

# Golden Grove Master Planned (Stage 2) Code Amendment

**YAS**  
PROPERTY & DEVELOPMENT



**URPS**

## 5. Infrastructure 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 information about infrastructure, including traffic and stormwater impacts and how these will be managed.**

### 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.

### Traffic and transport

It is important to the community that they can move to, through and around their neighbourhoods conveniently.

We have undertaken a traffic assessment so we can understand what new traffic might be generated from future development of the Affected Area, and how this may impact on existing roads and traffic.

The traffic assessment has recommended several improvements including:

1. Upgrades to One Tree Hill Road between Golden Grove Road and the central access point.
2. New roundabout at the One Tree Hill Road/Strachan Road intersection.
3. A potential new left-turn lane on One Tree Hill Road at the One Tree Hill Road/Golden Grove Road/Martindale Avenue intersection, subject to further investigation.
4. Additional right hand turn lane on Golden Grove Road at the Golden Grove Road/Yatala Vale Road/The Grove Way intersection.
5. Capacity improvements at the Yatala Vale Road/Hancock Road intersection.
6. Capacity improvements (e.g. additional lanes) at the Yatala Vale Road/Hancock Road intersection.

These proposed improvements are shown in Figure 1. The detailed traffic report is available to review on the Plan SA Website.

These upgrades will happen over time and be triggered by the number of allotments created to ensure the roads are upgraded at the right time.

Local road upgrades will be secured through an Infrastructure Deed and Land Management Agreement between the developer and the City of Tea Tree Gully and potentially the Department of Infrastructure and Transport.

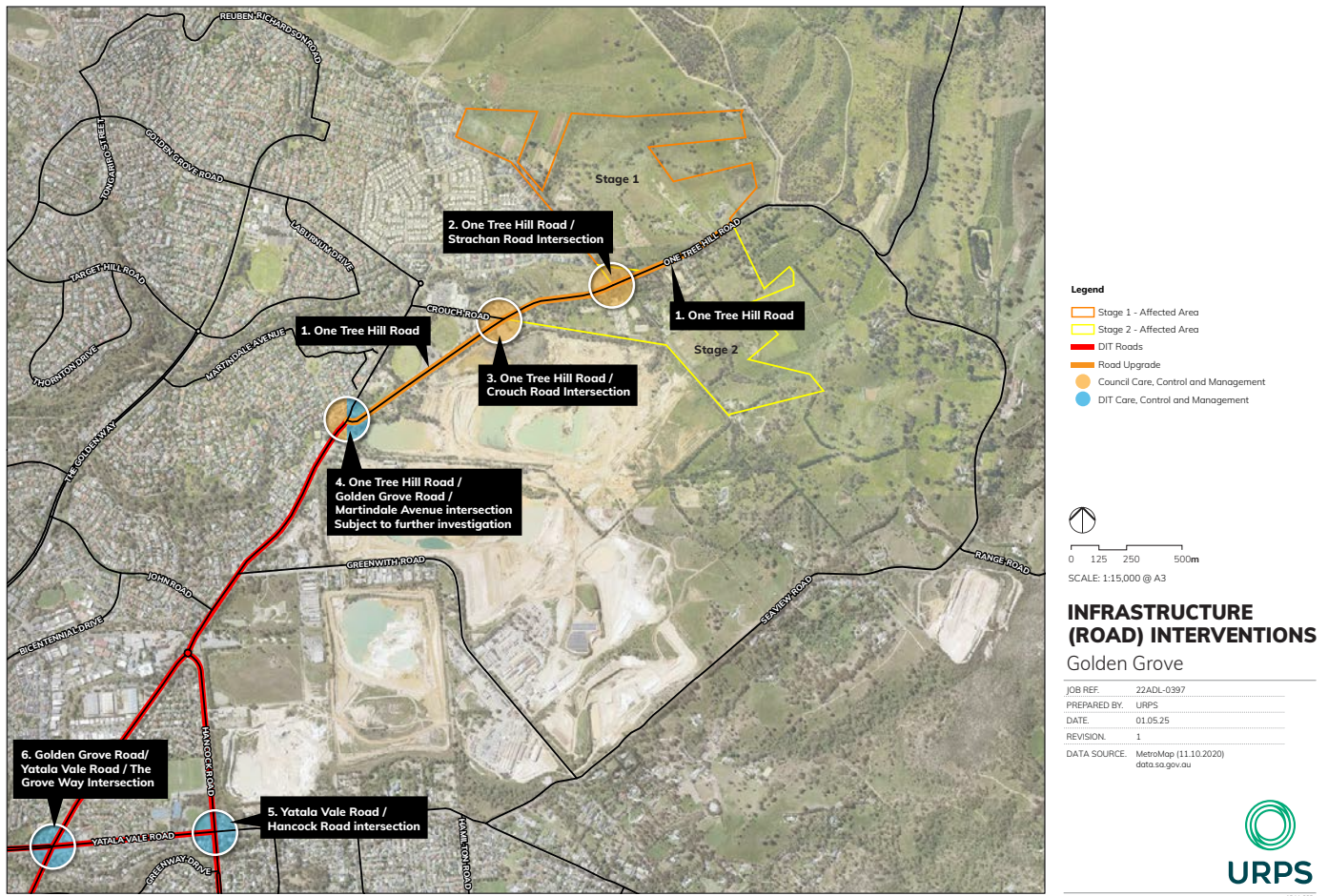


Figure 1: Infrastructure (road) interventions

### What is an Infrastructure Deed and Land Management Agreement?

- › An Infrastructure Deed and Land Management Agreement are legal documents between landowners/ developers and council that clearly specifies what infrastructure is required, how it will be delivered and paid for. This includes upgrades to roads, stormwater infrastructure, and the location of open space.
- › This rezoning (Code Amendment) will not be approved until Infrastructure Agreements and corresponding Land Management Agreements are in place.

## Stormwater

A Stormwater Management Strategy has been prepared for the Affected Area to make sure that stormwater is appropriately managed. The Strategy takes into account the requirements of the City of Tea Tree Gully and the Environment Protection Authority (EPA). The strategy will ensure that:

- › Should there be heavy rain that causes flooding (referred to as a 1 in 100 year event) - the stormwater runoff from the Affected Area can't be any worse than it would have been before the Affected Area was developed.
- › Water quality is managed.
- › The Council and EPA's requirements will be largely achieved through an on-site stormwater detention basin network. This detail will need to be approved by the City of Tea Tree Gully.

## State infrastructure

The Affected Area enables the efficient use of existing utilities and infrastructure and the introduction of new infrastructure. Infrastructure investigations are well progressed and have identified infrastructure works required to support the Code Amendment. These are summarised below.

Government Agency	Project Team Comments
SA Water	Water services are available to the Affected Area. Capacity issues are being investigated. Upgrades are likely to be required at a cost to the developer.
Wastewater	Sewer services are available, but network upgrades will be required in accordance with SA Water Network Infrastructure Standards. Upgrades are likely to be required at a cost to the developer.
Electricity	SA Power Networks has advised that network and substation upgrades will be required at a cost to the developer.
Gas	The Affected Area can be serviced via the existing gas infrastructure with no network upgrade requirements.
Communications	In-service cable exists and NBN can be provided.

## 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).