

# GOLDEN GROVE NEIGHBOURHOOD CODE AMENDMENT – COMMUNITY FACILITIES

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.

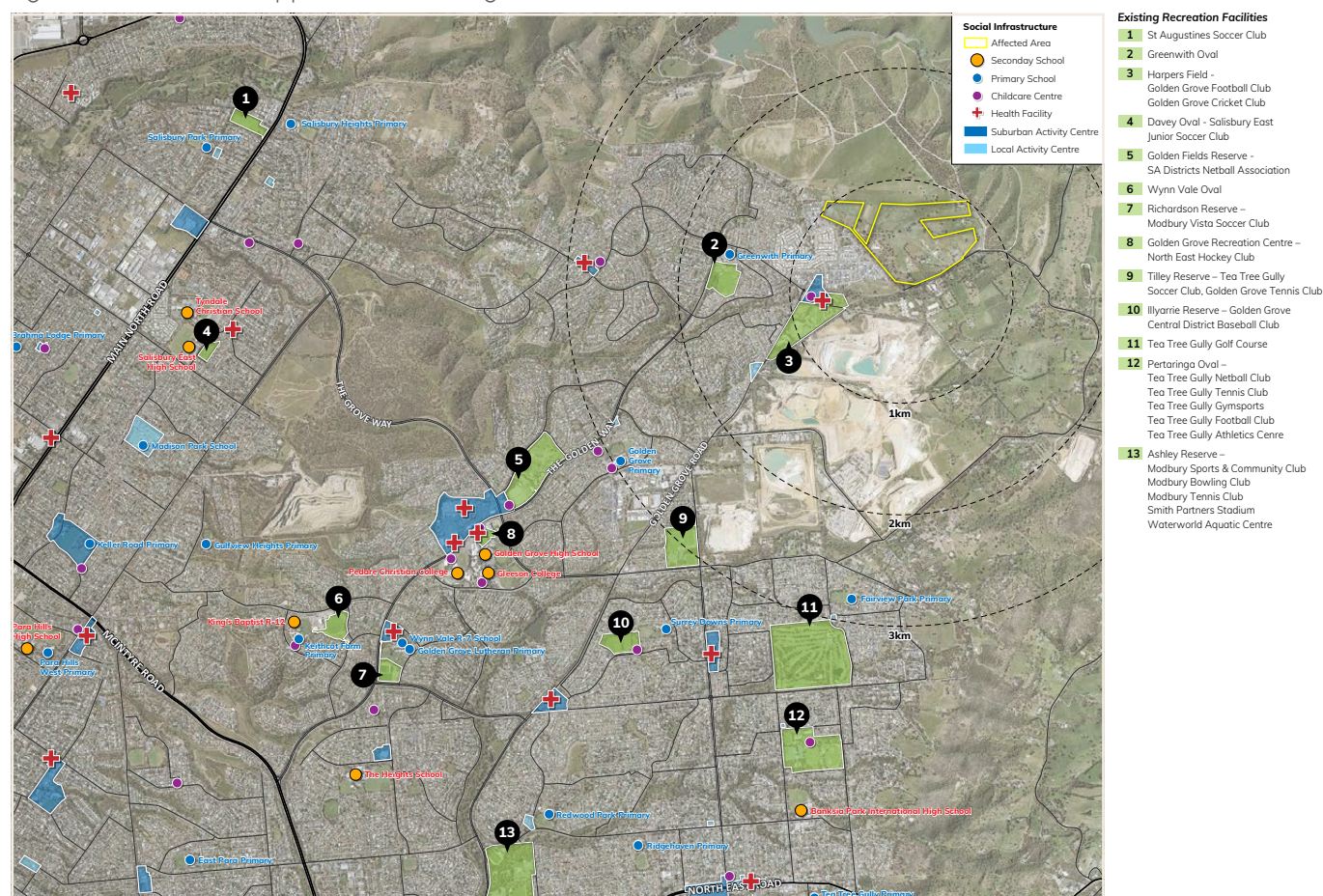
**This Fact Sheet provides more information on how the Code Amendment is considering *community facilities* to support the new and existing community.**

## 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 done an assessment of these existing facilities and the people that currently use them and who might use them in the future, to understand what else might be needed to support people living in the area.

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 (shown below).



Existing Social Infrastructure



## What Open Space will be provided?

This neighbourhood already provides quality open spaces for structured and unstructured recreation including the Golden Grove Football Club, 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.

If the Code Amendment is approved, it is anticipated that future development could generate a population of approximately 850 people.



*Concept Plan (This is a Summary Concept Plan for illustrative purposes. The actual Concept Plan can be found in the Code Amendment)*

## Where are the nearby Community Centres?

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

**The following facilities are located within a 5–15-minute drive:**

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

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. 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).

## 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.

