

# Golden Grove Master Planned (Stage 2) Code Amendment

**YAS**  
PROPERTY & DEVELOPMENT



**URPS**

## 1. Overview Fact Sheet

YAS Property and Development Pty Ltd (YAS P&D) is proposing to undertake a Code Amendment to rezone land in Golden Grove (Affected Area). The rezoning seeks to support a premium quality, master-planned development that will include new housing and employment land uses supported by open space and walking and cycling connections for the broader community to enjoy.

The rezoning process includes engagement with the local community and key stakeholders to ensure everyone has the opportunity to have a say about these important changes.

URPS, a planning consultancy, is working with YAS P&D to prepare the proposed Code Amendment and undertake community and stakeholder consultation. The City of Tea Tree Gully is being consulted as a key stakeholder as part of this process.

### Where is the proposed Code Amendment?

The Affected Area is located between the foothills (Hills Face Zone) to the east and the existing Golden Grove neighbourhood and quarry land uses to the west. The Hills Face Zone will be preserved. The location of the Code Amendment is shown in Figure 1.

### What is the land currently used for?

The Affected Area currently has a small number of homes on it, with some used for hobby farms and animal keeping. It is currently zoned as Rural Living, which matches its current land use.



Figure 1: Golden Grove Master Planned (Stage 2) Code Amendment - Affected Area

## Proposal background

This project is being undertaken in two stages, via two separate but coordinated Code Amendments. These are shown in Figure 2. In August 2023, we asked the community for feedback on a proposal to rezone land to the north of One Tree Hill Road, known as the Golden Grove Neighbourhood (Stage 1) Code Amendment.

We are now consulting on the Stage 2 Code Amendment which seeks to rezone land to the south of One Tree Hill Road for housing and employment land uses. This follows the completion of stakeholder and community engagement for Stage 1.

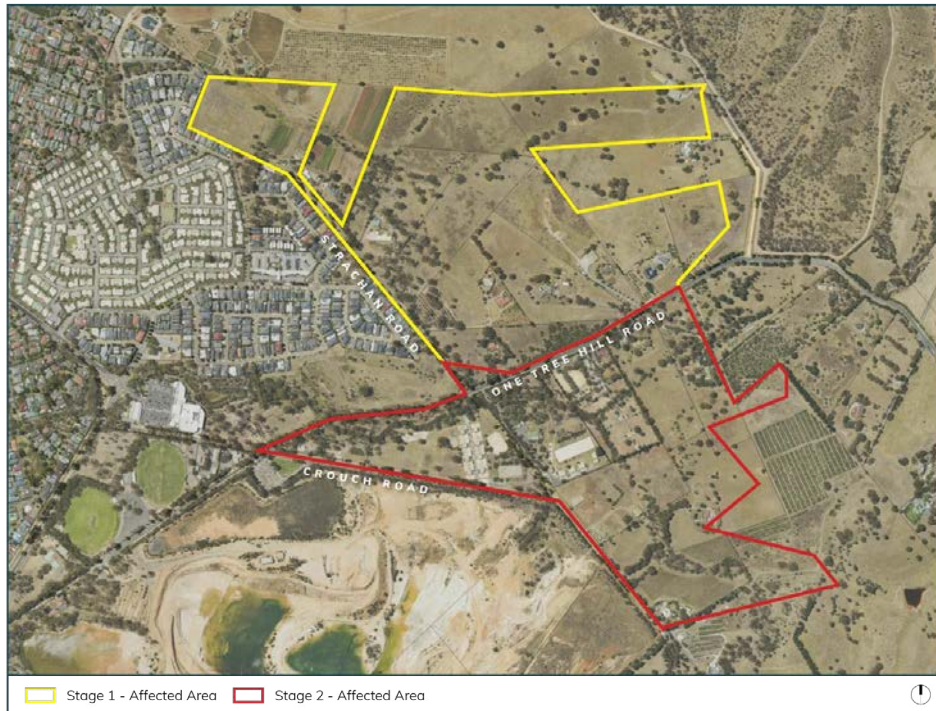


Figure 2: Combined Stage 1 and 2 Code Amendment

### What did the community say?

We received over 300 responses from the community in Stage 1. Most of the feedback was provided via the online community survey, where 70% of respondents were in support of the proposal. Feedback generally related to:

- › Tree removal, loss of green space and native animal habitat.
- › Visual impact of increased density.
- › Existing road infrastructure is not suitable to accommodate growth - upgrades will be required.
- › Need for better public transport to reduce car usage.

We understand the importance of reporting back to the community and others who participated in the consultation process for Stage 1. A summary of the feedback and the outcome of the Code Amendment will be provided for both Stage 1 and Stage 2 following the Minister's determination.

### What has happened since Stage 1?

Since completion of Stage 1 consultation, a number of investigations and negotiations have taken place. These have included:

- › Infrastructure negotiations with the City of Tea Tree Gully.
- › 12 months of air quality monitoring in collaboration with quarry operators and the Environment Protection Authority (EPA).
- › Noise investigations in collaboration with quarry operators and the EPA.
- › Working with quarry operators to manage the interface between the Affected Area and the quarry.

Following these investigations, the URPS project team considers the Affected Area to be suitable for initiating the community engagement phase of the rezoning project.



## What zoning is proposed?

The proposed zoning for the Affected Area is Master Planned Neighbourhood Zone and Employment Zone, as shown in Figure 2.

### Master Planned Neighbourhood Zone

This zoning would allow for different types of housing that meets the needs and lifestyles of residents within easy reach of services, facilities and open space. This would allow the assessment of new homes (mainly detached houses and some townhouses), transport connections, and areas of open space.

### Employment Zone

The Employment Zone is proposed for the western portion of the Affected Area that interfaces with the quarry. This zoning would allow the assessment of a diverse range of low-impact light industrial, commercial and business land uses.

For more information about the proposed Zone and Overlays please read the [Planning Fact Sheet](#).

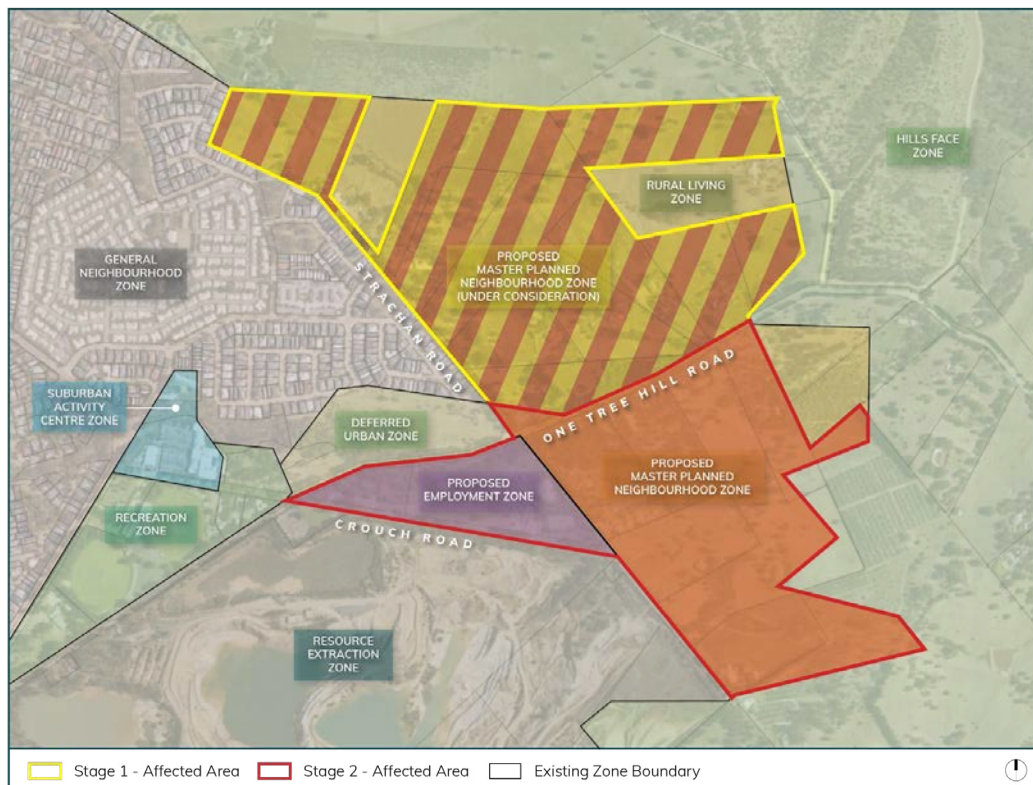


Figure 3: Proposed Zoning

## What will be built on the site?

The Code Amendment only seeks to change the policy that guides future use of the land. It does not approve anything to be built on the site yet – including new housing.

Any proposed land division will still require a development application to be lodged and approved by the relevant authority (most likely the City of Tea Tree Gully) under a separate, later assessment process.

While the Master Planned Neighbourhood zoning does not set a minimum allotment size, it encourages a medium density neighbourhood. While the Master Planned Neighbourhood Zone does not set a minimum allotment size, the associated Hills Subzone e ensures the lands will be developed at low densities having regard to the natural features of the land. It is

anticipated that future development will be mix of 1 and 2 storeys and could generate between 300 and 450 houses.

The Employment Zone will allow for a range of light-industrial, commercial, warehousing, and service-related developments that support job creation and economic activity.

Read more about this in our [Planning Fact Sheet](#).

The Code Amendment and development application processes will ensure there is suitable infrastructure and services to support a growing community at Golden Grove, this includes roads. Read more about this in our [Infrastructure Fact Sheet](#).

## How can I find out more?

For more information about the Golden Grove Master Planned (Stage 2) Code Amendment, additional fact sheets have been developed to provide more detail on the below topics of interest.

- › Planning.
- › Infrastructure.
- › Environment.
- › Community.

Fact sheets can be viewed on the Plan SA website or by scanning the QR Code at the bottom of this page.

## How can I have my say?

By having your say on a Code Amendment, you can influence the way we plan and build in South Australia.

We want to hear your views on this Code Amendment at Golden Grove. Engagement closes **5pm Monday 30 June**.

You can provide feedback in the following ways:

- › Review all the documents available on the Plan SA Website.
- › Completing an online survey or submission via the SA Planning Portal [plan.sa.gov.au/have\\_your\\_say/code-amendments/on-consultation](https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation).
- › By sending us an email: [feedback@codeamendments.com.au](mailto:feedback@codeamendments.com.au).
- › Writing to us at:  
Golden Grove Master Planned (Stage 2) Code Amendment  
URPS, 27 Halifax Street  
Adelaide SA 5000
- › Calling our planning and engagement team, and speaking to Alicia Holman or Sarah Lowe, on 8333 7999.
- › Attending a community drop-in session:

Monday 2 June	Friday 6 June
5pm - 7pm	10am - 12pm
Harpers Field Community Building	Harpers Field Community Building

Find out more about the Golden Grove Master Planned (Stage 2) Code Amendment, by scanning the QR Code.



NOTE: All submissions will be made public in an engagement report on the Plan SA website (personal contact details will be redacted).