

## GOLDEN GROVE NEIGHBOURHOOD CODE AMENDMENT – ENVIRONMENT



YAS Property and Development Pty Ltd (YAS P&D) in partnership with Falkenburg Road Pty Ltd is proposing to undertake a Code Amendment to rezone land in Golden Grove (affected area) to support a premium quality, master-planned development which will include new housing supported by open space and new cycling and pedestrian 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, have been engaged by 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 stakeholder as part of the rezoning 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.**

### Trees

An assessment of trees in the affected area was undertaken by a qualified arborist. This assessment was prepared to identify the size, value and quality of trees on the site.

**315 trees were identified on the site (noting the assessment area is greater than the proposed Code Amendment area), and key findings include:**

- 147 trees are in good health and provide environmental and amenity value. It is recommended to keep these trees where possible.
- 113 trees can be removed to allow future development. This is because the trees can be easily re-planted or do not provide significant environmental or amenity value.
- 55 trees were in poor health or condition and the arborist recommended they be removed.

### How the Code Amendment responds 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 upgrade of One Tree Hill Road may require the removal of some trees to provide adequate pavement width for future. This is subject to a detailed design process which will assess the value of each tree and seek to protect important trees through appropriate design solutions. 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 on the **Planning Fact Sheet**.

### Flora & Fauna

**An ecological assessment was undertaken of the affected area and identified:**

- The affected area is already cleared and used for homes and hobby farming/acreage. This means the affected area doesn't contain a lot of valuable vegetation.
- This means it is unlikely there will be significant impact to biodiversity.

### How the Code Amendment responds to flora and fauna

The introduction of a Concept Plan will maximise native flora (plants) within open space. This enables protection in the longer term. The Concept Plan can be viewed on the **Planning Fact Sheet**.

## Site Contamination

A Preliminary Site Investigation was undertaken to understand if any contaminating activities had taken place at 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 Code Amendment responds 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 south). Through this Code Amendment, appropriate interface policies are being sought to manage noise, air quality and bushfire 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.

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

### How the Code Amendment responds to noise

The Interface Management Overlay will be used in parts of the affected area. This means that future development applications for land division and houses need to consider noise impacts.

## Air Quality

An Air Quality Study is in progress to review the existing air conditions in and around the site.

Taking into consideration existing nearby residential development, it was found that air quality is most likely to be suitable but is subject to more detailed investigation.

### How the Code Amendment responds to air quality

The Interface Management Overlay will be used in parts of the affected area closest to the quarry. This means that future development applications for land division and houses need to consider air quality.

## Bushfire

The affected area has a Medium Bushfire Risk. There are already bushfire protections in place for this site.

### How the Code Amendment responds to bushfire

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

The State Planning Commission is currently reviewing new evidence and criteria for bushfire protection. A full review of the bushfire protections across South Australia is therefore underway.

## Flooding

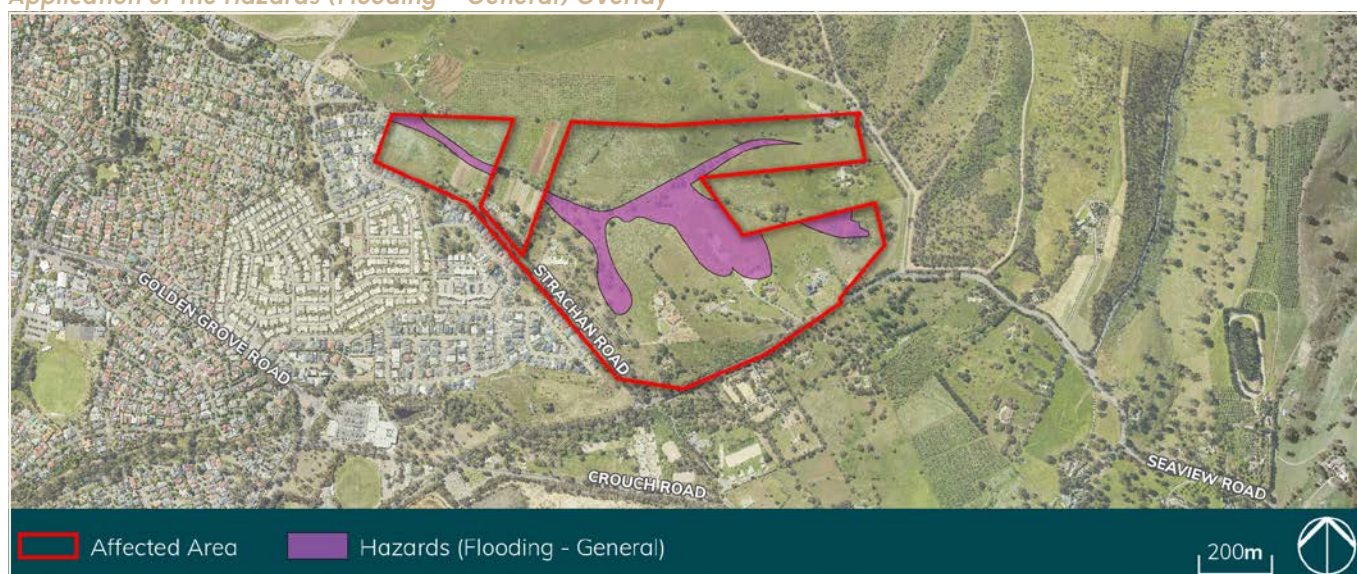
Hydraulic modelling showed that the level of flood risk resulting from development is low. This modelling showed that flood levels are mostly less than 100mm and will likely be addressed through earthworks at the land division stage.

### How the Code Amendment responds 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 flood risk to people, property, infrastructure and the environment is minimised through design and siting. Additionally certain land uses are discouraged within areas that could be subject to overland flows such as educational and health facilities.

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

#### Application of the Hazards (Flooding – General) 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 **Friday 8 September 2023, 5:00pm.**

You can provide feedback in the following ways:

- **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 Neighbourhood Code Amendment  
 2/27 Halifax Street, Adelaide SA 5000
- **Calling our planning and engagement team:**  
 Phone 8333 7999
- **Attending a community drop-in session**

### ATTEND A COMMUNITY DROP-IN SESSION (Registration preferred)

**Wednesday 16 August 2023**

5:00pm to 7:00pm

John G Tilley Centre  
 Tilley Reserve

**Sunday 20 August 2023**

10:00am to 12:00pm

John G Tilley Centre  
 Tilley Reserve

Scan the QR Code  
 to find out more  
 and register for a  
 drop-in session.

