

# GOLDEN GROVE NEIGHBOURHOOD CODE AMENDMENT – INFRASTRUCTURE

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

## Traffic

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

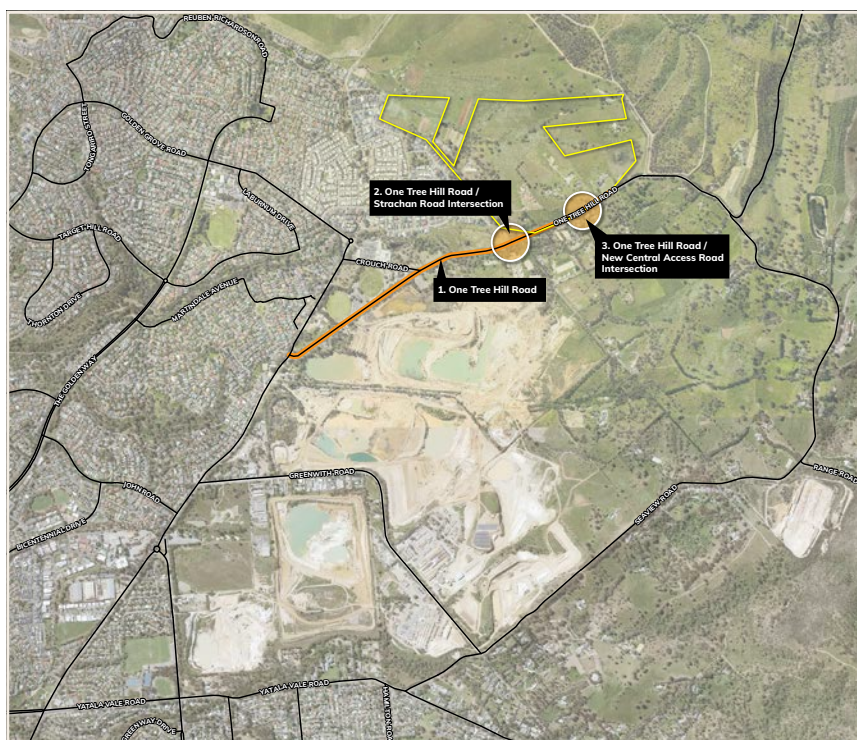
We have undertaken a traffic assessment so we can understand what new traffic might be generated from the affected area, and how this may impact on existing roads and traffic.

The traffic assessment has recommended improvements at the One Tree Hill and Golden Grove Road intersection.

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 a Deed and Land Management Agreement between the developer and the City of Tea Tree Gully.

## Infrastructure (Road) Interventions



### Legend

- Affected Area
- Road Upgrade
- Council Care, Control and Management

## What is an Infrastructure Agreement?

- An Infrastructure Agreement is a legal document in this instance between landowners, Council and developers that clearly specifies what infrastructure is required and 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 an Infrastructure Agreement is 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 as land is gradually developed for development.

## State Infrastructure

The affected area enables the efficient use of existing utilities and infrastructure and introduction of new infrastructure. Investigations have been completed to identify infrastructure works required to support the Code Amendment and are summarised below.

Government Agency	Response/Comment
SA Water	Water services are available to the affected area and will be negotiated through the land division process.
Wastewater	Sewer services are available, but network upgrades will be required in accordance with SA Water Network Infrastructure Standards.
Electricity	SA Power Networks has advised that network/ substation upgrades will be required. Current capacity would provide for approximately 100 lots. Standard augmentation charges will be apply per allotment.
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 **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.



NOTE: ALL SUBMISSIONS WILL BE MADE PUBLIC IN AN ENGAGEMENT REPORT ON THE PLAN SA WEBSITE (PERSONAL CONTACT DETAILS WILL BE REDACTED).