

Golden Grove Master Planned (Stage 2) Code Amendment

YAS
PROPERTY & DEVELOPMENT



URPS

3. Community Facilities 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 community facilities to support the new and existing community.

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.

Background

This Code Amendment will result in new residents living in this area. It is important we consider what services they will need, and how this may impact upon the existing community who already use those facilities.

We have reviewed the existing facilities, the people who currently use them, and those who may use them in the future, to better understand what additional infrastructure or services may be needed to support the local community.

What services and facilities are nearby?

The area already benefits from a range of services and facilities (such as schools, sporting clubs and aged care) that can support this new neighbourhood.

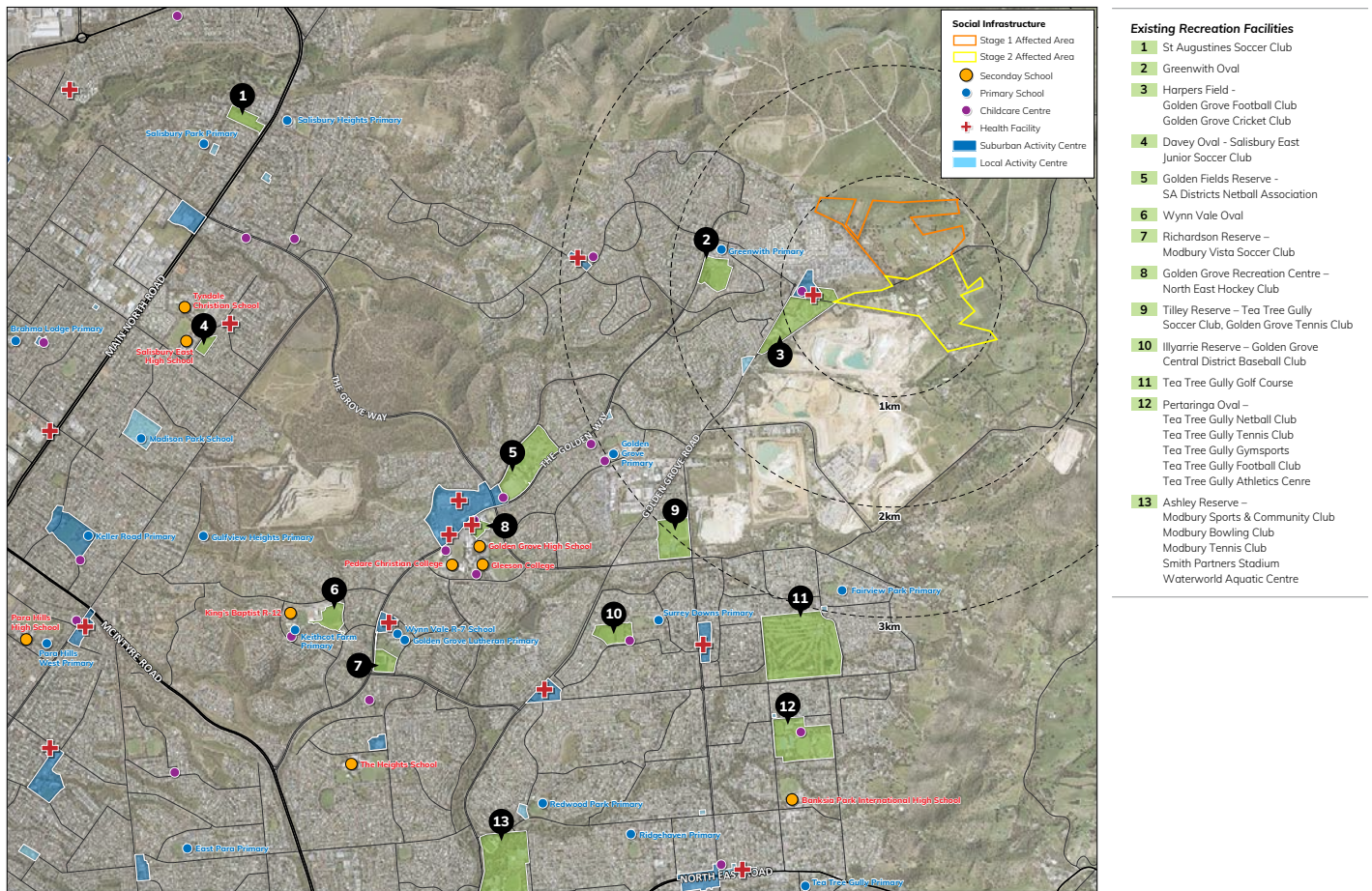


Figure 1: Existing social infrastructure

Community Centres

There are several established and valued community centres in the neighbourhood.

The following facilities are located within a 5–15-minute drive of the Affected Area.

- › Greenwith Community Centre (4km)
- › Surry Downs Community Centre (6km)
- › Jubilee Community Centre (7km)
- › Modbury Sports and Community Club (8km)
- › Pathway Community Centre (9km)
- › Tea Tree Gully Civic Centre and Library (9km)
- › Salisbury Community Hub Library (12km)

This supply is considered sufficient to service the existing and new community.

Schools

The area is well serviced by education and childcare facilities. This includes pre-schools, primary schools and high schools. An assessment of current enrolments and capacity has been undertaken for local education and childcare facilities.

These facilities have capacity to take on new students and children that may move to the area, particularly at a preschool and primary school level. Secondary schools are closer to reaching capacities. The independent school sector has capacity and could help meet any additional demand.

Health

This neighbourhood is well serviced for health care services and facilities.

The Lyell McEwin Hospital and Modbury Hospital are both located approximately within a 15-minute drive of the Affected Area. There are already several aged care options in the area, such as the adjacent ESTIA facility on Captain Robertson Avenue.

The Stables Shopping Centre (2km away) contains a medical centre, dentist, physiotherapist, chiropractor, and chemist. Further facilities are also provided at Golden Grove Village Shopping Centre (6km away), where there are three medical centres, podiatry, dental, and pharmacies as well as a SA Pathology Patient Centre. A further medical centre is located at the Highland Village (Greenwith).

What open space will be provided?

This neighbourhood already provides quality open spaces for structured and unstructured recreation including the Golden Grove Football Club (Harpers Reserve), Martindale Reserve, Greenwith Oval, Goldenfields Reserve and Cobbler Creek Recreation Park.

The introduction of a Concept Plan as part of the Code Amendment will ensure a linear open space network for the enjoyment of the new and surrounding community to enjoy such as cycling and pedestrian connections. These will primarily be located along creek lines and where there are existing mature trees, so that these can be kept. Several new parks and reserves of different sizes will be provided with some including recreation and play equipment.

A social infrastructure agreement is being negotiated between the City of Tea Tree Gully and the proponent.

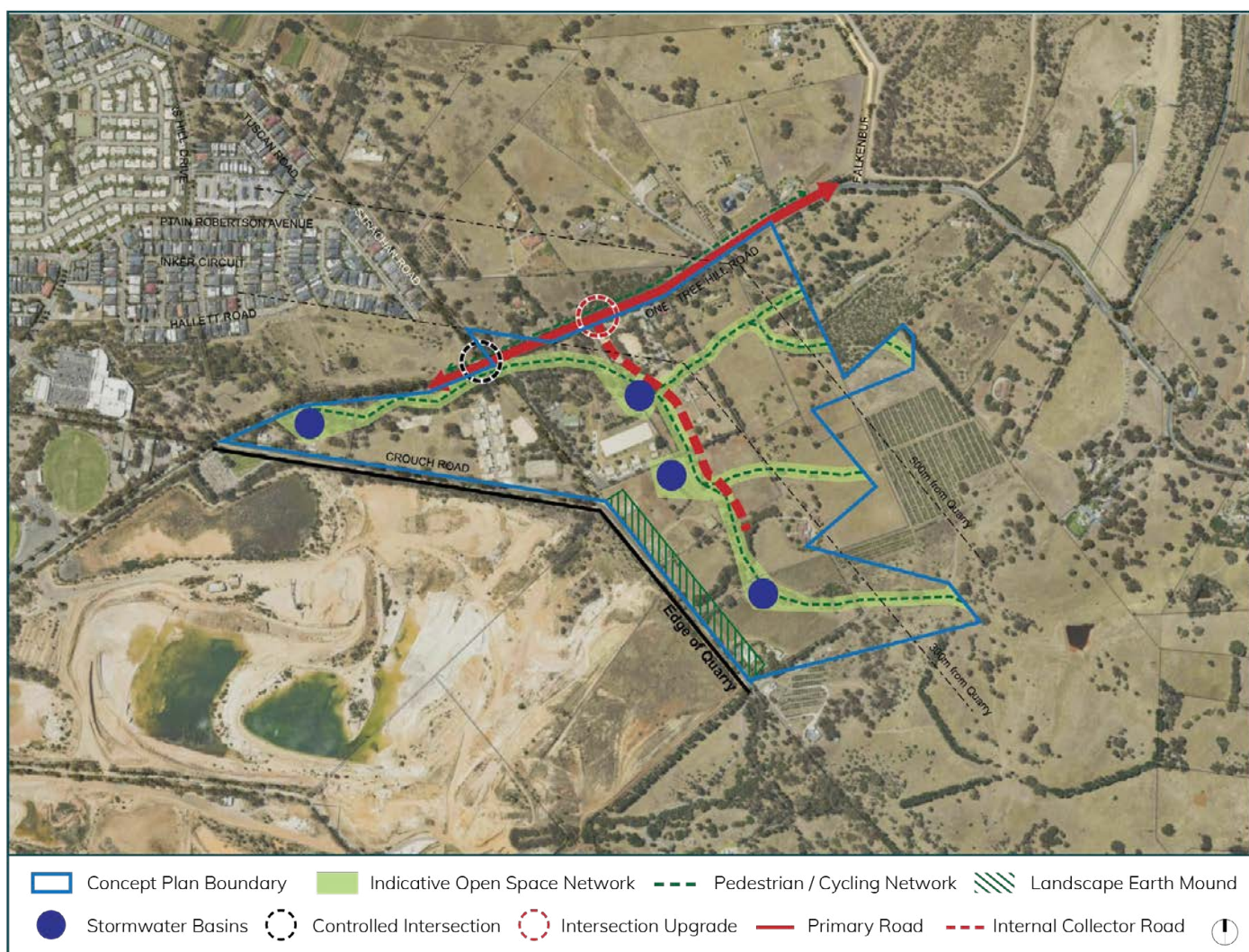


Figure 2: Proposed Concept Plan

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.
- › By sending us an email: 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).