

GOLDEN GROVE NEIGHBOURHOOD CODE AMENDMENT – OVERVIEW

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.

The City of Tea Tree Gully is being consulted as a stakeholder as part of the rezoning process.

URPS, a planning consultancy, have been engaged by YAS P&D to prepare the proposed Code Amendment and undertake community and stakeholder consultation.

Where is the proposed Code Amendment?

The affected area is nestled between the Adelaide Hills Face to the east and the existing Golden Grove neighbourhood to the west. The Hills Face Zone will be preserved.

The location of the Code Amendment is shown in Figure 1.

What is the land currently used for?

The land currently has a small number of homes on it, with some used for hobby farms. It is currently zoned as Rural Living, which matches its current land use.

Figure 1 Location of the Code Amendment



What zoning is proposed?

The proposed zoning for the affected area is Master Planned Neighbourhood Zone.

Master Planned Neighbourhood Zone

This zoning would allow for different types of housing that meets the needs and lifestyles of residents within easy reach of services, facilities and open space. This would allow the assessment of new homes (mainly detached houses, townhouses, and some row/terrace housing), roads to connect homes to and within the site, and areas of open space.

The location of the proposed Master Planned Neighbourhood Zone is shown in Figure 2. Some land is not included in the proposed rezoning as YAS P&D do not have an interest in the land.

Hills Sub Zone

The Hills Sub Zone would provide additional policy to ensure development is compatible with the slope of the land.

The location of the Hills Sub Zone is shown in Figure 3.

For more information about the proposed Zone and Overlays please read the **Planning Fact Sheet**.

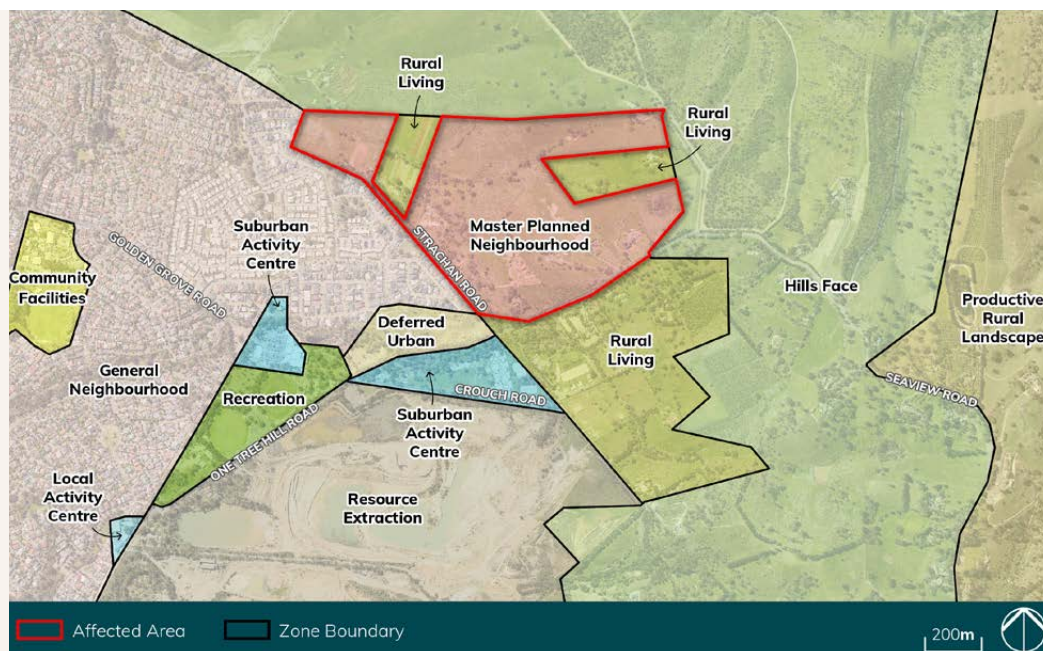


Figure 2 Master Planned Neighbourhood Zone



Figure 3 Hills Sub Zone

What can be built on the site?

The Code Amendment only seeks to change what the land can be used for. It does not approve anything to be built on the site yet – including new housing.

Any proposed building at the site will still require a development application to be lodged and approved by the relevant authority (most likely the City of Tea Tree Gully) under a separate, later assessment process.

While the zoning does not set a minimum allotment size, it encourages a medium density neighbourhood. The proposed policy will accommodate a range of new housing options on allotments between 500–700m², with some smaller allotments to support the required 15% affordable housing. It is anticipated that future development will be a mix of 1 and 2 storeys.

Read more about this in our **Planning Fact Sheet**.

Significant construction and local employment will be created throughout the lifespan of the project.

The Code Amendment and development application processes will ensure there is suitable infrastructure and services to support a growing community at Golden Grove, this includes roads. Read more about this in our **Infrastructure Fact Sheet**.

How can I find out more?

For more information about the Golden Grove Neighbourhood Code Amendment, additional fact sheets have been developed to provide more detail on the below topics of interest.

- **Planning**
- **Environment**
- **Infrastructure**
- **Community**

Fact Sheets can be viewed via the QR Code below.

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
- **By sending us an email:**
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.

