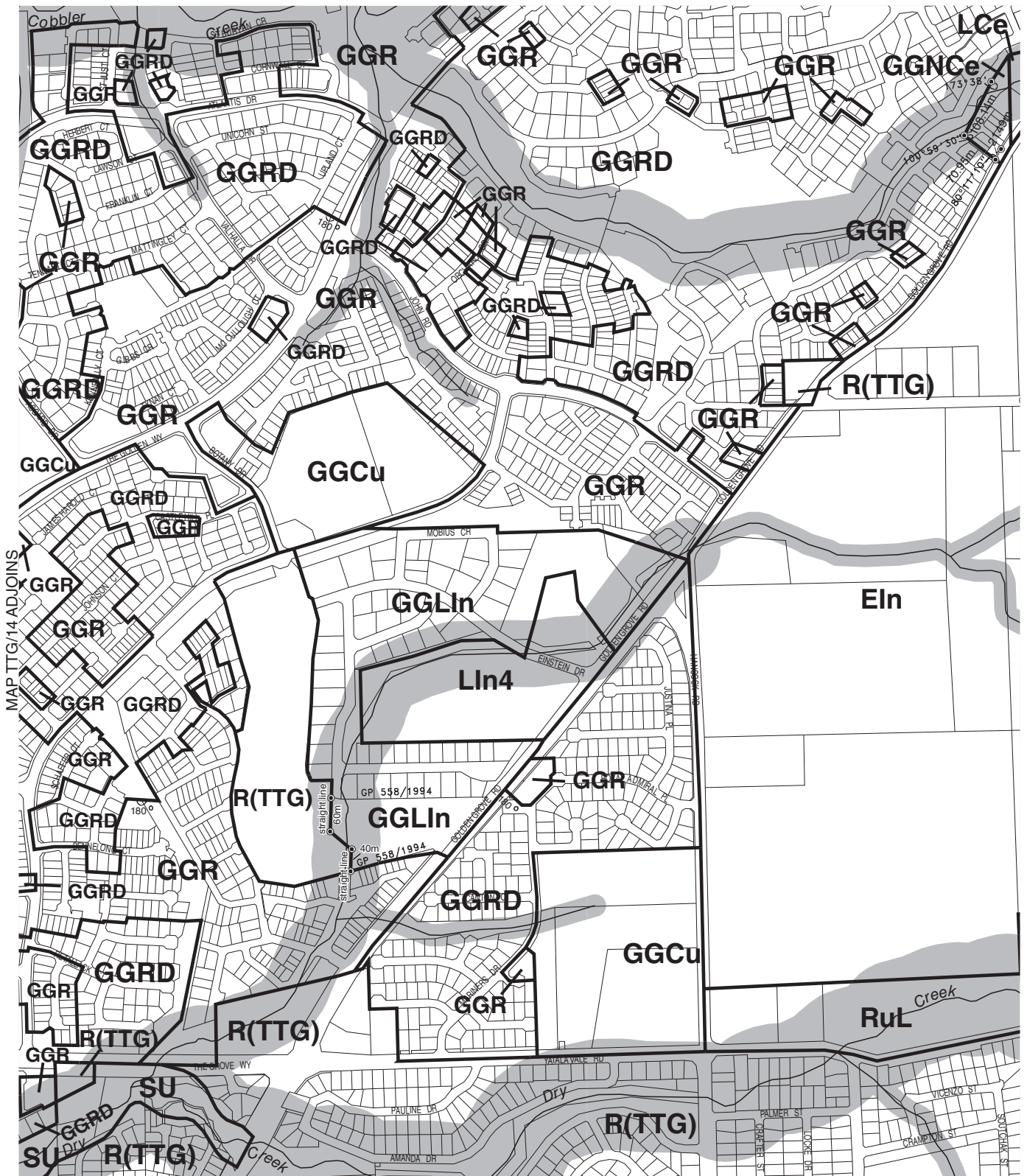
# CITY OF TEA TREE GULLY INDEX TO ZONES MAP TTG/2

— — — — — Development Plan Boundary



**ATTACHMENT E**





**NOTE: For Policy Areas See MAP TTG/42**

- |        |                                   |
|--------|-----------------------------------|
| EIn    | Extractive Industry               |
| GGCu   | Golden Grove Community            |
| GGLIn  | Golden Grove Light Industry       |
| GGNCe  | Golden Grove Neighbourhood Centre |
| GGR    | Golden Grove Residential          |
| GGRD   | Golden Grove Residential D        |
| LCe    | Local Centre                      |
| LIn4   | Light Industry 4                  |
| R(TTG) | Residential (Tea Tree Gully)      |
| RuL    | Rural Living                      |
| SU     | Special Uses                      |

- |  |                             |
|--|-----------------------------|
|  | Zone Boundary               |
|  | Development Plan Boundary   |
|  | Creek Centre-line           |
|  | River/Creek Floodwater Area |



Scale 1:10000



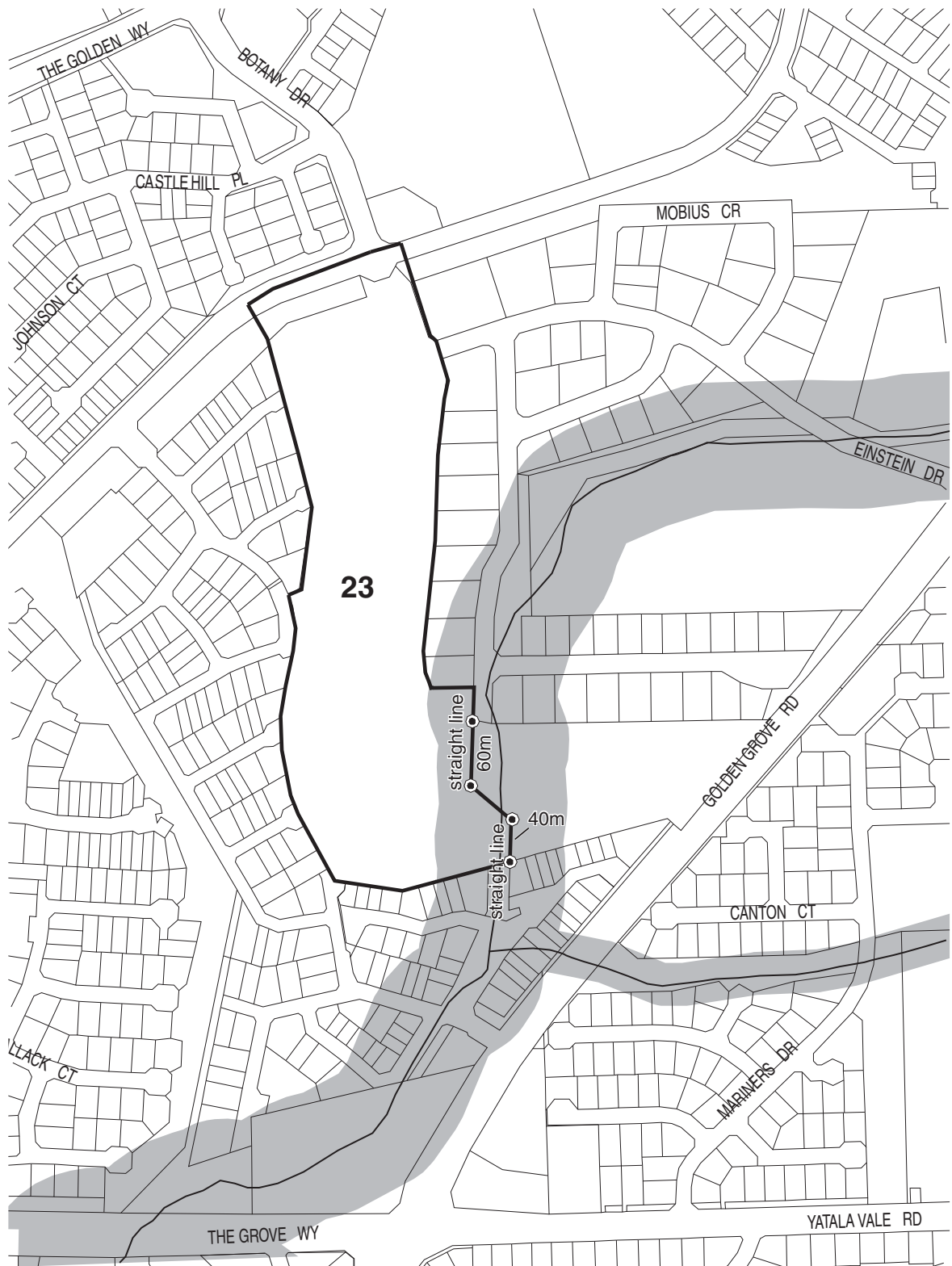
# CITY OF TEA TREE GULLY ZONES MAP TTG/15





**ATTACHMENT F**





23

Golden Grove South Policy Area



Policy Area Boundary



Creek Centre-line



River/Creek Floodwater Area

0metres 100 200 300



**CITY OF TEA TREE GULLY  
POLICY AREAS  
MAP TTG/42**

