

# Golden Grove Master Planned (Stage 2) Code Amendment

**YAS**  
PROPERTY & DEVELOPMENT



**URPS**

## 2. Planning 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.

**This Fact Sheet provides more information on the Code Amendment and how our planning system works. It provides detail on the policies for the rezoning and how these will apply.**

### Proposal background

This project is being undertaken in two stages, via two separate but coordinated Code Amendments.

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.

### Our planning system

The Planning and Design Code (the Code) is the key instrument under the Planning, Development and Infrastructure Act 2016, for the purposes of assessing development in South Australia.

The Code contains the planning rules and policies that guide what can be developed in South Australia. Every part of South Australia is zoned with policies that determine how land can be used and what can be built on it.

#### What is a Code Amendment?

From time to time, the Code is amended to improve the way it works in South Australia.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed. This process is often referred to as a rezoning.

### Who can undertake a Code Amendment?

Code Amendments may be undertaken by a range of entities including the State Planning Commission, councils, state agencies, people who have an interest in land, or the Chief Executive of the Department.

Although Code Amendments can now be undertaken by numerous entities, the Minister for Planning is the decision maker.

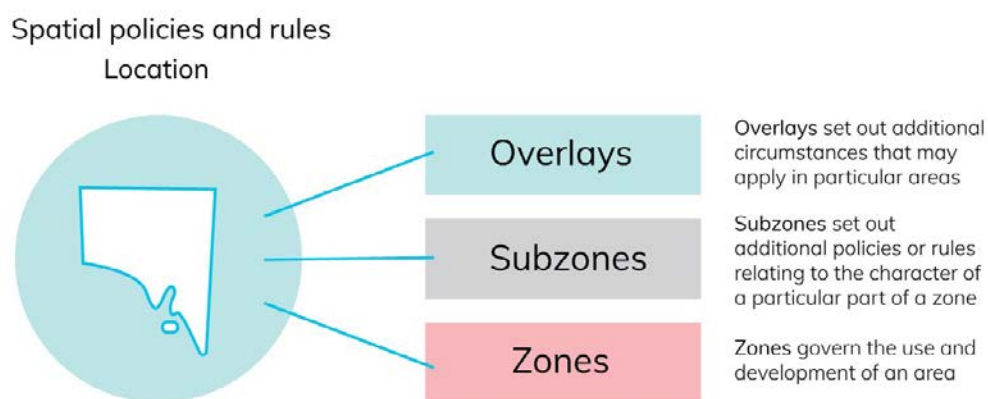
**In this case, the Code Amendment is being undertaken by YAS Property and Development.**

### Planning & Design Code structure

The Planning and Design Code (the Code) includes policies, rules and classifications, across various parts of the state for the purposes of development assessment.

The Code uses Zones, Subzones and Overlays, each with their own policies and rules that apply to development in a particular area (for example: at a certain address).

As well as specific zone policies, the Code has General Development Policies that apply to a type of development proposed, rather than its location (for example: a house, or a shed).



Code Amendments undertaken by private proponents can only select from the existing Code library of Overlays, Zones and Subzones. Content can only be changed through the Concept Plan or 'technical and numeric variations'. These variations are only allowed in some zones.

### Current zoning

Currently the land is zoned Rural Living. This zoning was appropriate for the existing land uses (some homes and animal keeping on small scale hobby farms). Now that it is proposed to develop the area for housing and employment land uses, the zoning and policies need to be changed.

### Proposed zoning

The proposed zoning for the site is Master Planned Neighbourhood Zone, and Employment Zone for the western portion of the Affected Area. The table on the following page explains what development the zones envisages.

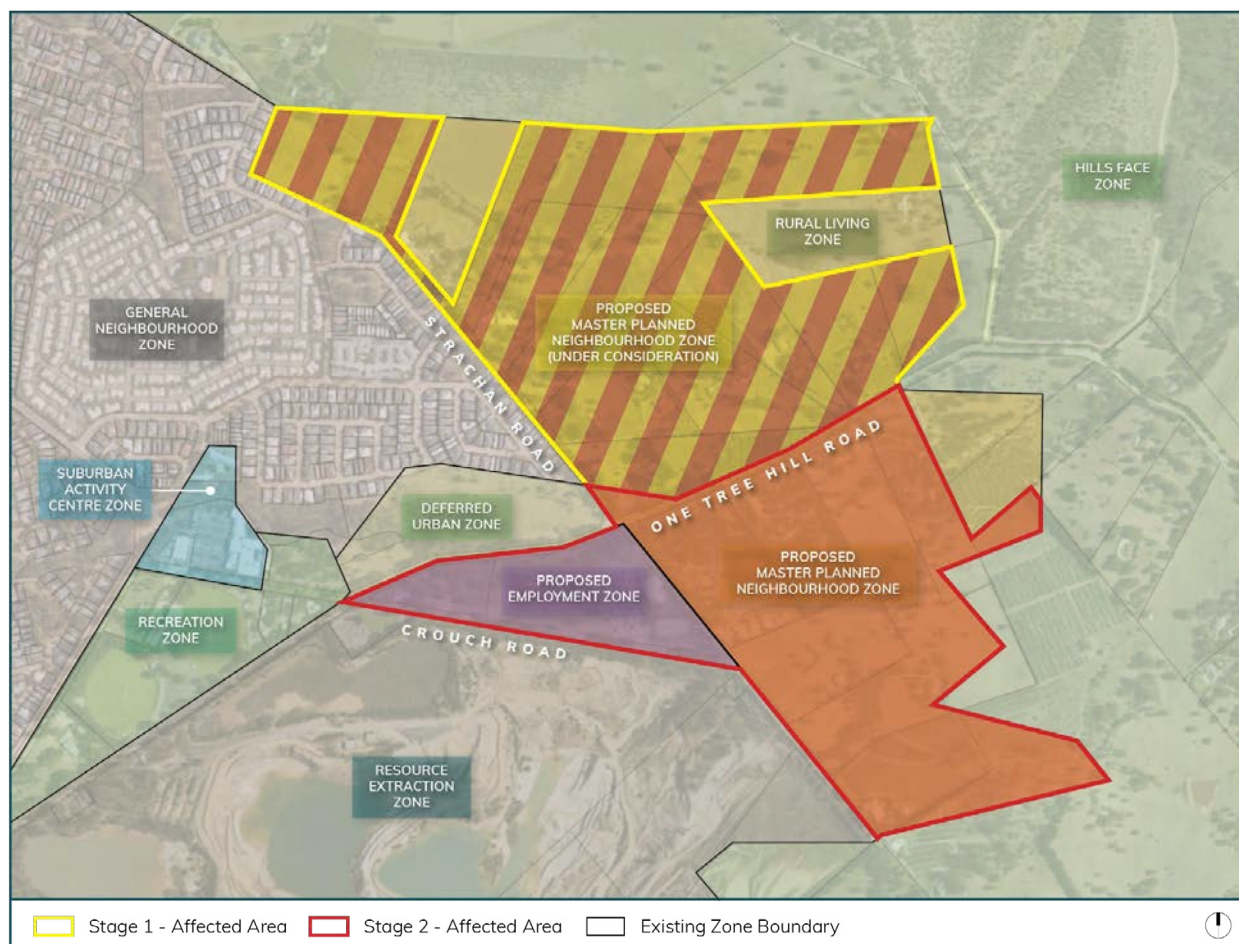


Figure 1: Proposed zone map

Zone	Policy purpose and likely development outcomes
Master Planned Neighbourhood Zone	<ul style="list-style-type: none"> <li>› This zone has a set of policies and rules for a new or expanding community.</li> <li>› It allows for a diverse range of housing that supports a range of needs and lifestyles.</li> <li>› It suggests homes are located within easy reach of services, facilities and open space.</li> <li>› A Concept Plan will be used alongside the rules and policies that will show how and where infrastructure and services (including public open space) need to be provided.</li> <li>› This helps to make sure that future development applications for homes and the subdivision of land are consistent.</li> </ul>
Employment Zone	<ul style="list-style-type: none"> <li>› A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating industrial, shopping and business activities</li> </ul>

### Proposed Subzone

Subzone	Policy purpose and likely development outcomes
Hills Subzone	<ul style="list-style-type: none"> <li>› Provides additional policy that ensures development is compatible with the slope of the land.</li> <li>› This will only be applied to the Master Planned Neighbourhood Zone.</li> </ul>

### Proposed Overlays

The table below outlines the Overlays proposed.

Proposed Overlays	Policy purpose and likely development outcomes
Affordable Housing	<ul style="list-style-type: none"> <li>› This Overlay is proposed to be applied over the Master Planned Neighbourhood Zone.</li> <li>› This Overlay is used to encourage 15% of all housing affordable homes.</li> <li>› To help encourage affordable homes to be provided, the rules and policies in this Overlay allow exemptions for typical planning requirements such as minimum site areas, car parking or building heights where affordable housing is proposed.</li> </ul>
Hazards (Flooding – General)	<ul style="list-style-type: none"> <li>› This Overlay uses rules to specify the finished ground and floor level of development, due to a known risk of flooding in the area.</li> <li>› This will protect homes, commercial and industrial buildings, and buildings used for animal keeping from potential flooding.</li> </ul>
Interface Management	<ul style="list-style-type: none"> <li>› This Overlay provides rules and policies that makes sure that new homes are designed and sited in a way that minimises impacts from other land uses.</li> <li>› We know that the neighbouring quarry creates some noise. This Overlay will ensure residents within new homes are not impacted by nearby noise sources.</li> </ul>
Resource Extraction Protection Overlay	<ul style="list-style-type: none"> <li>› This Overlay protects areas with valuable mineral or quarry resources by ensuring nearby development doesn't have negative impacts on quarry operations.</li> </ul>

### Overlays being maintained

The table below outlines the Overlays being maintained.

Maintained Overlays	Policy purpose and likely development outcomes
Defence Aviation Area	<ul style="list-style-type: none"> <li>› This Overlay limits building heights to 15 metres so that they do not pose a hazard into the operational airspace for Defence Aviation Areas.</li> </ul>
Hazards (Bushfire – Medium Risk)	<ul style="list-style-type: none"> <li>› These Overlays acknowledge that there is some risk of bushfire in the area, and ensures buildings are sited and designed in a way that mitigates the threat and impact of bushfires.</li> <li>› This will help to protect homes, buildings, and residents and ensures emergency service vehicles can safely and easily access all areas.</li> </ul>
Prescribed Wells Area	<ul style="list-style-type: none"> <li>› The State Government sustainably manages our groundwater resource to make sure that there is enough water to meet the needs of all users and the environment.</li> <li>› This is done through a management process called 'Prescribed Wells'.</li> <li>› The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.</li> <li>› This Overlay manages the use of water in this prescribed well area by ensuring that any land use that might use groundwater has licences to do so.</li> </ul>
Regulated and Significant Tree	<ul style="list-style-type: none"> <li>› The Regulated and Significant Tree Overlay applies over all of metropolitan Adelaide. It provides rules and policies to protect regulated and significant trees.</li> <li>› Regulated and significant trees are trees of a certain size (for example having a trunk circumference of 1 or 2 metres or larger).</li> <li>› This will mean that the land division and buildings have to be designed in a way that seeks to retain significant and regulated trees.</li> </ul>
Water Resources	<ul style="list-style-type: none"> <li>› The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.</li> <li>› This Overlay to protect existing watercourses and ensures development doesn't interfere with the movement of or damage these watercourses.</li> </ul>
Prescribed Water Resources Area Overlay	<ul style="list-style-type: none"> <li>› This Overlay ensures the protection of the quality of surface waters while considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.</li> </ul>



## Concept Plan

A Concept Plan will be incorporated into the Code alongside updated zone, subzone and policies. Concept Plans guide development within a specific area through a visual map of the desired development over time.

In this case, the Concept Plan for Golden Grove will provide guidance on:

- › The location of open space. Read more about this in our [Community Fact Sheet](#).
- › Improvements to infrastructure (including roads). Read more about this in our [Infrastructure Fact Sheet](#).
- › Stormwater infrastructure. Read more about this in our [Infrastructure Fact Sheet](#).



Figure 2: Concept Plan

## Heritage

### Kaurna heritage

We know that Golden Grove and the surrounding area has a long history of land use by First Australians. Kaurna Yerta Aboriginal Corporation is engaged as part of the Code Amendment. We value and respect Aboriginal cultural knowledge and ensuring Country is cared for and sensitive sites are protected.

Two heritage surveys have been undertaken by the Department for Environment, Heritage and Aboriginal Affairs for the Golden Grove area. The Affected Area does not contain any recorded Aboriginal sites, objects, cultural and/or spiritual histories.

There are clear statutory processes in place should a potential site or object of significance be discovered during future construction.

### European heritage

This site doesn't contain any sites of National, State or Local Heritage Significance.

## 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

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



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