

Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

# Thaxted Park Golf Club

## Code Amendment

By Creation Homes (SA) Pty Ltd

### THE AMENDMENT

Adopted by:



**Hon Nick Champion**

Minister for Trade and Investment

Minister for Planning

4/4/23

# Thaxted Park Golf Club Code Amendment

## Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code (the Code) as outlined in the Draft Code Amendment released for public consultation. Changes were made to the Draft Amendment by the Designated Entity as a result of public consultation (outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]) as follows:

- Amendment to the Affected Area via the removal of 'Area 1' from the scope of the Code Amendment.

The amendment instructions below reflect this change.

## Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, version 2023.2 published on 2 February 2023. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment. The Minister specifies under section 73(12)(c) of the Act that this Code Amendment will take effect on the day that it is deployed into both the electronic Planning and Design Code and the South Australian Property and Planning Atlas.

### Instructions

Amend the Code as follows:

1. Spatially apply the General Neighbourhood Zone (in place of the current Recreation Zone) to the 'area affected' bounded by the blue line in Map A contained in Attachment A.
2. Spatially apply the following Overlay to the 'area affected' bounded by the blue line in Map B contained in Attachment B:
  - Affordable Housing Overlay.
3. Spatially apply the following Overlay to the 'area affected' bounded by the blue line in Map C contained in Attachment C.
  - Stormwater Management Overlay.
4. Spatially apply the following Overlay to the 'area affected' bounded by the blue line in Map D contained in Attachment D.
  - Urban Tree Canopy Overlay.
5. Spatially remove the following Overlay from the 'area affected' bounded by the blue line in Map E contained in Attachment E.
  - Hazards (Bushfire – Medium Risk) Overlay.
6. Spatially apply the following Overlay to the 'area affected' bounded by the blue line in Map F contained in Attachment F.
  - Hazards (Bushfire - High Risk) Overlay.




7. In Part 13 – Table of Amendments, update the publication date, Code version number, amendment type and summary of amendments within the ‘Table of Planning and Design Code Amendments’ to reflect the publication of this Code Amendment.

ATTACHMENT A  
Map A



**Proposed General neighbourhood zone**

**Lot 1002 Golf Course Drive,  
Woodcroft**

-  Parcel Boundaries
-  General Neighbourhood
-  Affected Area

0 25 50 75 m

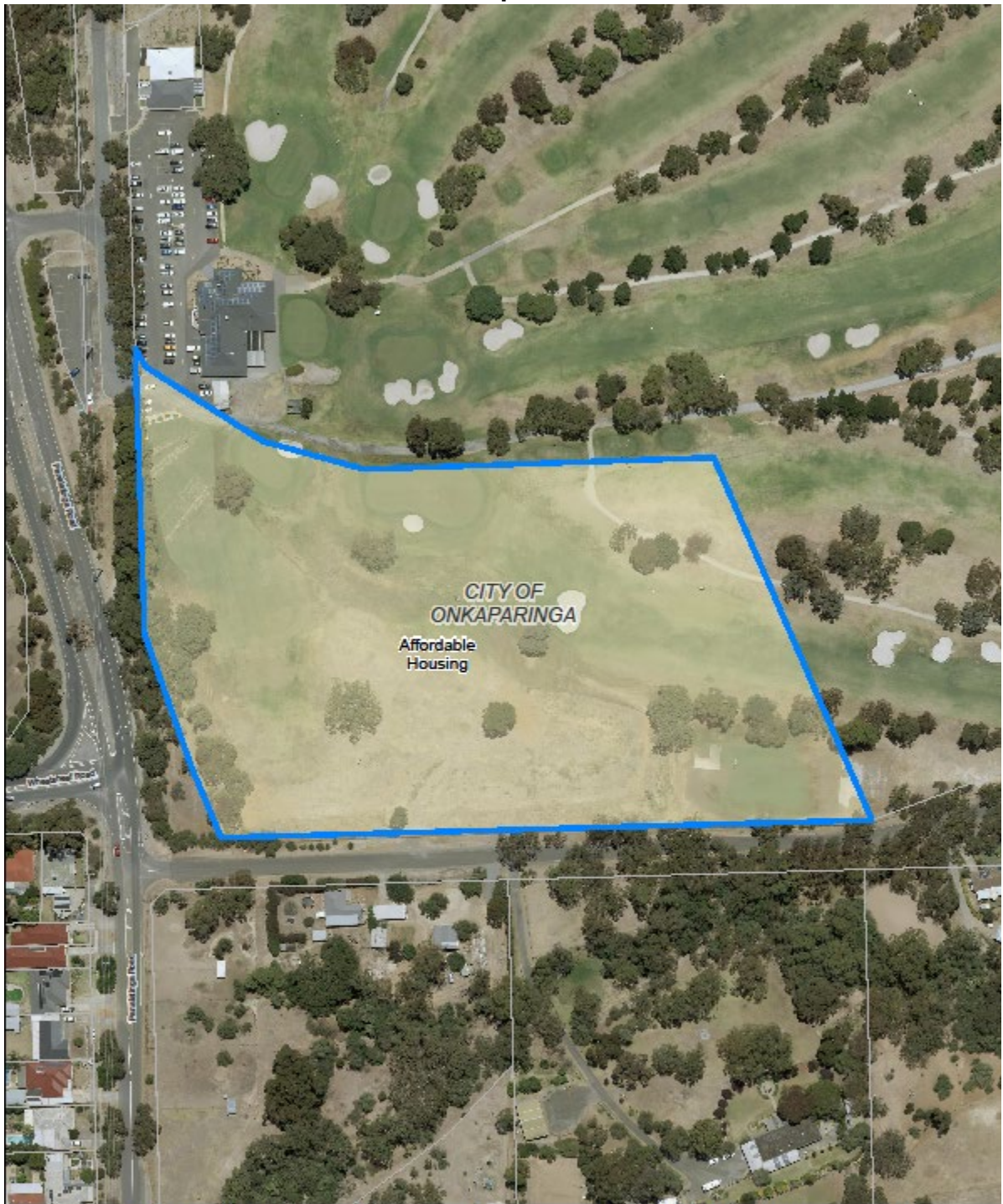


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and Investment

**Note:** The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Thaxted Park Golf Club Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).






ATTACHMENT B  
Map B



**Proposed Affordable housing overlay**

**Lot 1002 Golf Course Drive,  
Woodcroft**

-  Parcel Boundaries
-  Affordable Housing
-  Affected Area

0 25 50 75 m



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ATTACHMENT C  
Map C



**Proposed Stormwater management overlay**

**Lot 1002 Golf Course Drive,  
Woodcroft**

-  Parcel Boundaries
-  Stormwater Management
-  Affected Area

0 25 50 75 m



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ATTACHMENT D  
Map D



**Proposed Urban tree canopy overlay**

**Lot 1002 Golf Course Drive,  
Woodcroft**

-  Parcel Boundaries
-  Urban Tree Canopy
-  Affected Area

0 25 50 75 m



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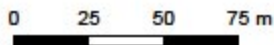
ATTACHMENT E  
Map E



**Proposed removal of Hazards (bushfire - medium risk) overlay**

**Lot 1002 Golf Course Drive, Woodcroft**

-  Parcel Boundaries
-  Hazards (Bushfire - Medium Risk)
-  Affected Area

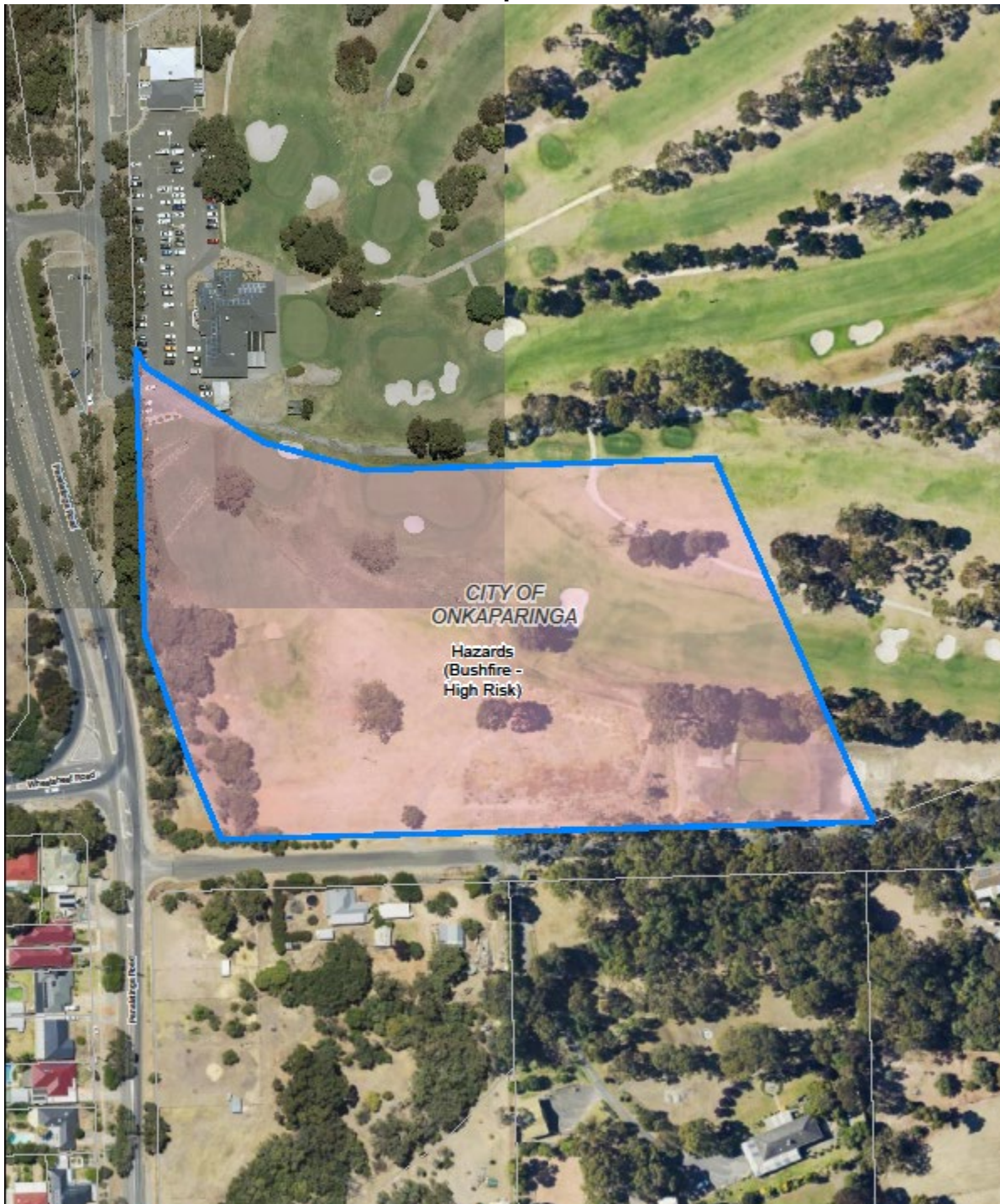


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ATTACHMENT F  
Map F



**Proposed Hazards (bushfire - high risk) overlay**

**Lot 1002 Golf Course Drive, Woodcroft**

-  Parcel Boundaries
-  Hazards (Bushfire - High Risk)
-  Affected Area



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