

# Golden Grove Master Planned (Stage 2) Code Amendment

**YAS**  
PROPERTY & DEVELOPMENT



**URPS**

## 4. Environment 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 how the Code Amendment is considering issues relating to the environment – including trees, contamination, and interface issues.**

### 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. Please note the investigations discussed in this fact sheet were undertaken across both Stage 1 and Stage 2 sites.

### Trees

An assessment of trees in the Affected Area (for Stages 1 and 2) was undertaken by a qualified arborist. This assessment was prepared to identify the size, value and quality of trees on the site.

There are 368 tree assets across Stage 2. Some of these are in poor health and are not worthy of retaining. An updated tree report will be prepared with a future land division application. This will provide further detail about which trees should be retained and outline which trees are protected as part of the Planning and Design Code.

### How does the Code Amendment respond to trees?

- › The Regulated and Significant Tree Overlay already applies to the site and will continue to do so. This Overlay:
  - › Limits the removal or damage to trees that are not associated with development. A tree can be removed if it is diseased, has a short-life expectancy or poses a risk to public or private safety.
  - › Avoids damaging significant trees unless all reasonable treatments and measures have been ineffective.
- › The introduction of a Concept Plan as part of the Code Amendment means areas of environmental significance will be protected within open space areas wherever possible. The Concept Plan can be viewed in the Planning Fact Sheet.
- › If the Code Amendment is approved by the Minister for Planning any land division applications are likely to be supported by updated arborist reports.

## Flora & fauna

An ecological assessment of the Affected Area has been undertaken. This identified:

- › The Affected Area is already cleared and used for homes and hobby farming. This means the Affected Area doesn't contain a substantial amount of valuable vegetation.
- › This means it is unlikely there will be significant impact to biodiversity.

### How does the Code Amendment respond to flora and fauna?

A Concept Plan is being designed to maximise native flora (plants) within open space. This enables protection in the longer term. The Concept Plan can be viewed in the **Planning Fact Sheet**.

## Site contamination

A Preliminary Site Investigation was undertaken to understand if any contaminating activities had taken place on the Affected Area. It was also investigated if there are any contaminating activities that occur away from the site but could still impact the Affected Area.

The investigation found that there is a low likelihood of any significant site contamination. Prior to any future construction starting, a site contamination audit report will need to be prepared at the development application stage to show it is safe for housing.

### How the does Code Amendment respond to site contamination?

Procedures and policies are already in place to address site contamination through general development policies in the Planning and Design Code. This means that there are no additional policies in the zones or overlays required as part of this Code Amendment.

## Interface management

The Code Amendment considers how future development may be impacted or have impact on surrounding existing land uses (for example the quarry to the west). Through this Code Amendment, appropriate interface policies are proposed to manage noise, air quality, bushfire and flood risk.

### Noise

An Environmental Noise Assessment was undertaken to understand the interface and impacts from neighbouring quarries and roads on the Affected Area.

The assessment found that future development will not be impacted by quarry operations when the recommended mitigation measures are put in-place.

The assessment also concluded that traffic noise from One Tree Hill Road would not likely disturb future residents.

### How does the Code Amendment respond to noise?

The Interface Management Overlay and Resource Extraction Overlay will be applied within a 500-metre radius of the quarry boundary. This means that future development applications for land division and housing development need to consider noise impacts and will need to meet requirements such as window glazing for habitable rooms.

To reduce noise impacts and improve visual amenity around the quarry, a landscaped earth mound is proposed as part of the Concept Plan.

Read more about the Concept Plan and proposed Overlays in the Planning Fact Sheet.



- Proposed Code Amendment Area
- Proposed Mound
- Proposed Upgraded Facade Area

Figure 1: Interface management measures

### Air quality

Air quality monitoring around the quarry was undertaken over a 12-month period to provide information about existing air quality in and around the Affected Area.

The project's air quality experts found that air quality is suitable for future residential development.

### How the Code Amendment responds to air quality

The Interface Management Overlay and Resource Extraction Overlay will be used in parts of the Affected Area. This means that future development applications for land division and houses need to consider air quality.

The proposed landscaped earth mound on Crouch Road will provide an additional buffer between the quarry and future housing.

### Bushfire

Most of the Affected Area is located in a Medium Bushfire Risk Category. There are already bushfire protections in place for this site, these will change as the site is developed.

The State Planning Commission is currently undertaking the State-wide Bushfire Hazards Overlay Code Amendment. This Code Amendment has completed community consultation and is currently being considered by the Minister.

### How does the Code Amendment respond to bushfire?

There are no bushfire changes recommended through this Code Amendment as there are already policy requirements in place that carefully consider bushfire risk at the land division and building design stages.

The State Planning Commission is reviewing bushfire protections across South Australia. The new policy framework will be confirmed when this Code Amendment is finalised.

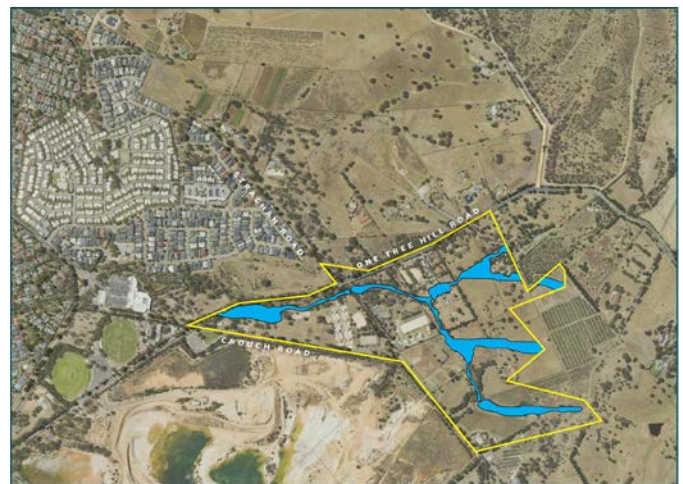
### Flooding

Hydraulic modelling showed that the level of flood risk is low. This modelling showed that flood levels are mostly less than 100mm and will likely be addressed through earthworks at the land division stage.

### How does the Code Amendment respond to flooding?

To provide certainty that flood risk will be addressed, the application of the Hazards (Flooding-General) Overlay is proposed (shown below). This means that when land division applications are submitted to Council for assessment, they will be assessed against these flooding provisions in the Planning and Design Code.

The Water Resources Overlay already applies to the site which protects water quality.



Stage 2 - Affected Area Hazards (Flooding - General)

Figure 2: Proposed flooding overlay

## 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).