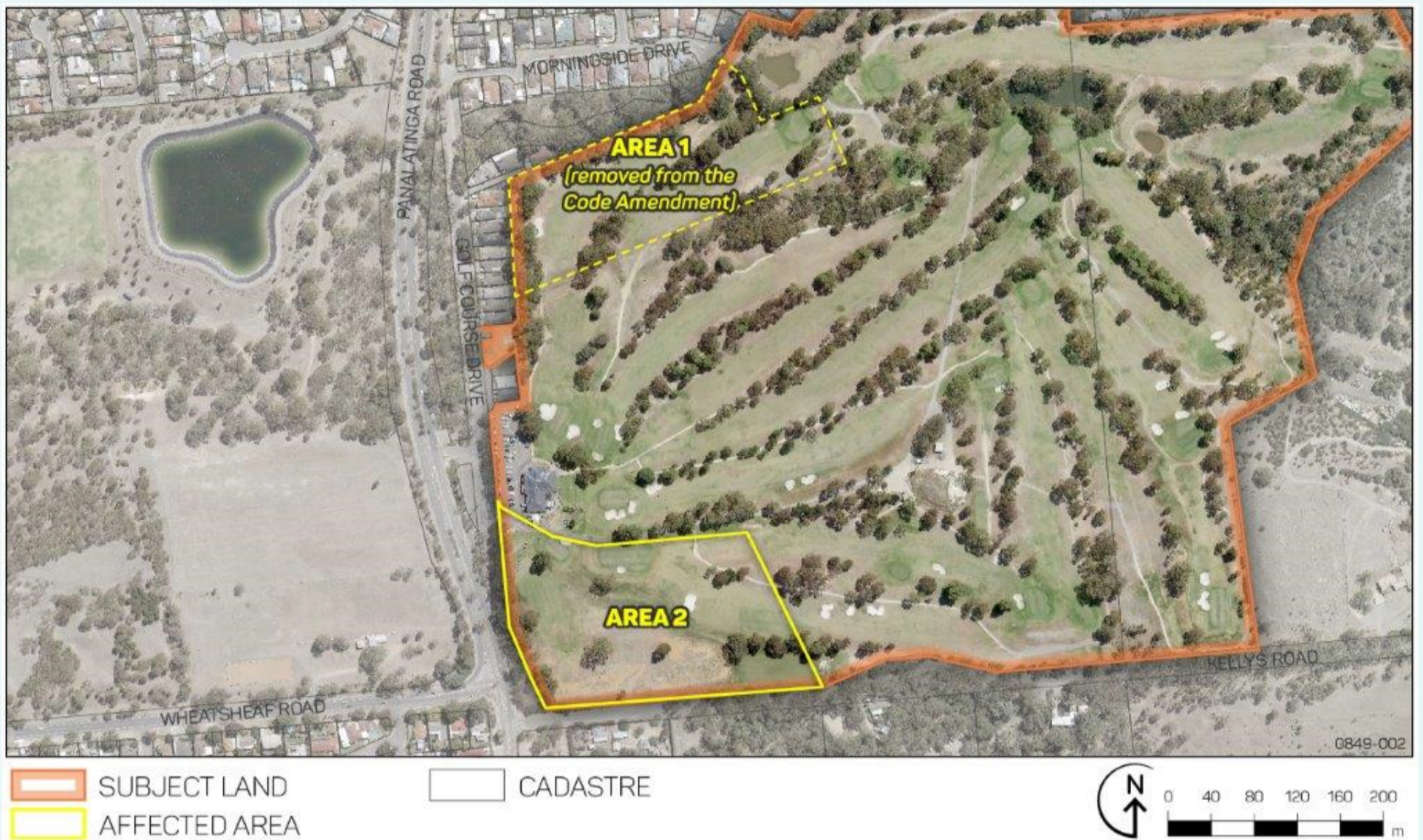


ENGAGEMENT REPORT

SECTION 73(7)

THAXTED PARK GOLF CLUB CODE AMENDMENT



Designated Entity
Creation Homes (SA) Pty Ltd

Proposed Rezoning of Land

part Lot 1002 Golf Course
Drive, Woodcroft

From
Recreation Zone

To
General Neighbourhood Zone

Thaxted Park Golf Club Code Amendment Engagement Report

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

*Prepared by Holmes Dyer Pty Ltd on behalf of the Designated Entity -
Creation Homes (SA) Pty Ltd*

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1 Executive Summary

On 24 June 2021, the Minister for Planning approved Creation Homes' proposal to initiate a Code Amendment over two parcels of land (referred to as Area 1 and Area 2) within the Thaxted Park Golf Club.

The intention of the Code Amendment was to change the zone that applies to Area 1 and Area 2 from Recreation Zone to General Neighbourhood Zone in order to facilitate the future development of this land for housing.

Thaxted Park Golf Club has entered into a contractual agreement to sell this land to Creation Homes in the event the rezoning is approved. The revenue from the sale will be used to retire existing debt and undertake modifications to the golf course, with the balance reinvested and constitutionally protected to ensure the ongoing financial security of the Club.

Following extensive investigations into the merits of the rezoning, a draft Code Amendment was released for community consultation on 18th July 2022. The consultation period ran for 6 weeks, with 79 submissions received from the community and 10 submissions received from other stakeholders, including the City of Onkaparinga and Nat Cook MP.

The majority of the submissions expressed concern regarding the rezoning of Area 1, with a particular focus on traffic impacts on the local street network, visual impacts for owners overlooking Area 1, and environmental impacts relating to Christie Creek, existing vegetation and wildlife.

In response to the submissions, Creation Homes and Thaxted Park Golf Club resolved to remove Area 1 from the scope of the Code Amendment. As such, the Code Amendment now only relates to Area 2.

A number of submissions did express concern with the rezoning of Area 2, particularly in relation to flora and fauna impacts, access arrangements and impacts on existing business operations, horse trails and horse movements. However, it is the opinion of the Designated Entity that such concerns are capable of being effectively managed by the proposed policy framework.

On this basis, the Designated Entity does not propose any amendments to Area 2.

2 Purpose

This report has been prepared by Holmes Dyer Pty Ltd on behalf of *Creation Homes (SA) Pty Ltd* (the Designated Entity) for consideration by the Minister for Planning (the Minister) in adopting the *Thaxted Park Golf Club Code Amendment* (the Code Amendment).

The report details the engagement that has been undertaken and the outcomes of the engagement, including a summary of the feedback received, the response to the feedback, and any changes made to the Code Amendment. In addition, the report evaluates the effectiveness of the engagement and considers whether the principles of the Community Engagement Charter have been achieved.

3 Introduction

3.1 What is the Code Amendment?

The Code Amendment seeks to change the Planning and Design Code zone that has been spatially applied to a portion of the existing Thaxted Park Golf Course located at Lot 1002 Golf Course Drive, Woodcroft, from Recreation Zone to the General Neighbourhood Zone, with associated changes to relevant Overlays.

3.2 Why was this Code Amendment initiated?

3.2.1 Affected Area – Pre-Consultation

The Code Amendment initially sought to rezone two portions of land within the Thaxted Park Golf Course, referred to individually as Area 1 and Area 2 and collectively as the Affected Areas. Area 1 was to comprise approximately 3.16ha of land in the northern section of the golf course, and Area 2 approximately 3.92ha of land in the southern section of the golf course, as depicted below.

Figure 1. Affected Area – Pre-Consultation

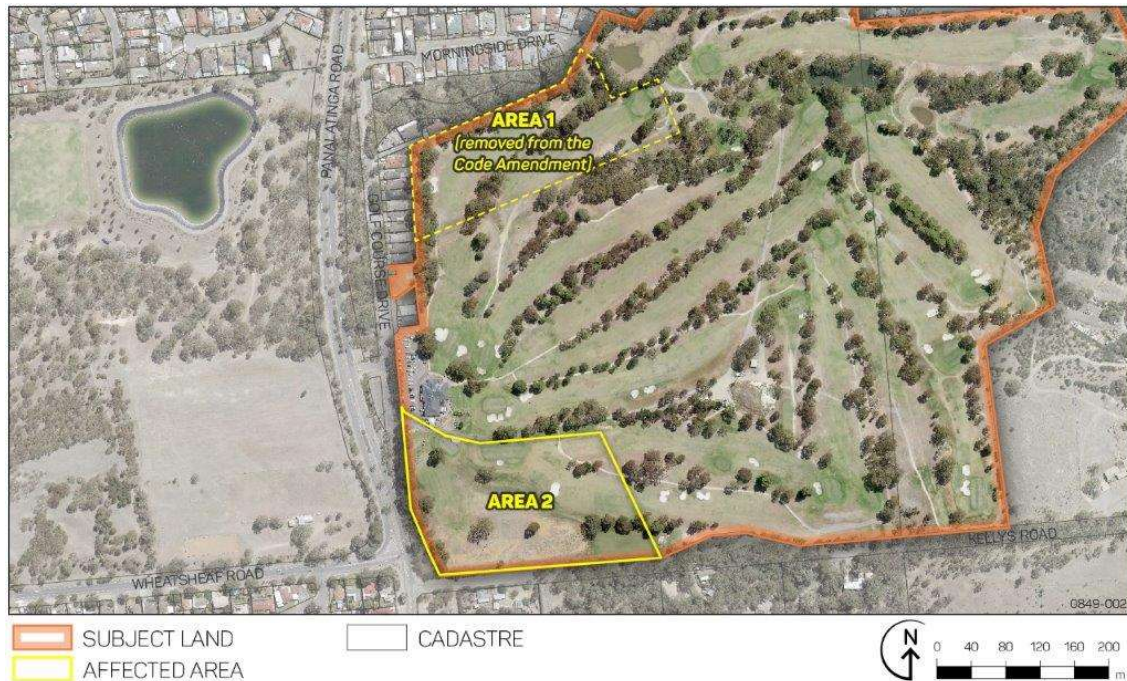


3.2.2 The Affected Area – Post-Consultation

In response to the submissions received on the draft Code Amendment, Area 1 has been removed from the scope of the Code Amendment, such that the Affected Area now only comprises Area 2.

The revised Affected Area (shown in Figure 2) is positioned near existing rural living development to the south and residential development to the south-west. Rezoning the Affected Area to the 'General Neighbourhood Zone' will create a policy framework intended to support low-rise (one and two storey) residential development set at predominantly lower densities, which will allow for an appropriate transition to the adjacent residential uses.

Figure 2. Affected Area – Post-Consultation



3.2.3 Limitation of Current Zoning

The Affected Area is located in the Recreation Zone of the Planning and Design Code. The Recreation Zone contemplates a range of recreational facilities (including golf courses) but does not contemplate residential development.

The residential land supply and demand analysis that informed the Code Amendment confirmed that the proposed rezoning of the Affected Area will assist in addressing a shortage of residential land supply within the Outer-South.

3.3 What does the Code Amendment hope to achieve?

The Code Amendment seeks to spatially apply the General Neighbourhood Zone to the Affected Area.

The General Neighbourhood Zone has been selected as it supports low-rise, low-density residential development on small to moderately sized allotments, which will provide a suitable transition to adjacent land.

The rezoning will facilitate future residential development in an area where there is a “potentially looming shortage of development-ready greenfield land” (Deep End Services, *Residential land supply and demand investigation*, 14 April 2022) and respond to the need for housing diversity to meet the changing demographics for the region, including an aging population and smaller family households.

The Thaxted Park Golf Club intends to use revenue generated by the sale of Area 2 to the Designated Entity to retire existing debt and to undertake modifications to the golf course in response to the rezoning process. The balance of revenue generated would then be reinvested and constitutionally protected for ongoing financial security, providing a protected and recurrent income stream through generated interest on capital. This reinvestment of financial assets will provide ongoing financial security to the Club and its members.

Any redevelopment of the Affected Area will be the subject of a future development application/s, the merits of which will be assessed by the relevant planning authority against the relevant provisions of the Planning and Design Code. As detailed in the Summary of Written Submissions and Response document (Attachment 2), it is expected that the design and configuration of future allotments would be informed by key environmental considerations (including most notably, tree impacts) and the management of bushfire risks.

3.4 What were the objectives of the engagement?

The objectives of the engagement were to:

- Ensure the community and stakeholders were aware that changes are proposed to the zoning of the Affected Area, specifically the shift from Recreation Zone to General Neighbourhood Zone.
- Obtain community and stakeholder input and feedback concerning the proposed Code Amendment.
- Ensure all engagement activities comply with the Community Engagement Charter and are evaluated against the charter throughout and at the conclusion of the engagement process.
- Inform participants in the engagement process of the outcome and final decision concerning the proposal.

4 Engagement Approach

3.1. Overview

The process for amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the *Planning, Development and Infrastructure Act 2016* (the Act). The Act requires public engagement to take place in accordance with the Community Engagement Charter.

The Designated Entity prepared an Engagement Plan to apply the principles of the Community Engagement Charter. The purpose of the engagement was to:

- Raise community awareness of the proposal to rezone the land.
- Inform the community of the desired outcomes and guiding policies contained within the General Neighbourhood Zone.
- Provide information about the proposed changes and what they will enable/mean for the affected locality.
- Enable the community to seek clarification and provide their feedback regarding the proposal.
- Provide the community with a 'What We Have Heard' update at the close of consultation.
- Establish pathways for communication with the community and stakeholders, including the Thaxted Park Golf Club, City of Onkaparinga, State Agencies and Utility providers.
- 'Close the loop' for the community by informing them of the decision made on the Code Amendment proposal, including how feedback from the consultation process was considered.
- Ensure compliance with the Act and the associated Community Engagement Charter.

The engagement activities outlined below occurred as set out in the Engagement Plan, with the exception of the following variations:

- Signage was not placed on the site frontages to Panalatinga Road and Kellys Road due to the limited visibility from the adjacent road network and high-speed limit (80km/h) of these roads. Instead, extensive direct notification to residents within the surrounding area was undertaken, and a notice was placed on the golf club notice board for the duration of the consultation period.
- A briefing was provided to Nat Cook MP shortly after consultation commenced due to Ms Cook's limited availability.
- The President of the Thaxted Park Golf Club contacted club members (+800) on behalf of Holmes Dyer for privacy reasons, alerting them to the Code Amendment and commencement of the consultation period. Information provide to the members was drafted by Holmes Dyer to ensure consistency of messaging was maintained.
- The City of Onkaparinga kindly offered to assist with notifying the wider community of the Code Amendment and consultation period via a post on Council's Facebook page and Your Say website.

3.2. Engagement Activities

4.1.1 Pre-Engagement

Ahead of the commencement of the formal engagement period:

- The Code Amendment was provided to Council staff for early review on 27 June 2022
- Briefings on the Code Amendment and engagement process were provided to the following key stakeholders:
 - City of Onkaparinga elected members and relevant Council staff on 12 July 2022

- Staff of the electorate office of the Federal Member for Kingston, Hon Amanda Rishworth on 18 July 2022
- Staff of the electorate office for the Local Member for Hurtle Vale, Nat Cook MP on 19 July 2022

4.1.2 Engagement

The formal engagement period commenced on **Monday 18 July 2022** and ran until **Monday 29 August 2022** (6 weeks).

The engagement involved:

- Letters to the owners and occupiers of land considered to be specifically impacted by the proposed Code Amendment (443 letters in total).
- Email correspondence to the Mayor and CEO of the City of Onkaparinga advising of the proposed Code Amendment, the commencement of the engagement and offering the opportunity to provide feedback.
- Email correspondence to the relevant external stakeholders (LGA, local and federal MPs, State government agencies and utility providers) advising of the proposed Code Amendment and offering the opportunity to provide feedback.
- A public notice in the digital edition of 'The Advertiser' for the duration of the consultation period
- A post on the City of Onkaparinga's Facebook page (undertaken by Council staff) providing a link to the SA Planning Portal and promotion of the engagement process on Council's Your Say website.
- A 'Have Your Say' notice placed on the notice board of the Thaxted Park Golf Club
- A briefing provided to Thaxted Park Golf Club members on Monday 25 July 2022
- A formal community information session held at the Thaxted Park Golf Club on Monday 1 August 2022 at 6:00pm
- A briefing provided to the Local Member for Hurtle Vale, Nat Cook MP on 9 August 2022
- Two informal drop-in sessions held at the Thaxted Park Golf Club on Saturday 13 August 2022 between 10am and 12pm and Tuesday 16 August between 5:30pm and 7:30pm.
- A Fact Sheet being made available at the formal briefings and community drop-in sessions
- Hard copies of the Code Amendment, Investigations, Engagement Plan and Fact Sheet made available at:
 - the City of Onkaparinga Council offices at Ramsay Place, Noarlunga Centre, and Bains Road, Morphett Vale
 - the office of Nat Cook, Local MP for Hurtle Vale
 - the office of Amanda Rishworth, Federal MP for Kingston
- All documentation relating to the draft Code Amendment and engagement process were made available on the SA Planning Portal.

To assist interested parties in obtaining further information on the draft Code Amendment, all correspondence included the name and direct contact details for the appointed Holmes Dyer representative (acting for the Designated Entity); and all correspondence and engagement materials included links and QR Codes to the Code Amendments page on the SA Planning Portal.

A copy of the engagement material is contained in **Attachment 1**.

3.3. Mandatory Engagement

The following mandatory engagement requirements have been met:

1. Notice and consultation with the City of Onkaparinga
2. Notice and consultation with the Local Government Association
3. Notice and consultation with owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the Planning, Development and Infrastructure (General) Regulations 2017.
4. Notice and consultation with the Department for Infrastructure and Transport
5. Notice and consultation with the Country Fire Service
6. Notice and consultation with the Department for Environment and Water
7. Notice and consultation with utility providers including SA Power Networks, ElectraNet Pty Ltd, APA Group, SA Water, Epic Energy, NBN and other relevant telecommunications providers
8. Notice and consultation with the State Members of Parliament for the electorates in which the proposed Code Amendment applies.

Figure 3. Examples of Engagement Materials

The figure displays four examples of engagement materials:

- Top Left:** A notice titled "HAVE YOUR SAY - DRAFT THAXTED PARK GOLF CLUB CODE AMENDMENT" dated 18/7/2022. It includes a map of the site with "SUBJECT LAND" and "DEVELOPMENT SITES" highlighted.
- Top Right:** A poster titled "HAVE YOUR SAY" with a closing date of 5:00pm 29th August 2022. It features a map and a QR code for more information.
- Bottom Left:** A "FACT SHEET" titled "DRAFT THAXTED PARK GOLF CLUB CODE AMENDMENT" providing detailed information about the draft code amendment.
- Bottom Right:** A notice from the City of Onkaparinga dated 19 July, titled "Thaxted Park Golf Club Code Amendment (residential)". It states that this is an opportunity to provide community feedback to Creation Homes (SA) about their proposed rezoning within the Thaxted Park Golf Course at Woodcroft.

5 Engagement Outcomes

5.1 Public Submissions

A total of 79 submissions were received from 71 members of the public, with multiple submissions received from 6 people.

All submissions were received through the SA Planning Portal and direct emails to Holmes Dyer, with no submissions received by post.

5.2 Other Submissions

In addition to the public submissions, ten (10) submissions were received from the following stakeholders:

- City of Onkaparinga
- Nat Cook MP
- Aboriginal Affairs and Reconciliation (AGD – AAR)
- Country Fire Service (CFS)
- Department of Environment and Water (DEW)
- Department of Transport and Infrastructure (DIT)
- Environment Protection Authority (EPA)
- Epic Energy
- SA Water
- Southern Koala and Echidna Rescue

5.3 Summary of Submissions

5.3.1 Community Submissions

While there were a number of submissions that were generally supportive of the Code Amendment, the majority expressed concerns with the proposed rezoning. Of the submissions that were not so supportive of the Code Amendment:

- 26 related specifically to Area 1
- 5 related specifically to Area 2
- 38 were generally unsupportive of the rezoning.

A summary of the key matters raised in the submissions and the Designated Entity's response is provided below. All submissions are provided in full in **Attachment 3** and a detailed response to each submission is provided in **Attachment 2**.

Traffic and Access

The majority of submissions were concerned with traffic and access related to Area 1 and the impact additional traffic would have on Morningside Drive and Golf Course Drive and the operation of Potter Drive and Bains Road intersection.

Many of the submissions cited existing traffic problems in the area, particularly Morningside Drive, which is quite narrow and currently provides for parking on both sides of the road. Many submissions were also concerned that increased traffic (including traffic generated by emergency service vehicles) in local

streets to the north of Area 1 would worsen traffic congestion issues and pose a safety risk to pedestrians, children and wildlife. Some submissions also expressed concern that existing on-street parking may need to be removed to address the additional traffic volumes and congestion, should access to the Area 1 be provided by Morningside Drive.

A number of submissions questioned the accuracy of the traffic surveys that informed the Code Amendment, based on the belief that they were undertaken when many people were working from home due to COVID-19 restrictions and/or were not undertaken during peak times.

There was general concern regarding the existing conditions along Panalatinga Road and its intersection with several roads including Wheatsheaf Road, Golf Course Drive and Kellys Road in terms of current speed limits, visibility, and traffic congestion. Some submissions also expressed concern with a new access road onto Kellys Road and questioned the ability for this road (as well as the Kellys Road/Panalatinga Road intersection) to support an increase in traffic volume.

Concern was also expressed with road connections to Area 1 via Golf Course Drive and Panalatinga Road, suggesting that such an arrangement may lead to Area 1 and the adjacent residential road network being used as a short-cut/thoroughfare.

Response

- Area 1 has now been removed from the scope of the Code Amendment, which resolves concerns regarding traffic, access and parking impacts on the residents surrounding Area 1 including Golf Course Drive, Morningside Drive and Potter Road residents.
- Informed by traffic counts, traffic generation rates and intersection modelling, the Stantec Traffic Impact Assessment which accompanied the draft Code Amendment concludes that:
 - The overall estimated increase in traffic on the arterial road network is minimal;
 - With traffic volumes on the surrounding road network already low, the additional traffic volumes will be easily accommodated within the existing road capacity; and
 - Impact on the surrounding road network is considered to be minimal.
- Traffic volumes and impacts on the surrounding road network and intersections will be less than originally forecast by Stantec, noting the removal of the Area 1 from the Code Amendment.
- In the Traffic Survey Review (Attachment 9), Stantec confirms the following:
 - Traffic surveys were conducted at key intersections on Monday 30 November 2020 and Monday 7 December 2020, following the easing of restrictions and the lifting of the November 2020 lockdowns.
 - That traffic counts were completed during the morning and afternoon commuter peak periods (i.e., 7am to 9am and 4pm to 6pm, respectively).
 - Traffic volume data collected from the Department for Infrastructure and Transport (DIT) indicates that traffic volumes at the Panalatinga Road/Bains Road intersection in December 2020 were actually *higher* than traffic volumes recorded in September 2019 (pre-COVID-19). The data also indicates that traffic volumes were *lower* (and progressively decreasing) in September 2021 and September 2022 than the data used to inform this Code Amendment.
- Further to the above findings, Stantec makes the following conclusions with respect to the methodology and timing for traffic counts conducted:

“...the traffic outcomes and findings of the Code Amendment are considered to be appropriate and would be an appropriate dataset for when the surveys were undertaken compared with the current traffic volumes present on the road network (and pre-Covid) within the vicinity of the subject site.”
- Without discounting written feedback provided by authorities, the traffic analysis and modelling (including the period in which traffic counts were conducted) as well as the findings presented in the Stantec Traffic Impact Assessment have generally been accepted by Council and the Department for Infrastructure and Transport (DIT).

- Future road upgrades to support the development of Area 2 (including those required along Kelly Road) would be addressed as part of any future land division application.

Area 1 – Northern Area adjacent Morningside Drive / Golf Course Drive

Along with traffic and access, submissions relating to Area 1 expressed concern that future development of the area would impact and displace wildlife that frequents the area, including koalas, kangaroos, and various bird species. These submissions also noted the positive contribution of wildlife to local amenity.

There was also some concern that future development of Area 1 would either exacerbate or be impacted by the seasonal flooding of Christie Creek, located to the north of Area 1.

Response

Area 1 has now been removed from the scope of the Code Amendment, which resolves these concerns.

Area 2 – Southern Area adjacent Kellys Road

Submissions relating to Area 2 indicated concern that the creation of smaller allotments under the General Neighbourhood Zone would not be in keeping with the adjacent residential area, which is rural in character and accommodates a number of non-residential businesses and rural activities such as horse riding. The introduction of additional residents in the area will affect the existing rural nature of the area and may lead to noise and nuisance complaints from new residents, which has the potential to stifle lawfully operating businesses. There was some concern that Area 2 will be isolated from surrounding land, which will increase the potential for crime; and concern that the development of Area 2 – particular the creation of new driveways onto Kellys Road – would impact the Tom Roberts Horse Trail.

Response

- Area 2 has a confined locality and is adjacent a limited number of rural-residential properties to the south, located in the Rural Living Zone and the Hills Face Zone.
- The lower residential density and scale contemplated by the General Neighbourhood Zone will provide an appropriate policy framework to manage interface impacts and to achieve an appropriate transition in residential form.
- Land to the south-west of Area 2 (on the opposite side of Panalatinga Road) is also zoned General Neighbourhood. Accordingly, the proposed policy framework will achieve a residential form that is consistent with established housing within this area.
- Further to the above, it is noted that the existing General Neighbourhood Zone occupying the western side of Panalatinga Road is already adjacent rural-residential properties situated within the Rural Living Zone – Rezoning Area 2 to the General Neighbourhood Zone creates a similar situation to that which already exists.
- In terms of concerns regarding increased crime, the Planning and Design Code includes Crime Prevention through Environmental Design (CPTED) provisions to manage/deter anti-social behaviour. New dwellings (if designed to face onto Kellys Road) would increase opportunities for passive surveillance, which in turn will reduce anti-social behaviour.
- Existing horse agistment and rural activities occupying the southern side of Kellys Road are not expected to result in unreasonable interface impacts relating to noise, particularly given the proximity of Area 2 to Panalatinga Road, which as an arterial road generates substantial noise from traffic movements.
- In direct response to the concerns raised regarding the impact of Area 2 on the viability of the existing boarding kennel/cattery at 54 Kellys Road, Sonus (acoustic engineers) was engaged to undertake a noise assessment of this business, which confirmed that *“reasonable levels of residential amenity will be achieved at any future residences developed in the Affected Area [Area 2] and the ongoing*

operation of Dogs and Mogs will be protected against complaints under the Environment Protection Act 1993." A copy of this acoustic report is provided in Attachment 8.

- The Tom Roberts Horse Trail already traverses an existing local road network to the north of Area 1 (i.e., along Morningside Drive, Tuscany Way and Golf Course Drive). The trail also crosses Panalatinga Road (via an underpass) to access the adjacent Morphett Vale Riding Club. Noting these existing shared use arrangements, vehicular access arrangements to Area 2 should not jeopardise the ability to preserve the existing horse trail. Possible upgrades to Kellys Road (if required to accommodate the land division) could include the relocation of the trail to the southern side of Kellys Road (at the rural interface) where direct vehicular access to Kellys Road is limited.

Impact on Golf Course

There were a number of submissions that raised concern with the impact of the rezoning on the golf course, particularly in terms of impact on the existing fairways and practice ranges adjacent to Areas 1 and 2 and the number of holes offered by the course. There was also some concern that future residents would make complaints about stray golf balls entering their properties, which may affect the viability of the course.

Response

- Area 1 has now been removed from the scope of the Code Amendment, which removes concerns regarding the 17th and 18th holes of the golf course.
- With regard to complaints from future residents, the Club already adjoins existing residential properties to the north and west (i.e., residents of Golf Course Drive and Morningside Drive) and is therefore experienced in managing this interface. It will be the joint responsibility of the Club and the developer to manage future interface impacts, such as through allotment design, the installation of boundary netting etc.

Visual Impact

A number of submissions were concerned about the impact future development of Areas 1 and 2 would have on existing views of the golf course and on the rural outlook from Kellys Road. This was a particular concern for residents living along Golf Course Drive, which was marketed as 'Golf Club View Estate'.

Response

- Area 1 has now been removed from the scope of the Code Amendment, which alleviates concerns raised by residents along Golf Course Drive, in particular.
- Regarding Area 2, it is noted that views of the golf course from adjacent properties are currently largely obscured by an existing mound/vegetated buffer that runs along the majority of the Affected Area's southern boundary. Properties further east along Kellys Road will retain their existing views.

Loss of Character

Some concern was expressed with the impact of the proposed rezoning on the established residential character of the locality. It was suggested that the minimum lot sizes permitted by the General Neighbourhood Zone would not reflect the size of the allotments evident within the locality, and that the proposed rezoning would not result in a logical extension of established zoning within the locality (particularly Area 2).

Response

- The General Neighbourhood Zone only prescribes *minimum* lot sizes and does not prevent the establishment of larger allotments. Allotment sizes and allotment configuration and density will be considered during the land division design phase of the project.

- The lower residential density and scale contemplated by the General Neighbourhood Zone will provide an appropriate policy framework to manage interface impacts and to achieve an appropriate transition in residential form.
- Land to the south-west of Area 2 (on the opposite side of Panalatinga Road) is also zoned General Neighbourhood. Accordingly, the proposed policy framework will achieve a residential form that is consistent with established housing within the locality.
- As discussed in detail in those responses to submissions received from Council and the Department for Environment and Water (refer to Attachment 6), the management of tree impacts (as required by the Native Vegetation and Regulated and Significant Tree Overlay) and the management of bushfire risk (as required by Hazards [High Risk] Overlay) is also expected to play a role in the design of allotments, including allotment sizes and yield and density.
- Further to above and in the event of an inconsistency, it is important to note that the Overlay provisions would take precedent over the Zone provisions (including those related to site area).

Servicing and social infrastructure considerations

There was general concern about the creation of additional residential properties in an area that requires infrastructure improvements and upgrades (roads, intersections, schools and hospital/medical services etc). Some submissions mentioned the poor condition of Potter Drive and the current difficulty entering/exiting Bains Road in the absence of separate slip lanes.

Response

- Area 1 has now been removed from the scope of the Code Amendment, which will reduce pressure on existing infrastructure.
- The preliminary Infrastructure and Servicing report prepared by Greenhill confirms that Area 2 is capable of being serviced by existing or upgraded infrastructure, noting also that the deletion of Area 1 will reduce loads imposed on existing infrastructure.
- Referral advice received from SA Water suggests that the Affected Area is capable of being serviced, noting that the augmentation of services may be required. Such augmentation requirements and infrastructure upgrades (if any) would be addressed during the land division design phase of the project. Any requirements to upgrade infrastructure to accommodate the future development of Area 2 would need to be funded by the developer.
- With respect to social infrastructure, the Residential Land Supply and Demand Analysis performed by Deep End suggests that the locality is well serviced by existing social infrastructure including:
 - (a) The Woodcroft Town Centre, which includes two supermarkets and 20 shops, a neighbouring community centre and library, a tavern, childcare centre, fuel outlet and dental /pathology clinics.
 - (b) Morphett Vale District Centre and commercial area on Main South Road (within 2.5km) which includes a range of supermarkets and broader retail, medical, hospitality and service and trade uses.
 - (c) Five secondary colleges, six primary schools and six pre-schools / kindergartens within 2km.
 - (d) Five childcare centres and two medical centres within 2km of the Affected Area
 - (e) Four aged care homes located within Woodcroft.
 - (f) Community facilities and open space including walking trails, picnic and BBQ facilities, and the Wilfred Taylor Reserve.
- Deep End also notes that the increase in local population may benefit schools which are facing looming enrolment declines because of the aging population. Notwithstanding the above, the removal of Area 1 will reduce the demand for social infrastructure within the locality.

Environmental/Biodiversity Impacts

Many submissions were concerned about the impact of the rezoning on wildlife and their habitat, in particular koalas, kangaroos, echidnas, ducks and native bird species.

Concerns were raised about the removal of trees (particularly locally indigenous trees that provide habitat and food sources for fauna) and green space/recreation land to make way for housing and the impacts this would have on the environment.

As mentioned above, a number of submissions raised concern regarding existing seasonal flooding that particularly affects Area 1. There is concern that the development of Area 1 will exacerbate the existing flood risk. Some submissions also expressed concern with flooding of Area 2, suggesting that the south-western corner of the Golf Course is already subject to inundation.

Response

- Area 1 has been removed from the Code Amendment. Preserving Area 1 as golf course land addresses many of the concerns raised in relation to flooding, wildlife and habitat impacts.
- The findings of the Ecological Fauna and Flora Report prepared by EBS (the 'EBS report') confirms that Area 1 contains considerably more vegetation in general than Area 2, with that vegetation being of higher ecological value and containing more hollows for habitat than Area 2.
- In relation to Area 2, the Native Vegetation Overlay and Regulated and Significant Tree Overlay will be applied to the land. Any future proposal to remove trees within Area 2 (if any) would be subject to a separate assessment process under the Code, and (in relation to native vegetation) a separate approval process under the *Native Vegetation Act 1991*.
- The opportunity exists to create open space along the western edge of Area 2 to ensure the preservation of the majority of trees occupying this area (to be negotiated with Council during the land division design phase, should Area 2 be rezoned).
- Regarding flooding, the Infrastructure and Services Report prepared by Greenhill concludes that *"stormwater from the site [Area 2] and existing flows from external catchments are expected to be adequately managed by a proposed development to ensure flood risk to properties during the 1% AEP is minimized"*. The independent review of the Greenhill report by the City of Onkaparinga has not raised any concern with the susceptibility of Area 2 to inundation.
- Matters relating to the offsite management of stormwater will be addressed during the land division design phase, which might include (for example) the construction of an onsite stormwater detention basin to manage stormwater flows.

5.3.2 Other Submissions

Of the 18 non-community stakeholders who were directly notified of the Code Amendment, 50% made a submission.

The below provides a summary of the key matters raised only.

All stakeholder submissions are provided in full in **Attachment 4** (Council), **Attachment 5** (Nat Cook MP) and **Attachment 6** (other submissions). A detailed response to each submission is provided in **Attachment 2**.

City of Onkaparinga

- The Council resolution confirms support for the rezoning of Area 2 only.
- Considerable concern was expressed regarding the rezoning of Area 1, primarily in terms of the high level of environmental impacts (including impacts of creek crossing) that would result from the future development of Area 1 and the potential for traffic/access issues to arise.

- Council questioned whether the General Neighbourhood Zone (including recommended minimum site areas) would achieve a suitable built form and density outcome that is compatible with the character of existing residential areas, and which would achieve development outcomes that would facilitate the retention of mature vegetation.
- Council noted that any future land division would need to accommodate a dedicated bushfire water supply and take into consideration existing vegetation on the land and construction impacts on the adjacent Local heritage place at 10 Kellys Road.
- Council advised that it has no traffic or access related concerns in respect to Area 2, noting that any future upgrades to the Kellys Road/Panalatinga Road intersection would be at the expense of the developer.
- Council noted the brevity of the Heritage Desktop Summary.
- In relation to stormwater management, Council's feedback related to Area 1 only, with no concern expressed in relation to Area 2.

Local MP

Nat Cook advised that her office received many representations from community members concerned with the rezoning of Area 1, with no objections received regarding Area 2.

EPA

The Environment Protection Authority (EPA) advised that it does not oppose the rezoning on site contamination grounds.

DEW

The Department of Environment and Water (DEW) suggested that whilst Area 1 holds higher ecological and habitat value (when compared with Area 2), the regeneration potential of Area 2 is important and has the potential to develop into a higher functioning ecosystem.

DEW recommended a number of amendments to the Code Amendment to minimise impacts on native vegetation, including the preparation of a Concept Plan for Area 2 to guide future development, with a particular focus on the protection of 'Location 7, 10 and 11' as detailed within the EBS Flora and Fauna Report.

Aboriginal Affairs and Reconciliation

The Aboriginal Affairs and Reconciliation division of the Attorney General's Department recommended that the Designated Entity conduct a search of the central archive to check for recorded sites of Aboriginal heritage.

CFS

The Country Fire Service (CFS) advised that it supports the application of the Hazards (Bushfire – High Risk) Overlay and provided preliminary design advice in relation to siting and vegetation, the provision of water and infrastructure for fire-fighting and access and road design, including the preference for future development to incorporate a perimeter road and avoid cul-de-sacs. The provision of two (2) access/egress points for emergency service vehicles and evacuations was also supported.

DIT

The Department of Infrastructure and Transport (DIT) advised that it supports Access Option 1, being unrestricted access through Morningside Drive and emergency access through Golf Course Drive for Area 1; and unrestricted access through Kellys Road and Golf Course Drive for Area 2.

Epic Energy

Epic Energy advised that it does not have any infrastructure located in Thaxted Park Golf Course.

SA Water

SA Water advised that it currently provides water and sewerage services to the area subject to the Code Amendment. Water and sewer networks augmentation may be required should the rezoning generate an increase in demand.

Southern Koala and Echidna Rescue

The Southern Koala and Echidna Rescue made a number of recommendations on how to mitigate impacts on established vegetation and wildlife habitat, with a particular focus on the preservation and reclamation of the Grey Box woodlands through revegetation of the under-storey, the preservation of Pink Gum's and the preservation of trees providing habitat, including trees with hollows and with potential to establish hollows

A detailed summary of the issues raised in each submission and the Designated Entity's response is provided in **Attachment 2**.

A copy of all submissions is contained in the attachments, as follows:

Attachment 3 – Submissions from the Community

Attachment 4 – Submission from City of Onkaparinga

Attachment 5 – Submission from the Nat Cook MP

Attachment 6 – Submissions from Other Stakeholders

5.4 Post-Engagement Changes to the Code Amendment

5.4.1 Change of Scope

In direct response to the written submissions received, the Designated Entity (in consultation with the Thaxted Park Golf Club) resolved to remove Area 1 from the scope of the Code Amendment.

The Code Amendment therefore now only applies to Area 2.

A copy of the proposed zone and overlay mapping is provided in **Attachment 7**.

5.4.2 Additional Investigations

In order to fully respond to the submissions, it was determined that the following further investigations were required:

- An Acoustic Assessment to consider the submission from Dogs and Mogs (54 Kellys Road, Onkaparinga Hills), which identified the potential for noise from the ongoing operations to impact residences.
- A review of the traffic assessment that was undertaken to inform the draft Code Amendment in response to concerns raised regarding the accuracy of the data.

Acoustic Assessment

Sonus Acoustic Engineers were engaged to undertake an environmental noise assessment that considered the possible noise impacts of Dogs and Mogs on future residents within Area 2. To inform

the assessment, Sonus undertook a site visit and held discussions with the owner of Dogs and Mogs to understand the operations of the facility.

The assessment concluded that:

- The results of the noise predictions for dogs indicate that the goal noise levels of the *South Australia Environment Protection (Noise) Policy* will be achieved without any specific acoustic treatment being implemented. That is, noise levels generated by the facility are predicted to be less than 52 dB(A) during the day period and less than 45 dB(A) at night.
- Based on the above, reasonable levels of residential amenity will be achieved at any future residences developed in the Affected Area and the ongoing operation of Dogs and Mogs will be protected against complaints under the *Environment Protection Act 1993*.

A copy of the Acoustic Assessment is provided as **Attachment 8**.

Traffic Assessment Review

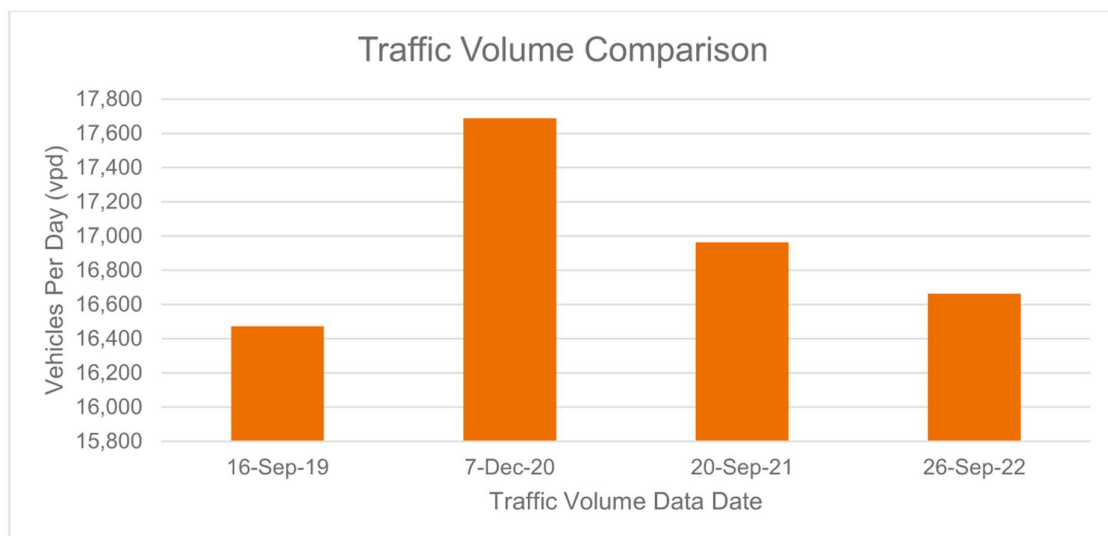
A review of the accuracy of the previous traffic surveys has been undertaken by Stantec. The main concern with the traffic surveys related to the belief that they had been undertaken during a COVID-19 lockdown and/or not during peak traffic times and therefore did not provide an accurate representation of actual traffic movements in the area.

Stantec has confirmed that the original traffic surveys were undertaken on Monday 30th November 2020 and Monday 7th December 2020 during typical peak traffic times (7am to 9am and 4pm to 6pm). There was no COVID-19 lockdown during this time (the previous lockdown having ended on 21 November 2022), and the majority of restrictions had been relaxed.

Stantec has advised that in order to determine the accuracy of the traffic volumes collected by the traffic surveys in November and December 2020, historic traffic detector volumes for the intersection of Bains Road and Panalatinga Road were sourced from the Department for Infrastructure and Transport (DIT).

A comparison of the traffic volumes from Stantec's survey in 2020 and the traffic volumes from September 2019, September 2021 and September 2022 indicates that the volumes recorded by Stantec for the purposes of the traffic analysis were considerably *higher* than the volumes recorded at the other times (including pre-COVID), as shown in the graph below.

Figure 4. Traffic Volume Comparison Graph (Source: Stantec)



As such, it was concluded that the traffic surveys that had been previously undertaken remain appropriate and there is no need to re-survey traffic volumes at these intersections.

A copy of the review undertaken by Stantec is provided in **Attachment 9**.

6 Evaluation of Engagement

To ensure the principles of the Community Engagement Charter (the Charter) are met, an evaluation of the engagement process for the Code Amendment has occurred.

6.1 Performance Indicators for Evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the Code Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

6.1.1 Evaluation of Engagement by Community Members

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. That the engagement **genuinely sought** their input to help shape the proposed Code Amendment.
2. **Confident their views were heard** during the engagement.
3. They were given an adequate **opportunity to be heard**.
4. They were given **sufficient information** so that they could take an informed view.
5. **Informed** about why they were being asked for their view, and the way it would be considered.

Overview

Based on learnings from previous consultations on Code Amendments, it was resolved to provide the community with the opportunity to attend a formal briefing session on the Code Amendment as well as two informal drop-in sessions. This approach is considered best practice in terms of providing different ways in which the community can engage in the consultation process.

All sessions were held at the Thaxted Park Golf Club in the dining area. This location was chosen given its relevance to the project and proximity and familiarity to residents, many of whom attend the golf club for meals and social events. Sessions were held on days when the golf club bar and kitchen were not open to the public.

Formal Community Information Session

The formal information session was held on Monday 1st August 2022 at 6pm, two weeks after the opening of consultation. The session was attended by 20 people, 14 of whom had registered their intention to attend prior to the event. The room was set up in theatre style, with a lectern and screen at the front of the room. The session was run by Nitsan Taylor, Holmes Dyer, and included a presentation from Robert Ggetti, Ekistics, acting on behalf of the Designated Entity. The Golf Club president and a representative of the Designated Entity were also in attendance.

It became evident part way into the session that the preference of the majority of attendees was to skip the presentation in favour of asking questions directly of the Designated Entity. This required a slight pivot from the engagement team; however, this was generally managed well and all attendees who wished to ask a question were given the opportunity to do so. There was some frustration from those in attendance that the Code Amendment was consulting on three possible access options for Area 1, with many attendees feeling unable to comment on the Code Amendment without a definitive option being selected, notwithstanding that one of the aims of the Code Amendment was to gauge the appropriateness of each access option.

Drop-In Sessions Overview

The first drop-in session was held on Saturday 13 August 2022 from 10am to 12pm in the dining area of the Thaxted Park Golf Club. The room was set up to facilitate 1:1 and small group discussion, with round tables with 3 or 4 chairs and A1 maps of the Affected Areas spread out around the room.

The session was attended by a total of three (3) people, including the local member for Hurtle Vale, Nat Cook MP. The session was run in a 'questions and answers' format, with a representative of Holmes Dyer and Ekistics responding to questions.

The second drop-in session was held on Tuesday 16 August 2022 from 5:30pm to 7:30pm, also in the dining area of the Thaxted Park Golf Club. The room was again set up to facilitate 1:1 and small group discussion, with maps of the Affected Areas provided as reference.

The session was attended by a total of three (3) people. The attendees arrived simultaneously, allowing for a constructive small group discussion with a Holmes Dyer representative.

Post-Engagement Letter

Following the close of the engagement period, an email (or letter where an email address had not been provided) was sent to golf club members, community members, the Local Member for Hurtle Vale, and anyone else who had contacted the Designated Entity (via Holmes Dyer) during the engagement period, attended a drop-in session and/or made a submission on the proposed Code Amendment.

The letter provided:

- A 'What We Have Heard' summary of the submissions that had been received.
- An overview of the next steps in the Code Amendment process.
- A link and QR Code to access a survey on the engagement process.

A copy of the post-engagement letter is provided in **Attachment 10**.

Post-Engagement Survey

As people arrived at the information session or drop-in sessions, they were provided with a hard copy of an evaluation survey (and a pen) and encouraged to complete the survey before leaving or use the QR Code at the top of the page to complete the survey online later. In instances where people arrived with a spouse/partner, only one survey was provided.

Of the 21 number of surveys handed out, 10 surveys (47%) were returned in hard copy, with no surveys completed online.

A final online engagement evaluation survey was sent to all community members who had attended a drop-in session, contacted Holmes Dyer during the consultation period, and/or put in a submission. Of the 72 emails/letters sent, five (5) responses to the survey were received (4%).

The post-engagement surveys were created using 'Survey Monkey' and utilised a survey template formulated by Holmes Dyer and peer reviewed by an engagement expert. The surveys were specifically designed to link back to the Community Engagement Charter principles.

An analysis of the survey results is provided in section 5.2 Evaluation against the Charter Principles. The engagement surveys and results can be found in **Attachment 11**.

6.1.2 Evaluation of Engagement by the Designated Entity

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the Designated Entity. The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

6. **Occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme.
7. **Contributed to the substance** of the final draft Code Amendment.
8. **Reached those identified** as communities or stakeholders of interest.
9. **Provided feedback to community** about outcomes of engagement.
10. Was **reviewed throughout** the process **and improvements put in place** or recommended for future engagement.

The evaluation of the engagement was undertaken by Nitsan Taylor, Principal Consultant, Holmes Dyer Pty Ltd on behalf of the Designated Entity and IAP2-accredited engagement practitioner.

The results of the evaluation are contained in **Attachment 12**.

6.2 Evaluation against the Charter principles

The following is a summary of the evaluation of the engagement against the five principles of the Charter.

Principle 1 – Engagement is genuine

Performance Outcome

People had faith and confidence in the engagement process

Action

A variety of opportunities were provided to participate to genuinely seek input.

- Letters were sent to the owners and occupiers of land considered to be specifically impacted by the Code Amendment.
- A public notice was placed in the online edition of *The Advertiser* to capture people more generally impacted by the Code Amendment.
- City of Onkaparinga posted about the draft Code Amendment on Council's Facebook page and provided a link to the Code Amendment documentation on the Your Say website.
 - The Facebook post generated 184 'clicks' through to the Your Say website
 - There were 248 visits to the Your Say page, with 53 people subsequently downloading the draft Code Amendment, 19 downloading the area map and 10 downloading the zoning map.
- Participants were able to view the draft Code Amendment online or in person at the office of the Council the offices of the local and Federal MP; and were able to seek more information online, in person, via email, or by telephone.
- A formal information session was held two (2) weeks into the consultation period on a Monday evening (6pm); and two (2) informal drop-in sessions were held four (4) weeks into consultation, one on a Saturday morning (10am-12pm) and the other on a Tuesday evening (5:30pm-7:30pm).
 - The rationale behind the number and timing of the information session and drop-in sessions was to provide a formal information session early on in the process to answer any initial questions that people might have, and to provide a second session toward the end of the process to capture any 'latecomers' and to respond to any further questions from people who had previously engaged in the process.
- The sessions were held on different days and at varied times to ensure the sessions were accessible to as many people as possible.
- The sessions were held on-site at the Thaxted Park Golf Club in an informal, unintimidating setting to encourage attendance and participation.

Information was presented in an easy-to-understand and accessible language.

- All engagement material was based on a suite of documents that had been peer reviewed by a community engagement expert to ensure they were easy to understand.
- A Fact Sheet providing a simplified version of the draft Code Amendment was made available at the Council offices and the offices of the Federal and Local MP.

Those engaging are open to considering change to a proposal as a result of engagement feedback.

- The Designated Entity has genuinely taken into consideration all of the matters raised in the submissions. This is evidenced by the decision to remove Area 1 from the Code Amendment.

Engagement allowed adequate notice and time for input.

- Letters were sent to interested parties ahead of time to ensure they were received prior to the commencement of engagement.
- The engagement period ran for six (6) weeks, which was considered to be sufficient time to enable people to obtain information on the Code Amendment, absorb it, and seek additional information where needed.

Survey Results

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I feel that the consultation genuinely sought my input.	20%	20%	40%	20%	0%

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I believe I was given adequate opportunity to provide my feedback.	20%	60%	20%	0%	0%

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I have been provided with the details of who to contact if I require further information.	0%	78%	12%	0%	0%

Summary:

The engagement sought to engage interested parties in a variety of ways and via a number of different tools and methods. The engagement activities were well thought out and considered the likely needs of the community. Information on the proposed Code Amendment was carefully designed and peer reviewed to ensure it was written in simple language. A Fact Sheet was prepared to provide a more accessible version of the Code Amendment and to pre-empt questions that the community might ask. All documentation included the details of who to contact for further information.

The survey results indicate that the respondents generally felt as though their input had been genuinely sought. The results strongly indicate (80%) that the respondents felt they were given adequate opportunity to provide feedback.

It is considered that the engagement has complied with Principle 1 of the Community Engagement Charter.

Principle 2 – Engagement is inclusive and respectful

Performance Outcome

Affected and interested people had the opportunity to participate and be heard

Actions

Engagement was tailored to support people of different ages, backgrounds, abilities and perspectives to participate.

- Correspondence was sent via post and email.
- A public notice was placed in the online edition of *The Advertiser* to capture a wide range of interested parties.
- Information regarding the Code Amendment was made available online and in hard copy at a number of locations to ensure it was readily accessible to a range of people.
- All engagement material was based on a suite of documents that had been peer reviewed by an accredited community engagement professional to ensure they were easy to understand.
- A Fact Sheet providing a simplified version of the draft Code Amendment was made available at the Council offices and the offices of the Local MP, Federal MP and the golf club itself.
- Interested parties were invited to call Holmes Dyer directly if they wished to ask questions about the Code Amendment.
- A formal information session was held to provide people with an opportunity to attend a presentation on the proposed Code Amendment and ask questions of the Designated Entity
- Two community drop-in sessions were held to allow interested parties to speak to someone face to face in an informal environment.

Effort was made to ensure that those affected or interested were aware of the proposal and engaged through the most direct means possible.

- Direct letters were sent to the owners and occupiers of land considered to be specifically impacted by the proposal.
- A public notice was placed in the online edition of *The Advertiser* to capture people more generally impacted by the Code Amendment.
- City of Onkaparinga provided a link on its Facebook page to the Code Amendment documents on the SA Planning Portal.

Comments and views are captured and considered.

- All phone calls, emails and formal submissions were logged in a dedicated engagement register.
- All phone calls and emails were responded to within 24 hours.
- All formal submissions were acknowledged via return email.
- All formal submissions were forwarded to the Designated Entity for consideration.

Survey Results

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I found it easy to obtain the information I needed to help me understand the Code Amendment.	20%	40%	0%	40%	0%

Evaluation statement	Letter	Public Notice	Neighbour	Council	Facebook	Other
I found out about the proposed Code Amendment through... (pick all that apply).	40%	0%	0%	20%	0%	40%
Other	Local Member of Parliament; Golf Club					

Evaluation statement	Portal	Telephone	Email	Neighbour	Council	Drop-In	Fact Sheet	Other
I found out more information about the proposed Code Amendment via... (pick as many as apply)	40%	0%	0%	20%	0%	80%	40%	20%
Other	Community Information Session at the golf club							

Summary:

The engagement was tailored to capture as much of the community as possible, through the direct notification of those considered to be specifically impacted by the development and through broader means to capture the wider community.

All engagement material was carefully designed to be as accessible and easy to understand as possible. Correspondence was sent by post and email where possible, to ensure information was received. All correspondence was responded to personally by the Holmes Dyer engagement team rather than via automated response, and within a timely manner.

The results of the survey indicate that the range of options available for the community to access information on the Code Amendment were well utilised.

It is considered that the engagement has complied with Principle 2 of the Community Engagement Charter.

Principle 3 – Engagement is fit for purpose
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Performance Outcomes

People were effectively engaged and satisfied with the process

People were clear about the proposed change and how it would affect them

Action

The reach of the engagement was determined based on the extent of the impact of the proposal

- Letters were sent to the owners and occupiers of land considered to be specifically impacted by the proposal.
- To reach people generally impacted by the proposal:
 - A public notice was placed in the online edition of *The Advertiser*

- Council posted about the Code Amendment and the consultation process on its Facebook page and included a link to the SA Planning Portal where all Code Amendment documents could be accessed
- Fact Sheets were made available at the Council offices, MP offices, community drop-in sessions and the golf club
- The Local and Federal MPs were briefed on the proposal to ensure they and their staff were equipped to respond to enquiries.

Engagement activities were appropriate to the significance and likely impact of the proposal

- A briefing session was held for golf club members during the first week of consultation. The intention of the briefing was to provide members with an update on the Code Amendment and engagement process and provide them with an opportunity to ask specific questions of the Club President (in particular) regarding the ongoing management of the golf course.
- A community information session was held two (2) weeks into the consultation period on a Monday evening at 6pm.
- Two (2) community drop-in sessions were held four weeks into consultation, one on a Saturday morning (10am-12pm) and the other on the following Tuesday evening (5:30pm-7:30pm).
- The rationale behind the number and timing of the drop-in sessions was to provide a session early on in the process to answer any initial questions that people might have, and to provide a second session toward the end of the process to capture any 'latecomers' and to respond to any further questions from people who had previously engaged in the process.
- The sessions were held on different days and at different times to ensure the sessions were accessible to as many people as possible.
- The sessions were held on-site at the Thaxted Park Golf Club, which was considered appropriate in terms of it being the site of the Affected Area, providing an informal non-threatening meeting space, and its accessibility to the community.

Survey Results

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
The Community Information Session was held at a time and location that suited me.	45%	45%	10%	0%	0%

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
The information that was provided helped me form a view on the proposal.	0%	80%	0%	20%	0%

Summary:

The engagement activities were determined by the extent of the impact of the proposed Code Amendment. Properties considered to be specifically impacted were directly notified of the proposed Code Amendment via letter (copy provided in Attachment 1), which was drafted in accessible language to ensure it provided a clear synopsis of the proposed Code Amendment. Clear advice was provided on how further information could be obtained and how to lodge a submission, which included a QR Code providing a direct link to the Code Amendments page of the SA Planning Portal.

To capture those more generally impacted, a public notice was placed in the digital edition of *The Advertiser* and Council posted about the Code Amendment and the consultation process on its Facebook page and Your Say website. In addition, the President of the Thaxted Park Golf Club sent an email (drafted by Holmes Dyer on behalf of the Designated Entity) to all club members (+800) advising them of the Code Amendment and the commencement of consultation.

The community was provided with three separate opportunities to find out more information on the Code Amendment and ask questions. These sessions were predominately attended by people specifically impacted by the Code Amendment, which indicated that impacts of the Code Amendment was localised and unlikely to have significant implications for the broader community.

The survey results indicate that the information that was provided assisted the community in forming a view on the proposed Code Amendment.

It is considered that the engagement has complied with Principle 3 of the Community Engagement Charter.

Principle 4 - Engagement is informed and transparent

Performance Outcomes

All relevant information was made available and people could access it

People understood how their views were considered, the reasons for the outcomes and the final decision that was made

Actions

Information about the proposal was provided in a timely fashion and was readily available online or at request.

- Letters were sent in accordance with the timeframes stipulated in the Engagement Plan to ensure they were received by the start date of the engagement period.
- All information regarding the Code Amendment was available at the City of Onkaparinga offices in Noarlunga Centre and Morphett Vale, the local and Federal MP's offices, and on the SA Planning Portal for the duration of the engagement.
- Copies of the Code Amendment and Fact Sheet were made available to Council and the MPs ahead of the start date.

Information was presented in an easy-to-understand language and format.

- All documentation was peer reviewed to ensure the information was presented appropriately.
- A Fact Sheet providing a simplified version of the draft Code Amendment was made available at the Council offices, MPs offices, the golf club, and the SA Planning Portal.

Engagement materials and activities articulate the key drivers for the proposal.

- The engagement materials and activities clearly articulated the intention of the proposed Code Amendment and the possible outcomes for the Affected Area.

Feedback is provided to participants at the end of each stage of engagement and at the end of the engagement process. Participants are advised how input will be used and the rationale behind key decisions.

- At the close of consultation, a letter was sent to all community members who had contacted the Designated Entity (via Holmes Dyer) during the engagement period, attended an information or

drop-in session and/or made a submission on the proposed Code Amendment. The letter provided a summary of the submissions that had been received and the next steps in the Code Amendment process. A copy of the letter is contained in **Attachment 1**.

Survey Results

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I understand how my views will be considered in the Code Amendment process.	0%	40%	40%	20%	0%

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I think the proposed Code Amendment has been explained clearly.	0%	40%	40%	20%	0%

Evaluation Statement	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I have been provided with the details of who to contact if I require further information.	0%	78%	12%	0%	0%

Summary:

The engagement ensured that all information on the proposed Code Amendment was made available in time for the start of the consultation period and could be obtained by interested parties via a range of mediums and at a number of different locations. The engagement material was written with the intended audience in mind, and was peer reviewed to ensure it was easy to comprehend.

The survey results indicate that the respondents generally felt as though the Code Amendment had been clearly explained and that there was a fair understanding of how their views would be considered in the Code Amendment process.

Importantly, the survey results indicate that most people knew who to contact if they required further information.

It is considered that the engagement has complied with Principle 4 of the Community Engagement Charter.

Principle 5 - Engagement processes are reviewed and improved

Performance Outcome

The engagement was reviewed and improvements recommended

Actions

Engagement plans contain measures of engagement success

- The Engagement Plan was prepared in accordance with an approved template that had been peer reviewed by an engagement expert to ensure compliance with the Community Engagement Charter.
- The Engagement Plan contained measures of engagement success that have informed this Engagement Report.

As the engagement plan was implemented, debriefs occur after each engagement activity to determine if any changes are required.

- A debrief was held at the conclusion of each information session.
- No significant changes were determined to be necessary for subsequent sessions.

At the conclusion of the engagement process, debriefs occur that identify lessons learned. These lessons are shared with peers.

A debrief was held following the engagement process that identified the following key learnings from the engagement process -

- Offering a formal information session as well as two drop-in sessions provided a good mix of engagement activities to encourage as much community participation as possible.
- Holding the sessions on different days/times and at different stages of the engagement period is optimal as it demonstrates a genuine desire to provide as many people as possible with an opportunity to learn more about the Code Amendment.
- Formal information sessions need to be flexible to allow the community to lead the session to a degree while still being controlled by the engagement team. The formal information session did not go entirely to plan, with the presentation being put to the side in favour of answering questions from the community. This worked well on this occasion as the community members were relatively well-informed and therefore wanted to 'cut to the chase' and ask questions. The information session was well attended and provided members of the community the opportunity to hear each other's views, which provided valuable opportunities for validation and connection within the community.
- Informal drop-in sessions remain the preferred manner in which to engage the community rather than a public forum, which can be intimidating and open to undue influence by a select few with their own agenda.
- Offering a briefing to the Local and Federal MPs as well as to the Council proved invaluable as in both instances the MPs were grateful for the opportunity to be briefed; and it ensured that information being provided to the community was accurate and assisted in reinforcing the need for community members to lodge their submission through the SA Planning Portal rather than through the MP.
- It is considered that for a Code Amendment of this scale, a 6-week consultation period is optimal as it allows enough time for the public to obtain and absorb the relevant information and prepare a submission. A 6-week timeframe also allows for engagement activities to be staggered at suitable intervals throughout the consultation period.
- Providing the opportunity for people to fill in a hard copy of the post-engagement survey at each session gleans higher response rates than sending out the survey via email after the event.

Summary:

The engagement was undertaken in accordance with the Engagement Plan, with no changes made during the course of the engagement period.

Regular debriefing occurred throughout the engagement period to identify any changes or improvements that might be required, resulting in only minor refinements being made.

Key learnings from the process have been identified and will be shared with peers to ensure that future engagement processes continue to be refined, improved and tailored to meet the needs to the specific community.

It is considered that the engagement has complied with Principle 5 of the Community Engagement Charter.

7 Conclusion

7.1 Summary

The proposed Code Amendment seeks to change the zoning applied to a portion (3.92ha) of the Thaxted Park Golf Course located at Lot 1002 Golf Course Drive, Woodcroft, from Recreation Zone to General Neighbourhood Zone, with associated changes to Overlays.

As part of the process for amending a designated instrument, community engagement has been undertaken in accordance with the *Planning, Development and Infrastructure Act 2016* and the Community Engagement Charter and a review of the effectiveness of the engagement has occurred.

The effectiveness of the engagement was measured via post-engagement surveys sent to all community members who participated in the engagement; and an evaluation undertaken by the Holmes Dyer project lead.

On balance, the review indicates that the engagement process was comprehensive, robust and engaged a range of stakeholders. Each step of the process was designed to ensure that information about the Code Amendment was readily available, accessible and easily understood by a wide audience, and this was largely reflected in the survey results.

The submissions that were received were generally of a high standard and well-informed, indicating that the authors had been able to obtain the necessary information on the Code Amendment and - critically - understand it to a sufficient degree to enable them to form a view and write a comprehensive submission.

It has therefore been determined that the engagement was undertaken in accordance with the principles of the Community Engagement Charter.

7.2 Response to Submissions

Acting on behalf of the Designated Entity, Ekistics has provided a summary of the various issues raised during engagement on the proposed Code Amendment together with a response to each of the issues and how the Code Amendment has been modified.

As outlined in Section 4.4, following careful review of the written submissions together with the feedback received during the formal community information session and drop-in sessions, the Designated Entity resolved (in consultation with the Thaxted Park Golf Club) to reduce the scope of the Code Amendment by removing Area 1 from the proposal.

As such, the Code Amendment now only applies to Area 2.

The issues raised in the submissions have been reviewed and considered in relation to the zone selection and scope of the Code Amendment. Responses have been provided where possible, however it is noted that some concerns cannot be fully addressed at Code Amendment stage as they ultimately relate to the future development of the land, which is yet to be determined.

The key matters raised in the submissions related to traffic and access, environmental impacts, and impacts on surrounding land and existing development in terms of character, visual amenity, and potential interface impacts in terms of hindrance of existing non-residential uses and activities.

It is important to note that any future development of the land will require additional investigations and careful design, and that a subsequent development application will be subject to a detailed assessment against the relevant provisions of the Planning and Design Code.

The Engagement Report and Code Amendment is now finalised for consideration by the Minister.

8 Refer to the Minister for Planning

On 2 December 2022 the Designated Entity approved the Code Amendment and this Engagement Report to be furnished on the Minister for Planning.

Attachments

- Attachment 1. Engagement Documents
- Attachment 2. Summary of Written Submissions and Response
- Attachment 3. Submissions from the Community
- Attachment 4. Submission from City of Onkaparinga
- Attachment 5. Submission from Nat Cook MP
- Attachment 6. Submissions from Other Stakeholders
- Attachment 7. Proposed Zone and Overlay Mapping
- Attachment 8. Sonus – Acoustic Assessment
- Attachment 9. Stantec – Traffic Survey Review
- Attachment 10. Post-Engagement Letter
- Attachment 11. Survey Responses
- Attachment 12. Project Lead Evaluation

HOLMES DYER

Attachment 1. Engagement Documents

{INSERT DATE}

{INSERT NAME}
{INSERT ADDRESS}
{INSERT SUBURB}

Dear {INSERT NAME}

**NOTICE OF CONSULTATION: DRAFT THAXTED PARK GOLF CLUB CODE AMENDMENT
(RE-ZONING)**

I am writing to advise you of some proposed changes to the Thaxted Park Golf Club that may affect you.

Creation Homes (SA) Pty Ltd has entered into an agreement with the Thaxted Park Golf Club to purchase two areas of the golf club land for future residential development.

As part of the agreement, Creation Homes is first seeking to re-zone the two areas from Recreation Zone to the General Neighbourhood Zone. This re-zoning (called a Code Amendment) is being released for community feedback on **Monday 18 July 2022**.

To help you understand what is proposed and how you can have your say, please see the **attached** Notice pursuant to Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The Notice provides details of the land subject to the Code Amendment and the proposed zone change. The Notice also provides details of where you can inspect the draft Code Amendment, how you can seek further information and how to lodge a submission.

Should you have any questions, please contact:

Nitsan Taylor, Principal, Holmes Dyer Pty Ltd

(08) 7231 1889

engagement@holmesdyer.com.au

The draft Code Amendment is on consultation from **18 July 2022 until 5:00pm 29 August 2022**. We welcome your written feedback during this time.

Kind Regards,



Nitsan Taylor

Principal, Holmes Dyer Pty Ltd
(On behalf of Creation Homes (SA) Pty Ltd – the Designated Entity)

Notice of Code Amendment to Owner or Occupier of Land

Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*

This notice is provided to you as an owner or occupier of land (or owner or occupier of adjacent land) under section 73(6)(d) of the *Planning, Development, and Infrastructure Act 2016* (the Act) and Regulation 20 of the *Planning Development and Infrastructure (General) Regulations 2017*. This Notice relates to land in a particular zone or subzone which will have a specific impact by a draft amendment to the Planning and Design Code (the Code Amendment).

What Land Is Impacted

The land proposed to be re-zoned (referred to in the draft Code Amendment as the 'Affected Areas' and 'Area 1' and 'Area 2') has a total area of approximately 7 hectares and comprises 2 separate areas of land that currently form part of the Thaxted Park Golf Club.

The balance of the golf club land will remain unchanged.

Figure 1 – Affected Area



What Change is Proposed

It is proposed to change the zoning of the Affected Areas from the Recreation Zone to the General Neighbourhood Zone.

The General Neighbourhood Zone is primarily intended to support low-rise (one and two storey) residential development set at predominantly low densities (with medium

densities in areas closer to public open space, public transport stations and activity centres). The General Neighbourhood Zone also contemplates employment and community service uses which contribute to making the neighbourhood a convenient place to live, without compromising residential amenity.

For consistency, it is proposed to apply the same Overlays that generally apply to residential land adjacent to the Affected Areas, including the Stormwater Management Overlay, Affordable Housing Overlay, and the Urban Tree Canopy Overlay.

It is proposed to replace the Hazards (Bushfire – Medium Risk) Overlay that currently applies to the land with the Hazards (Bushfire – High Risk) Overlay which is consistent with the overlay that applies to adjacent residential areas zoned General Neighbourhood.

Where to Find Out More

- Online – The draft Code Amendment documentation can be viewed on the Plan SA website - please refer to the QR Code and/or website link on the following page of this letter. A Fact Sheet will also be available that provides a summary of what is being proposed.
- In Person – A hard copy of the draft Code Amendment, Investigations and Engagement Plan will be available to view at the City of Onkaparinga Council Offices at Ramsay Place, Noarlunga Centre, and Bains Road, Morphett Vale. Fact Sheets will also be available at these locations.
- Community Information Sessions – Three information sessions will be held at the Thaxted Park Golf Club during the consultation period:
 - A formal community information session will be held on **1st August 2022 at 6:00pm**. This session will give an overview of what is being proposed and provide an opportunity to ask questions.
 - Two informal drop-in sessions will be held on **Saturday 13th August between 10am to 12pm**; and **Tuesday 16th August 2022 between 5:30pm and 7:30pm**. These sessions provide an opportunity to ask any particular questions you may have in a one-to-one/small group environment. You can attend at any time within the 2-hour period.

You must register your interest in attending these sessions as spaces may be limited. Please register via email: engagement@holmesdyer.com.au

PLEASE NOTE: These dates/times may change due to COVID-19 or other unforeseen circumstances. Any changes will be notified on the Plan SA website: plan.sa.gov.au/have_your_say/general_consultations

Consultation on the draft Thaxted Park Golf Club Code Amendment will take place in accordance with the Engagement Plan prepared by Holmes Dyer on behalf of Creation Homes (SA) Pty Ltd (the 'Designated Entity') as required by the Community Engagement Charter in accordance with the Act.

A copy of the Engagement Plan for this re-zoning and the Community Engagement Charter can be accessed on the Plan SA website, please refer to the QR Code and/or website link below.

Have Your Say

The draft Code Amendment is on consultation from **18th July 2022 until 29th August 2022**. We welcome your feedback during this time.

You can lodge a written submission about the changes proposed in this draft Code Amendment through any of the options below:

- Online: via the Plan SA website as per the below link or QR Code.
- Email: engagement@holmesdyer.com.au - attention to draft Thaxted Park Golf Club Code Amendment
- In writing: c-/ Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA 5000 - attention to draft Thaxted Park Golf Club Code Amendment

SUBMISSIONS ARE DUE BY 5:00PM MONDAY 29 AUGUST 2022

Useful Links

The Draft Code Amendment can be found via the below link or QR Code.



plan.sa.gov.au/have_your_say/general_consultations

The Engagement Charter that guides consultation on all Code Amendments under (the Act) can be found via the below link or QR Code.



https://plan.sa.gov.au/_data/assets/pdf_file/0009/449496/Community_Engagement_Charter_-_April_2018.pdf

18 July 2022

Unit 7, 326 Edgecliff Road
Woollahra NSW 2025

Julia Grant
A/Chief Executive Officer
City of Onkaparinga
PO Box 1
NOARLUNGA CENTRE SA 5168

By Email: Julia.grant@onkaparinga.sa.gov.au; mail@onkaparinga.sa.gov.au

cc A/Mayor: Simon.McMahon@onkaparinga.sa.gov.au

Dear Ms Grant,

INVITATION TO PROVIDE FEEDBACK ON THE THAXTED PARK GOLF CLUB CODE AMENDMENT

I write to advise that Creation Homes (SA) Pty Ltd (the *Designated Entity*) has now released the draft Thaxted Park Golf Club Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act) and in accordance with the Community Engagement Charter under the Act.

The consultation period will run from **18th July 2022** until **5:00pm on 29th August 2022** (6 weeks).

As you may be aware, the Designated Entity provided Council with an early opportunity to be informed about the Code Amendment, with a copy of the draft Code Amendment, supporting investigations and community engagement plan provided to Council staff on 27th July 2022 and a briefing given to the Elected Member body on 12th July 2022.

The draft Code Amendment was provided 3 weeks ahead of the formal consultation period in good faith and to ensure Council has a genuine opportunity to participate in the engagement, factoring in matters such as Council agenda preparation and Council reporting timeframes. To this end, we understand that Council will be considering the Code Amendment at its meeting on 16th August 2022.

In accordance with sub-section 44(6)(a) of the Act, please accept this correspondence as a formal invitation for the City of Onkaparinga to participate in the consultation on the draft Thaxted Park Golf Club Code Amendment.

As required by the Community Engagement Charter under the Act, a copy of the Code Amendment, supporting information, Engagement Plan and Community Engagement Charter will be available on the Plan SA website for the community from 18th July 2022 at:

- https://plan.sa.gov.au/have_your_say/general_consultations
- https://plan.sa.gov.au/resources/planning/community_engagement_charter

Submissions on the draft Code via the Plan SA website (link above) Amendment can be made:

- Online: https://plan.sa.gov.au/have_your_say/general_consultations
- Email: engagement@holmesdyer.com.au - Attention to Thaxted Park Golf Club Code Amendment

- Post: Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide, SA 5000 - Attention to Thaxted Park Golf Club Code Amendment

We thank Council staff for their interest in the Code Amendment and assistance in engaging with the local community, including agreeing to:

- Provide a link on the Council website to the Plan SA Code Amendments web page
- Display copies of the Code Amendment, supporting investigations, Engagement Plan and Fact Sheet at the Council's Noarlunga and Woodcroft offices (hard copies delivered on Friday 15th July 2022)
- Provide contact details for owners and occupiers of adjacent land.

Should you have any questions regarding the draft Code Amendment, please contact:

Nitsan Taylor, Principal, Holmes Dyer Pty Ltd

Phone: 7231 1889

Email: engagement@holmesdyer.com.au

Kind regards,



Nitsan Taylor

Principal

On behalf of Creation Homes (SA) Pty Ltd

18th July 2022

Unit 7, 326 Edgecliff Road
Woollahra NSW 2025

«Name»
«TitleRole»
«Contact»

By Email: «Email_Address»

Dear «Letter_addresses_to»

INVITATION TO PROVIDE FEEDBACK ON THE THAXTED PARK GOLF CLUB CODE AMENDMENT

I write to advise that Creation Homes (SA) Pty Ltd (the *Designated Entity*) has now released the draft Thaxted Park Golf Club Code Amendment for consultation as required under the *Planning, Development and Infrastructure Act 2016* (the Act) and in accordance with the Community Engagement Charter under the Act.

Consultation will run for 6 weeks from **18th July 2022 to 5:00pm 29th August 2022**.

As a potentially interested party, your organisation is invited to make a submission or provide comment on the draft Code Amendment.

The draft Code Amendment and supporting information, including the site-specific engagement plan, can be viewed at

- https://plan.sa.gov.au/have_your_say/code_amendments

A copy of the Community Engagement Charter can be found via the below link, which sets out the engagement principles required for all Code Amendments:

- plan.sa.gov.au/resources/planning/community_engagement_charter

Submissions/feedback on the draft Code Amendment can be made:

- Online: https://plan.sa.gov.au/have_your_say/code_amendments
- via Email: engagement@holmesdyer.com.au - Attention to Thaxted Park Golf Club Code Amendment
- via Post: Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide, SA 5000 - Attention to Thaxted Park Golf Club Code Amendment

Should you have any questions regarding the draft Code Amendment, please contact:

Nitsan Taylor, Principal, Holmes Dyer Pty Ltd
Phone: 7231 1889
Email: engagement@holmesdyer.com.au

Kind regards,



Nitsan Taylor
Principal
On behalf of Creation Homes (SA) Pty Ltd

CONSULTATION CLOSES 5:00PM MONDAY 29TH AUGUST 2022

Dear Thaxted Park Golf Club Member,

**NOTICE OF CONSULTATION: DRAFT THAXTED PARK GOLF CLUB CODE AMENDMENT
(RE-ZONING)**

As you would be aware, the Thaxted Park Golf Club has entered into an agreement to sell two areas of the golf club land to Creation Homes (SA) Pty Ltd for future residential development.

As part of the agreement, Creation Homes must first seek a re-zoning of the two areas of land from Recreation Zone to the General Neighbourhood Zone. This re-zoning (formally called a Code Amendment) is being released for community consultation on **Monday 18 July 2022**.

Holmes Dyer Pty Ltd has been engaged to undertake the community consultation on behalf of Creation Homes.

As a member of the Golf Club, you are invited to provide your feedback on the proposed Code Amendment during the consultation period.

To help you understand what is proposed and how you can have your say, please see the **attached** Notice pursuant to Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

The Notice provides details of the land subject to the Code Amendment and the proposed zone change. The Notice also provides details of where you can inspect the draft Code Amendment, how you can seek further information and how to lodge a submission.

Should you have any questions, please contact:

Nitsan Taylor, Principal, Holmes Dyer Pty Ltd

(08) 7231 1889

engagement@holmesdyer.com.au

The draft Code Amendment is on consultation from **18 July 2022 until 5:00pm 29 August 2022**. We welcome your written feedback during this time.

Kind Regards,



Nitsan Taylor

Principal, Holmes Dyer Pty Ltd
(On behalf of Creation Homes (SA) Pty Ltd – the Designated Entity)

Notice of Code Amendment to Owner or Occupier of Land

Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*

This notice is provided to you as an owner or occupier of land (or owner or occupier of adjacent land) under section 73(6)(d) of the *Planning, Development, and Infrastructure Act 2016* (the Act) and Regulation 20 of the *Planning Development and Infrastructure (General) Regulations 2017*. This Notice relates to land in a particular zone or subzone which will have a specific impact by a draft amendment to the Planning and Design Code (the Code Amendment).

What Land Is Impacted

The land proposed to be re-zoned (referred to in the draft Code Amendment as the 'Affected Areas' and 'Area 1' and 'Area 2') comprises a total area of approximately 7 hectares across two separate areas of land that currently form part of the Thaxted Park Golf Club. The Affected Areas are shown below.

Zoning for the balance of the golf club land will remain unchanged.

Figure 1 – Affected Areas



What Change is Proposed

It is proposed to change the zoning of the Affected Areas from the Recreation Zone to the General Neighbourhood Zone.

The General Neighbourhood Zone is primarily intended to support low-rise (one and two storey) residential development set at predominantly low densities (with medium

densities in areas closer to public open space, public transport stations and activity centres). The General Neighbourhood Zone also contemplates employment and community service uses which contribute to making the neighbourhood a convenient place to live, without compromising residential amenity.

For consistency, it is proposed to apply the same Overlays that generally apply to residential land adjacent to the Affected Areas, including the Stormwater Management Overlay, Affordable Housing Overlay, and the Urban Tree Canopy Overlay.

It is proposed to replace the Hazards (Bushfire – Medium Risk) Overlay that currently applies to the land with the Hazards (Bushfire – High Risk) Overlay which is consistent with the overlay that applies to adjacent residential areas zoned General Neighbourhood.

Where to Find Out More

- Online – The draft Code Amendment documentation can be viewed on the Plan SA website from 18th July 2022. A link and QR Code to the website is provided on page 5 of this letter. A Fact Sheet will also be available that provides a summary of what is being proposed.
- In Person – A hard copy of the draft Code Amendment, Investigations and Engagement Plan will be available to view at the City of Onkaparinga Council Offices at Ramsay Place, Noarlunga Centre, and Bains Road, Morphett Vale. Fact Sheets will also be available at these locations.
- Briefing Session/s for members only – It is proposed to hold a briefing session to provide you with further information on the Code Amendment. This session will be held on **25th July 2022 at 6:00pm** at the Club Rooms.

You MUST register your wish to attend via the survey link below. We may need to add further sessions depending on numbers.



<https://www.surveymonkey.com/r/56RD8CT>

Please note that there will also be several community information sessions held at the Thaxted Park Golf Club during the consultation period, as follows:

- A formal community information session will be held on **Monday 1st August 2022 at 6:00pm**. This session will give an overview of what is being proposed and provide an opportunity to ask questions.

- Two informal drop-in sessions will be held on **Saturday 13th August between 10am to 12pm;** and **Tuesday 16th August 2022 between 5:30pm and 7:30pm.** These sessions provide an opportunity to ask any particular questions you may have in a one-to-one/small group environment. You can attend at any time within the 2-hour period.

Due to the limited seating capacity, our preference is that these sessions are kept for non-members, however, should you wish to attend, please register your interest via email: engagement@holmesdyer.com.au

PLEASE NOTE: These dates/times may change due to COVID-19 or other unforeseen circumstances. Any changes will be notified on the Plan SA website: plan.sa.gov.au/have_your_say/general_consultations and where possible, communicated to you directly by the Club.

The Consultation Process

Consultation on the draft Thaxted Park Golf Club Code Amendment will take place in accordance with the Engagement Plan prepared by Holmes Dyer on behalf of Creation Homes (SA) Pty Ltd (the 'Designated Entity') as required by the Community Engagement Charter in accordance with the Act.

A copy of the Engagement Plan for this re-zoning and the Community Engagement Charter can be accessed on the Plan SA website, please refer to the QR Code and/or website link provided on page 5.

Have Your Say

The draft Code Amendment is on consultation from **18th July 2022 until 29th August 2022.** We welcome your feedback during this time.

You can lodge a written submission about the changes proposed in this draft Code Amendment through any of the options below:

- Online: via the Plan SA website as per the below link or QR Code.
- Email: engagement@holmesdyer.com.au - attention to draft Thaxted Park Golf Club Code Amendment
- In writing: c-/ Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA 5000 - attention to draft Thaxted Park Golf Club Code Amendment

SUBMISSIONS ARE DUE BY 5:00PM MONDAY 29 AUGUST 2022

Useful Links

The Draft Code Amendment can be found via the below link or QR Code.



plan.sa.gov.au/have_your_say/general_consultations

The Engagement Charter that guides consultation on all Code Amendments under (the Act) can be found via the below link or QR Code.



https://plan.sa.gov.au/_data/assets/pdf_file/0009/449496/Community_Engagement_Charter_-_April_2018.pdf

HAVE YOUR SAY - DRAFT THAXTED PARK GOLF CLUB CODE AMENDMENT



18/7/2022



HAVE YOUR SAY - DRAFT THAXTED PARK GOLF CLUB CODE AMENDMENT

Creation Homes (SA) Pty Ltd has released the draft Thaxted park Golf Club Code Amendment for consultation as required under the Planning, Development and Infrastructure Act 2016.

The Code Amendment proposes to rezone two areas of the golf course from Recreation Zone to General Neighbourhood Zone to support future housing development.

Consultation will take place in accordance with the Engagement Plan prepared by Holmes Dyer Ptd Ltd on behalf of Creation Homes (SA) Pty Ltd.

The draft Code Amendment and supporting information can be viewed:

Online: plan.sa.gov.au/have_your_say/general_consultations

In person: City of Onkaparinga - Noarlunga Office: Ramsay Place, Noarlunga Centre - Woodcroft Office: Bains Road, Morphett Vale.

By scanning the QR Code:



Community Information Session - Thaxted Paark Golf Club - Club Rooms

- Monday 1st August 2022 at 6:00pm

Informal Drop-In Sessions - Thaxted Park Golf Club - Club Rooms

- Saturday 13th August 2022 - drop in any time between 10:00am and 12:00pm
- Tuesday 16th August 2022 drop in any time between 5:30pm and 7:30pm

You **MUST** register your interest in attending via email engagement@holmesdyer.com.au

Enquire Now

Send Message

Contact details

Nitsan Taylor

0457 700...

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Questions regarding the Code Amendment can be directed to:

Nitsan Taylor, Principal, Holmes Dyer Pty Ltd

Phone: 7231 ...

Email: engagement@holmesdyer.com.au

Submissions can be made:

Online: via the Plan SA website:

plan.sa.gov.au/have_your_say/general_consultations

By Email: engagement@holmesdyer.com.au

By Post: c/- Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA 5000

SUBMISSIONS MUST BE RECEIVED BY 5:00PM 29 AUGUST 2022

📍 Woodcroft 5162

DRAFT THAXTED PARK GOLF CLUB CODE AMENDMENT FACT SHEET

This fact sheet provides information on a draft Code Amendment that seeks to change the zone that applies to two areas of land within the Thaxted Park Golf Club from Recreation Zone to General Neighbourhood Zone.



THAXTED PARK GOLF CLUB CODE AMENDMENT

PROPOSED RE-ZONING OF TWO PARCELS OF LAND WITHIN THE THAXTED PARK GOLF CLUB

What is a Code Amendment?

The Planning and Design Code (the Code) applies to all areas of South Australia. The Code outlines the land use controls that apply over land and guide the forms of development that are appropriate. Land use controls take the form of Zones, Subzones, Overlays and Technical and Numeric Variations (TNVs). Any proposal to change these controls, i.e. a change to the zone that applies over land, requires a Code Amendment.

Who is undertaking the Code Amendment?

The Code Amendment is being undertaken by Creation Homes (SA) Pty Ltd. Creation Homes has entered into an agreement with Thaxted Park Golf Club to purchase land for future housing development.

What land is impacted by the Code Amendment?

The two areas of land shown in the image above are the subject of the proposed Code Amendment.

Area 1 (3.16ha) is located in the north-western corner of the golf course, with existing residential development located to the north and north-west (zoned General Neighbourhood). A watercourse also adjoins Area 1 to the north with residential development located on the other side of the watercourse (also zoned General Neighbourhood).

Area 2 (3.92ha) is located in the south-western corner of the golf course, with existing residential development located to the south (zoned Rural Living) and to the south-west (zoned General Neighbourhood).

Why is the land being re-zoned?

Investigations indicate that re-zoning the land for residential development will assist with addressing the current and predicted demand for housing in the area. The types of housing contemplated by the General Neighbourhood Zone responds to changing household structures.

What is the current zone and what development does it allow?

The land is currently in the Recreation Zone, which allows for structured, unstructured, passive and active recreation and associated uses, such as golf courses, indoor recreation facilities, playgrounds, open space, markets, sports grounds, clubrooms and changing room facilities.

What is the proposed zone and what will future development look like?

The Code Amendment proposes to re-zone the land to General Neighbourhood. This zone is intended for low-rise (one and two storey) residential development at predominantly low densities (with medium densities in areas closer to public open space, public transport stations and activity centres). The zone also contemplates small-scale non-residential uses such as shops and consulting rooms where such uses complement the area and do not compromise residential amenity.

What could future development look like?

The investigations into the Code Amendment have been based on a hypothetical yield of 60 houses for Area 1 and 80 houses for Area 2. These numbers were arrived at by assuming an average allotment size of 300m², which is the minimum site area allowed in the General Neighbourhood Zone.

This is an indicative yield only for the purposes of the Code Amendment. In the event the land is rezoned, the final number of houses that could be built in the Affected Areas would be determined by a range of factors such as bushfire management and tree protection/retention requirements.

The future development of the Affected Areas will be subject to separate development applications assessed by the Onkaparinga Council.

Why is the Thaxted Park Golf Club selling land?

The two areas proposed to be re-zoned are underutilised parts of the golf course. The Thaxted Park Golf Club intends to use revenue generated by the sale of these areas of land to retire existing debt and to undertake modifications to the golf course. The balance of revenue generated by the sale will be reinvested to provide ongoing financial security for the Club and its members.

How do you know the land is suitable for re-zoning?

The draft Code Amendment has been guided by investigations into the following areas:

- Bushfire management
- Cultural heritage
- Flora and fauna
- Infrastructure and servicing
- Regulated and Significant Trees
- Native Vegetation
- Residential land supply and demand
- Site contamination
- Traffic and access

Who can I speak to for more information?

A formal community information session will be held on:

- 1 August 2022 at 6.00pm at the Thaxted Park Golf Club.

Two community drop-in information sessions will also be held:

- Saturday 13 August 2022 between 10:00am and 12:00pm
- Tuesday 16 August 2022 between 5:30pm and 7:30pm at the Thaxted Park Golf Club.

(You can drop in at any time to speak with someone about the Code Amendment at these sessions)

You must register your interest in attending via email to engagement@holmesdyer.com.au

Alternatively, you can call Holmes Dyer during the engagement period on (08) 7231 1889 Monday to Friday between 8:30am and 5:30pm.

Where can I view the proposed Code Amendment?

You can inspect the details of the Code Amendment on the Plan SA website at: plan.sa.gov.au/have_your_say/general_consultations or via the QR Link below:



Hard copies will be available to view at the City of Onkaparinga Council Offices at Ramsay Place, Noarlunga Centre, and Bains Road, Morphett Vale.

How can I stay up to date with the status of this amendment?

Any updates will be made available on the Plan SA website at plan.sa.gov.au/have_your_say/general_consultations

Written updates will be provided on the outcome of the consultation to anyone who makes a submission via the details below.

How can I have a say?

You can make a submission on the proposed Code Amendment online, via email, or post:

- **Online:** via the Plan SA website: plan.sa.gov.au/have_your_say/general_consultations
- **Email:** engagement@holmesdyer.com.au - Attention to Thaxted Park Golf Club Code Amendment
- **In writing:** c/ - Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA 5000 - Attention to Thaxted Park Golf Club Code Amendment

When are submissions due?

The closing date for submissions is 5:00pm 29th August 2022

Need further information?

If you require further information on the proposed Code Amendment, please contact:

Nitsan Taylor, Principal, Holmes Dyer Pty Ltd
via

Phone: (08) 7231 1889

Email: engagement@holmesdyer.com.au

HAVE YOUR SAY

Closing date for submissions
5:00pm 29th August 2022

THAXTED PARK GOLF CLUB CODE AMENDMENT



DRAFT THAXTED PARK GOLF CLUB CODE AMENDMENT

PROPOSED RE-ZONING OF TWO PARCELS OF LAND WITHIN THE THAXTED PARK GOLF CLUB

What is being proposed?

A Code Amendment is being undertaken by Creation Homes (SA) Pty Ltd over Area 1 and Area 2 of the Thaxted Park Golf Course, as shown in the image above.

The Code Amendment seeks to re-zone these two areas to General Neighbourhood Zone, which will allow for future residential development. Creation Homes has entered into an agreement with Thaxted Park Golf Club to purchase these areas.

Why is the Thaxted Park Golf Club selling the land?

The two areas proposed to be re-zoned are underutilised parts of the golf course. The Thaxted Park Golf Club intends to use revenue generated by the sale of these areas of land to retire existing debt and to undertake modifications to the golf course. The balance of revenue generated by the sale will be reinvested to provide ongoing financial security for the Club and its members.

What could future development look like?

The General Neighbourhood Zone allows for a range of dwelling types of up to two storeys at predominantly low densities. Investigations into the Code Amendment have been based on a hypothetical yield of 60 houses for Area 1 and 80 houses for Area 2. These numbers were arrived at by assuming an average allotment size of 300m², which is the minimum site area allowed in the General Neighbourhood Zone.

This is an indicative yield only for the purposes of the Code Amendment. In the event the land is re-zoned, the final number of houses that could be built in the Affected Areas would be determined by a range of factors such as bushfire management and tree protection/retention requirements.

The future development of the Affected Areas will be subject to separate development applications assessed by the Onkaparinga Council.

Where can I view the proposed Code Amendment?

You can inspect the details of the Code Amendment on the Plan SA website at: plan.sa.gov.au/have_your_say/general_consultations or via the QR Link below:



Hard copies are available to view at the City of Onkaparinga Council Offices at Ramsay Place, Noarlunga Centre, and Bains Road, Morphett Vale.

How can I have a say?

You can make a submission on the proposed Code Amendment online, via email, or post:

- **Online:** via the Plan SA website: plan.sa.gov.au/have_your_say/general_consultations
- **Email:** engagement@holmesdyer.com.au - Attention to Thaxted Park Golf Club Code Amendment
- **In writing:** c/ - Holmes Dyer Pty Ltd, Level 3, Featherston Place, Adelaide SA 5000 - Attention to Thaxted Park Golf Club Code Amendment

Where can I find out more information?

To find about information sessions that are being held or to find out more about the Code Amendment or consultation process, contact:

Nitsan Taylor, Holmes Dyer

Call (08) 7231 1889 Monday to Friday between 8:30am and 5:30pm

or email: engagement@holmesdyer.com.au



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City of Onkaparinga

19 Jul



Thaxted Park Golf Club Code Amendment (residential)

This is your opportunity to provide community feedback to Creation Homes (SA) about their proposed rezoning within the Thaxted Park Golf Course at Woodcroft.

The proposal seeks to rezone two areas of land totalling approx. 7 hectares within the Thaxted Park Golf Course at Woodcroft to allow for residential development. The remaining land (approx. 38 hectares) will continue to operate as a golf course.

View the Code Amendment and find out more

<https://yoursay.onkaparinga.sa.gov.au/thaxted-park-golf-club-code-amendment>

Have your say

https://plan.sa.gov.au/have_your_say/code_amendments#on_consultation

Submissions must be received by 5pm on Monday 29 August 2022.

#Onkaparinga



Home



Marketplace



Feeds



Notifications



Menu

Attachment 2. Summary of Written Submissions and Response

1 December 2022

REF No.: 00970-002

Holmes Dyer Pty Ltd
3/15 Featherstone Place
Adelaide SA 5000

Attention: Nitsan Taylor

By Email: nitsan@holmesdyer.com.au

Dear Ms Taylor,

RE: SUMMARY OF CONSULTATION AND PROPOSED AMENDMENTS TO THE THAXTED PARK GOLF COURSE CODE AMENDMENT

Acting for the Designated Entity (Creation Homes (SA) Pty Ltd) we are pleased to advise that we have reviewed and responded to each of the submissions received during the community engagement process which was conducted by Holmes Dyer in relation to the Thaxted Park Golf Club Code Amendment.

For your consideration and inclusion in the Section 73 Engagement Report, we are pleased to provide the following documentation:

- **Appendix 1:** Summary of community submissions;
- **Appendix 2:** Response to community submissions;
- **Appendix 3:** Response to Council submission;
- **Appendix 4:** Response to community group and MP submissions; and
- **Appendix 5:** Response to agency and utility provider submission.

Appendix 1 provides a summary of each submission, with key themes identified. **Appendix 2** tabulates, summarises and groups this feedback by theme and provides a response to each of the matters raised.

A similar format has been used to summarise and respond to feedback received from all other community, agency and utility stakeholders (as provided in **Appendix 3, 4** and **5**).

Our responses should be read in conjunction with the 'raw submissions', which we understand will be appended to the Engagement Report.

Proposed Amendments – Removal of Area 1 from the Affected Area

As you are aware, representatives from Creation Homes and Ekistics were actively involved in the community engagement process, attending and engaging with participants during the community information session (also attended by a Thaxted Park Golf Club representative) and the community drop-in sessions. Representatives from Creation Homes, Ekistics, the Thaxted Park Golf Club and Holmes Dyer also attended the Council briefing session to provide an overview of the proposed Code Amendment. This overview informed the Council’s formal consideration of the matter, at its meeting held on 16 August 2022.

Having considered the discussion which transpired during these sessions and the written submissions received, it is apparent that a large number of the concerns raised relate to Area 1, including concerns relating to access and traffic matters, environmental and ecological impacts, bushfire management and amenity-related impacts. We also note that Council formally resolved to support the rezoning of Area 2, but not the rezoning of Area 1.

In response to this feedback and following further discussions with, and endorsement by the Club Creation Homes has decided to remove Area 1 from the scope of the Code Amendment, as reflected in **Figure 1.1** below:

Figure 1.1 Affected Area (Area 1 removed)



As stated within the draft Code Amendment document, the Club proposes to use revenue generated by the rezoning and resultant land sale to retire existing debt and to undertake modifications to the golf course in response to the rezoning process. The balance of revenue generated would then be reinvested and constitutionally protected for ongoing financial security, providing a protected and recurrent income stream through generated interest on capital.

Notwithstanding the removal of Area 1, revenue generated by the sale Area 2 (following rezoning) remains vital to the Club's future and will mean that the financial viability and strategic objectives of the Club can still be achieved.

We also note that a number of submissions did express concern with the rezoning of Area 2, particularly in relation to flora and fauna impacts, access arrangements and impacts on existing business operations, horse trails and horse movements. However, it is our opinion that such concerns are capable of being effectively managed via the proposed policy framework (including [but not limited to] the proposed application of the Urban Tree Canopy Overlay, Regulated and Significant Tree Overlay and the Native Vegetation Overlay). In this regard, it is important to note that the role of the Code Amendment is not to pre-empt future development outcomes, but to ensure an appropriate policy framework is in place to appropriately manage all relevant planning matters which may arise. It is our professional opinion that the policy framework selected for the Code Amendment (i.e., the General Neighbourhood Zone, proposed Overlays and General Development Policies) can effectively guide appropriate development outcomes, consistent with the intent of the Planning and Design Code and the local context.

On this basis, the Designated Entity does not propose any amendments to Area 2.

Community Engagement Report

We also confirm that we have received and reviewed the Draft 'Engagement Report' dated 24 November 2022 which details the outcomes of the community engagement process for the Thaxted Park Golf Course Code Amendment.

We are pleased with your confirmation that the engagement process for the proposed Code Amendment was both bespoke and inclusive, garnering an appropriate level of response from a range of stakeholders. In particular, we are pleased with the findings of your evaluation against the Charter Principles, including survey results and the summary and the various conclusions, including that:

- *"The survey results indicate that the respondents generally felt as though the Code Amendment had been clearly explained and that there was a fair understanding of how their views would be considered in the Code Amendment process."*
- *"The results of the survey indicate that the range of options available for the community to access information on the Code Amendment were well utilised."*

Your tailored, comprehensive and meaningful engagement has played a pivotal role in the determination by Creation Homes to revise the Code Amendment in response to feedback received.

We request that this letter and associated attachments are appended to the final 'Engagement Report'

We thank you in anticipation for your prompt finalisation of 'Engagement Report' for submission to the Department for Trade and Investment – Planning and Land Use Services (DTI-PLUS) to seek a determination on the proposed Code Amendment by the Minister for Planning.

Should you wish to discuss the contents of the letter, please do not hesitate to contact the undersigned or Richard Dwyer (Managing Director) on 7231 0286.

Yours Sincerely,



Rob Gagetti
Senior Associate

Appendix 1. Summary of community submissions

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
1	A Huxtable	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access (Morningside Drive) 	<ul style="list-style-type: none"> Supportive of the change in land use however objects to using Morningside Drive as the proposed access to Area 1 Morningside Drive and associated access roads are not equipped to handle any additional traffic (there is poor visibility to the eastern section of Morningside Drive along with general issues with the quality of the roads) Suggests that an alternative access to Area 1 could utilise the alley of land adjacent 'The Glade' or alternatively access could be obtained directly from Golf Course Drive
2	S Hargrave	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access (Potter Drive and Brookland Valley Drive) 	<ul style="list-style-type: none"> All access (to Bains Road) is through Potter Drive or Brookland Valley Drive, which are becoming major thoroughfares A new entrance to the development should be created.
3	M Gregory (2 identical submissions)	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access (Morningside Drive) 	<ul style="list-style-type: none"> Objects to the rezoning of Area 1 and the proposed access from Morningside Drive Suggests that access to Area 1 should be from Golf Course Drive
4	A Woods	Public	<ul style="list-style-type: none"> Impact on golf course activities 	<ul style="list-style-type: none"> Land that is part of the golf course should not be developed Opposed to the concept of rezoning the land
5	G Bennett	Public	<ul style="list-style-type: none"> Character and amenity 	<ul style="list-style-type: none"> The development of the golf course would ruin the aesthetic and ambience of the general area
6	N Thompson	Public	<ul style="list-style-type: none"> Block sizes 	<ul style="list-style-type: none"> Supports the idea of the Code Amendment There should be some larger allotments (1/4 acre blocks)
7	S Voda	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access (Potter Drive/Bains Road) 	<ul style="list-style-type: none"> The development of Area 1 would require a slip lane to turn off Bains Road onto Potter Drive as this area is already congested
8	J Cremers (2 identical submissions)	Adj landowner	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Opposed (no reason/s given)
9	N May	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access (Potter Drive/Bains Road) 	<ul style="list-style-type: none"> The increase in traffic would require a slip lane to be created on Bains Road onto Potter Drive to improve the traffic flow into the Estate
10	D Postuma	Public	<ul style="list-style-type: none"> Loss of recreation land/open space 	<ul style="list-style-type: none"> The rezoning and development of the land will reduce 'green zones' Existing road and service infrastructure is appalling

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
			<ul style="list-style-type: none"> Capacity of existing service infrastructure 	<ul style="list-style-type: none"> The development of the site will increase council rates to recover the costs of upgrading infrastructure
11	S Lord-Riley (2 identical submissions)	Public	<ul style="list-style-type: none"> Social infrastructure impact Affordable Housing 	<ul style="list-style-type: none"> Support the idea of providing additional housing Impact of additional housing on existing high school and medical service facilities There should be affordable housing available to address the homelessness situation
12	A Price	Public	<ul style="list-style-type: none"> Loss of recreation land/open space Flora and fauna impacts 	<ul style="list-style-type: none"> Loss of recreation land is not supported Impact on habitat and wildlife
13	T Marsh	Adj landowner	<ul style="list-style-type: none"> Impact on golf course 	<ul style="list-style-type: none"> Loss of golf course land not supported 'No' to more housing
14	D Nolan	Public	<ul style="list-style-type: none"> Environmental impact Loss of recreation land/open space Flora and Fauna impacts 	<ul style="list-style-type: none"> Loss of recreation land impacting environment
15	G Collins	Public	<ul style="list-style-type: none"> Character and amenity impacts Traffic and access Allotment sizes and density Impact on horse riding trails and agistments 	<ul style="list-style-type: none"> Severely impact the rural setting Increased traffic and congestion Additional traffic will endanger the life of children, adults and horses Does not support size block sizes/density
16	A Berkelaar	Public	<ul style="list-style-type: none"> Flora and Fauna impacts Housing affordability Loss of recreation land/open space 	<ul style="list-style-type: none"> Housing will not be affordable Loss of open space Impact on flora and fauna
17	N Galloway	Public	<ul style="list-style-type: none"> Flora and Fauna Impacts Loss of recreation land/open space 	<ul style="list-style-type: none"> Loss of recreation land and impact on the environment and wildlife
18	S Johncock (2 identical submissions)	Public	<ul style="list-style-type: none"> Loss of recreation land/open space 	<ul style="list-style-type: none"> Should remain a golf course or open space for public use Additional housing not needed
19	H Hoehne	Public	<ul style="list-style-type: none"> Loss of recreation land/open space Housing affordability 	<ul style="list-style-type: none"> Loss of recreation land Housing will not be affordable
20	A Molloy	Public	<ul style="list-style-type: none"> Impact on golf course 	<ul style="list-style-type: none"> The golf course has recently been upgraded

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
				<ul style="list-style-type: none"> The proposed rezoning will ruin the golf course
21	A Pine-Jones	Public	<ul style="list-style-type: none"> Loss of recreation land/open space 	<ul style="list-style-type: none"> Land should remain golf course or public open space
22	L Scott	Public	<ul style="list-style-type: none"> Impact on golf course activities Traffic 	<ul style="list-style-type: none"> Loss of golf course land Rezoning will result in traffic congestion
23	M Hayes	Public	<ul style="list-style-type: none"> Impact on golf course views Property values Traffic and Access 	<ul style="list-style-type: none"> Devalues properties which will no longer have views of the golf course Increased traffic and congestion
24	D Ballantine	Public	<ul style="list-style-type: none"> Flora and Fauna impacts 	<ul style="list-style-type: none"> Impact of development on trees
25	J Kaesler	Public	<ul style="list-style-type: none"> Flora and Fauna impacts 	<ul style="list-style-type: none"> Vegetation should be retained 2-3 storey apartments could be explored
26	S Crisp	Public	<ul style="list-style-type: none"> Traffic and Access Character and amenity impacts 	<ul style="list-style-type: none"> Increased traffic along Panalatinga to the Southern Expressway intersection Impact on quality of life for existing residents
27	L Dyer	Public	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Opposed (no reason/s given)
28	J Hughes	Public	<ul style="list-style-type: none"> Loss of recreation land/open space 	<ul style="list-style-type: none"> Loss of recreation land and general open space Housing should not occupy existing greenfield land Environmental impacts of replacing green spaces with additional housing Higher densities should be considered to minimize/manage urban sprawl
29	M Sinnadurai	Adj landowner	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Opposed (no reason/s given)
30	J Sinnadurai	Adj landowner	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Opposed (no reason/s given)
31	J Holt	Public	<ul style="list-style-type: none"> Area 1 and Area 2 Traffic and access Flooding and stormwater management Loss of recreational land/open space Vegetation impacts 	<ul style="list-style-type: none"> Area 1 has no roads in or out nor any access to create a roadway Loss of recreational land and native vegetation The dam in Area 1 floods over the 17th and 18th tee and the fairway Area 2 is prone to flooding from stormwater Not suitable noting additional traffic impacts
32	H Vaughn	Public	<ul style="list-style-type: none"> Capacity of service infrastructure Traffic and Access Fauna and Flora impacts Property devaluation 	<ul style="list-style-type: none"> Existing service infrastructure cannot support future development Increased traffic congestion Impact on wildlife Devaluation on existing housing

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
33	D Haines	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access (Morningside Drive) Impact on golf course views Emergency service access 	<ul style="list-style-type: none"> Increased traffic along Morningside Drive will create safety and congestions issues. Morningside Drive too narrow to accommodate additional traffic movements including emergency service access Impact on golf course views The road network is narrow and not suitable for additional traffic Suggests that Areas 1 and 2 be built along Kellys Road
34	K Hannan	Public	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Opposed (no reason/s given)
35	R Driver (2 identical submissions)	Adj landowner	<ul style="list-style-type: none"> Area 1 Impact on golf course views Property devaluation Flooding and stormwater management Traffic and access Noise impacts 	<ul style="list-style-type: none"> Not opposed to Area 2 Area 1 will devalue properties which will no longer have views of the golf course Area 1 has a high risk of flooding Development of Area 1 will increase stormwater run-off and will potentially erode the existing creek Increased noise and traffic - the roads not suitable to accommodate additional vehicles
36	M Baxter	Adj landowner	<ul style="list-style-type: none"> Area 1 Impact on golf course views Traffic and access (Golf Course Drive) Traffic assessment methodology Impact on golf course Flora and Fauna impacts Loss of recreation land/open space Property devaluation 	<ul style="list-style-type: none"> The Stantec traffic survey does not reflect peak times and was done at a time residents were in isolation or working from home The use of Golf Course Drive as a secondary access point would be dangerous as the entry comes off Panalatinga Road which is a main(80km/h) road with connections to the Southern Expresway. Golf Course Drive connection could be used as a short-cut by motorists wanting to access housing to the north. Existing road network is a convoluted – additional traffic will exacerbate this issue Impact on local wildlife and vegetation (Area 1) Impact on the golf course and loss of 17th and 18th fairways Devaluation of existing properties
37	M Russell	Adj landowner	<ul style="list-style-type: none"> Area 1 Consultation process Traffic and Access (Panalatinga and Golf Course Drive) Flooding and stormwater management 	<ul style="list-style-type: none"> Inadequate consultation process – no idea what is being proposed, where roads will be located, noise impacts, environmental impacts and safety impacts. Safety concerns due to existing speed limits and high number of traffic movements which, to be exacerbated by the increase traffic movements generated by the Code Amendment Existing infrastructure cannot support additional housing

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
			<ul style="list-style-type: none"> • Social infrastructure Impact • Noise • Privacy 	<ul style="list-style-type: none"> • The area is prone to flooding • Are there enough services (medical, schools etc.) to accommodate additional housing? • Noise pollution • Overlooking into the back yards of this properties which back onto the golf course (Area 1)
38	S Turner	Adj landowner	<ul style="list-style-type: none"> • Area 2 (mainly) • Traffic assessment methodology • Traffic and Access • Impact on rural properties • Loss of recreation area / open space • Flora and Fauna Impacts • Amenity and character impacts • Local Heritage Place Impacts • Crime/Safety 	<ul style="list-style-type: none"> • Road network unable to support additional traffic • Traffic counts/assessment is flawed as they occurred during the pandemic • Road speeds stated in traffic report are incorrect • Panalatinga Road-to-Cox Hill Road route is a Heavy Vehicle Route which has created unsafe conditions at the Wheatsheaf/Panalatinga/Kellys Road intersection • Kellys Road is not at an acceptable standard to support additional traffic movements • Area 2 does not represent an extension to the established rural character of adjacent land to the south – Does not complement existing character • Area 2 will be a segregated community which increases the potential for crime • Loss of recreation area and general open space and heat island impacts • Impact on existing local heritage place • Impact on native fauna and flora • Light pollution resulting from additional development • Diversion of local winds into a tunnel effect on Kellys Road • Future residential development will increase cat and dog populations by more than 30 and 40 respectively
39	L Hatton	Adj landowner	<ul style="list-style-type: none"> • Area 1 • Flora and Fauna • Impact on golf course views • Traffic and Access (Potter Drive / Brookland Valley Drive) • Property devaluation 	<ul style="list-style-type: none"> • Impact on vegetation and wildlife • Loss of existing view from properties to the golf course • Increased traffic from the development will turn Brookland Valley Drive and Potter Drive into 'rat-run' through to Bains Road • Devaluation of existing properties
40	K Menzies	Adj landowner	<ul style="list-style-type: none"> • Flora and Fauna Impacts • Capacity of service infrastructure • Traffic and access 	<ul style="list-style-type: none"> • Impact on wildlife and vegetation • Impact on existing service infrastructure

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
				<ul style="list-style-type: none"> Is concerned about traffic access, traffic flow, and increased roadside parking with the existing roads very narrow Additional development and traffic will impact the existing kangaroo and koala population which visit and travel along existing roads
41	A Beer Smith	Adj Landowner	<ul style="list-style-type: none"> Area 1 Traffic and access (Morningside Drive) Fauna 	<ul style="list-style-type: none"> Already insufficient on-street parking along Morningside Drive Streets are too narrow Existing issues of traffic congestion will be exacerbated Morningside Drive is a 'family friendly' road - Opening/connecting with this road will create an unsafe/hazardous environment
42	D Sutton	Adj landowner	<ul style="list-style-type: none"> Supportive Traffic and Access 	<ul style="list-style-type: none"> Supportive provided the Doctors Road to Panalatinga Road connection goes ahead as originally planned by the State Government Congestion along State Road and at the States Road/Wheatsheaf Road intersection is already an issue.
43	R Hunting	Public	<ul style="list-style-type: none"> Fauna and Flora impacts Capacity of service infrastructure Social infrastructure impacts Traffic and Access 	<ul style="list-style-type: none"> Existing services unable to support future development Concerned with proposed vegetation removal Lack of services (schools, childcare, medical centres, hospitals etc.) to cater for the additional housing demand. Road unable to sustain additional traffic movements
44	C Everingham	Public	<ul style="list-style-type: none"> Supportive Traffic and Access 	<ul style="list-style-type: none"> Supportive of Code Amendment The development should connect into the existing suburb to reduce impacts to traffic entering the main road There should be at least one significant park added due to the reduction of greenery
45	M Barclay	Public	<ul style="list-style-type: none"> Loss of recreation land/ open space Allotment sizes Traffic and Access Social Infrastructure impacts 	<ul style="list-style-type: none"> Loss of recreation land and general open space – need to preserve green spaces Roads and schools unable to cope with extra population/traffic volumes Allotments need to be larger Schools unable to support additional traffic volumes
46	A Porter	Adj landowner	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Opposed (no reason/s given)
47	T Jackson	Public	<ul style="list-style-type: none"> Impact on golf course 	<ul style="list-style-type: none"> Golf course/residential development interface concerns - Future residents will complain about stray golf balls which may compromise/interfere with existing club operations.
48	D Ross	Public	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Opposed Corrupt council

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
49	L Klein	Public	<ul style="list-style-type: none"> Flora and fauna impacts Loss of recreation land / open space Traffic and Access 	<ul style="list-style-type: none"> Impact on vegetation and native animals Rezoning will create a 'concrete ghetto' leading to increased social problems. Preserve green spaces and nature corridors Impact on existing road network which are already too busy
50	A & T Pettet (2 identical submissions)	Adj landowner	<ul style="list-style-type: none"> Area 1 Flora and fauna impacts Traffic and access Character and amenity Impacts Impact on Golf Course views Emergency Service access Site contamination 	<ul style="list-style-type: none"> Does not support the Code Amendment for Area 1 Impact on flora and fauna including significant gums and native trees, birds and ducks Area 1 only has 1 access point – 2 access points required for emergency service vehicles and other emergency service vehicles (ambulances etc.) There will not be two access points which will impact emergency vehicles in the event of a bushfire or other emergency Amenity impacts associated with increased noise, traffic Site contamination
51	A Nohlmans	Public	<ul style="list-style-type: none"> Loss of recreation land and open space 	<ul style="list-style-type: none"> Loss of green space No more housing required
52	D Balmforth	Public	<ul style="list-style-type: none"> Loss of recreation land and open space 	<ul style="list-style-type: none"> Loss of open space No more housing required
53	B Eagle	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access 	<ul style="list-style-type: none"> The existing roadways surrounding Area 1 are not capable of supporting additional housing and traffic movements
54	A Eagle	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access 	<ul style="list-style-type: none"> The existing roadways surrounding Area 1 are not capable of supporting additional housing and traffic movements
55	N Mortimer	Public	<ul style="list-style-type: none"> Area 2 Impact on rural areas Allotment sizes and density 	<ul style="list-style-type: none"> Will impact rural character enjoyed by Kellys Road residents Do not want high density living so close to a rural area Does not support small allotments and high density living close to a rural area. Retain as golf course
56	L Cooke	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and Access (Morningside Drive) Flora and Fauna Impacts Loss of recreation land and open space 	<ul style="list-style-type: none"> Representation relates specifically to Area 1 Morningside Drive is a local road not a catchment road - not capable of supporting additional traffic movements. Morningside Drive not suited for use as a 'Through Road' Morningside Drive too narrow Impact of additional traffic movements on Morningside Drive T-junction. Impact on wildlife and vegetation (birdlife, kangaroos, ducks etc.)

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
				<ul style="list-style-type: none"> Concerned about the loss of vegetation and greenspace particularly in times where serious climate change events are becoming more prevalent. Access / egress should be provided through the golf course or golf course car park
57	J Brabbins	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and Access (Morningside Drive) Flora and Fauna Impacts Allotment sizes and density Property values 	<ul style="list-style-type: none"> Additional vehicles travelling along Morningside Drive will result in a safety risk (car crashes etc.) Local roads unable to support additional traffic movements (200+ cars per day) Local residents do not want on-street parking restrictions imposed to address/manage additional traffic movements Impact on fauna (particularly local animals) including kangaroos and ducks which visit regularly Small block sizes proposed for Area 1 (250m²) will impact property values.
58	A Brabbins	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and Access (Morningside Drive) Flora and Fauna Impacts Allotment size and density Property devaluation Character and amenity impacts 	<ul style="list-style-type: none"> Opposes rezoning of Area 1 Local roads unable to support additional traffic movements, especially the small bend adjoining Tuscany Way Trees in/surrounding Area 1 have already been removed, and does not want to see additional impacts to wildlife Does not want to see parking restrictions to address the management of additional traffic movements Loss of significant trees in Area 1 Impact on vegetation and wildlife Small blocks impacts homes and devalue homes Smaller blocks will not be in keeping with the established character of the locality
59	J Cremers	Adj landowner	<ul style="list-style-type: none"> Area 1 Property devaluation Flora and fauna impacts Traffic and Access (Morningside Drive) Safety Character and amenity impacts 	<ul style="list-style-type: none"> Concerned with Area 1 Will impact daily living Development of Area 1 will devalue existing homes Development of Area 1 will deter native wildlife from roaming the creek between homes and the existing 18th hole Does not want to see parking restrictions to address the management of additional traffic movements Morningside Drive will turn into a main thoroughfare with additional vehicles impacting safety of residents and domestic animals

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
				<ul style="list-style-type: none"> Suggest expanding Area 2 slightly to compensate as it doesn't impact as many people
60	D Moorhouse	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access (Morningside Drive) Fauna Impact on golf course views 	<ul style="list-style-type: none"> Purchased block for golf course views and cul-de-sac for personal well-being Local road network unable to support additional traffic movements - Morningside Drive is not wide enough to accommodate additional traffic and will become dangerous noting existing traffic movements from Tuscany Way. Fauna impacts with many birds, ducks, koalas and local kangaroos living/visiting the area. Access for Area 1 should go through the golf course itself and shouldn't impact existing residents.
61	P Bartlett	Adj landowner	<ul style="list-style-type: none"> Traffic Assessment Methodology Flora and fauna impacts Character and amenity impact Flooding and stormwater management Capacity of service infrastructure Impact on Local Heritage Place Character Impacts Traffic and Access (Panalatinga Road) 	<ul style="list-style-type: none"> Traffic counts performed during pandemic do not reflect actual traffic volumes – amount of traffic recorded needs to be quadrupled Undesirable impacts on Kellys Road and Panalatinga Road residents Safety concerns at the Panalatinga Road/Wheatsheaf Road intersection Impact of semi-rural character (the reason the resident purchased a home in the area) Impact on local heritage place and animals which reside on the adjacent property (10 Kellys Road) Impact on wildlife and local amenity (wildlife in the locality contributes to residents' well-being). South-western corner of Golf Course (Panalatinga Road/Kellys Road intersection) is constantly being flooded Additional traffic movements will impact on the free-flow of traffic along Panalatinga Road. Safety concerns as trucks require time to slow down – additional traffic movements will impact on the operation of truck movements.
62	D Caldwell (2 identical submissions)	Public	<ul style="list-style-type: none"> Area 1 Traffic and access (Morningside Drive, Potter Drive) 	<ul style="list-style-type: none"> Supports the land being sold and developed provided Potter Drive is not used as a road connection to Area 1 Potter Drive and surrounding streets linking to Potter Drive already carry traffic in northern residential estate up to Brookland Valley Drive Potter Drive provides the quickest route up to Bains Road – additional traffic movements generated by Area 1 traffic would be unreasonable

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
				<ul style="list-style-type: none"> Morningside Drive is not capable of supporting additional traffic, including emergency service vehicles, freight deliveries and trucks used to service Area 1 The entrance should be off Panalatinga Road
63	J Storken	Adj landowner	<ul style="list-style-type: none"> Area 1 and Area 2 Traffic and access Loss of recreation land/open space Flooding and stormwater management Flora and fauna impacts Traffic Assessment Methodology Emergency service access 	<ul style="list-style-type: none"> Concerns with Areas 1 and 2 (neither supported) Loss of recreationally zoned land should be avoided at all times. Area 1 identified on all maps as a flood zone Creeks surrounding Area 1 are used for the disposal/discharge of stormwater. 2002, western area of Area 1 was subject to inundation – Future development in this area will be treated by insurance companies as being within a 1 in 100 year flood zone Impact on trees, including tree removal and impacts on roots zones during construction Impact on local wildlife including native animals (kangaroos, koalas, birds , foxes, ducks, echidnas) Increased traffic will negative impacts on residents north of Area 1 (additional traffic volumes, parking, and narrow streets) Findings of traffic report not accurate as completed during pandemic and at wrong time of day Emergency entry or exit to Area 1 should be limited to emergency services and not used by general traffic Traffic situation for Area 2 already dangerous due to speed of traffic travelling down Cox Hill Road There is no strategic merit to the Code Amendment
64	C East	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access Flora and Fauna impacts Character and amenity impacts 	<ul style="list-style-type: none"> Consultation process is confusing Impacts existing residents Impacts to the local environment, including by removing significant trees and disrupting biodiversity corridors State has less than 1% of remnant vegetation remaining – Removing any more vegetation will be unacceptable Roads in the area are not designed for through-traffic The removal of on-street parking is unacceptable
65	V Saris	Adj landowner	<ul style="list-style-type: none"> Area 2 Traffic and access (Kellys Road) 	<ul style="list-style-type: none"> Resident of 16 Kellys Road, Onkaparinga Hills and owner of horse agistment centre

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
			<ul style="list-style-type: none"> Impact on horse agistments and horse trails Character and amenity impacts Impact on golf course Views Flora and Fauna impacts Stormwater management 	<ul style="list-style-type: none"> The introduction of any direct roadside access to housing along Kellys Road will severely impact the Tom Roberts Riding Trail and possibly the safety of horses and riders Road changes may impact on the desirability and attraction of established horse agistment centres on Kellys Road and possibly their financial viability Concern about complaints from residents regarding existing horse activities and other stock in the area (impact on existing operations/activities). Does not want to see any change to entry points into/from Kellys Road Loss of views to the golf course due to construction of mound along southern boundary – impacts on habitat for local wildlife New housing and domestic animal population increase may impact local wildlife and local stock Increased stormwater run off from new housing on properties to south Would prefer no development along Kellys Road, however if it proceeded would prefer a visual barrier and no Kellys Road vehicle access
66	J Tyhee	Public	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Supportive of Code Amendment
67	P Jay & Sheralee McAuley (4 Submissions)	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and Access (Golf Course Drive and Morningside Drive) Impact on golf course views Flora and fauna impacts Flooding and Stormwater Management (Area 1) Property devaluation Emergency service access 	<ul style="list-style-type: none"> Access connection with Morningside Drive not supporting as adjacent roads are too narrow and cannot support additional vehicle movements Morningside Drive Road connection will impact on existing residents amenity Council decision to close northern section of Golf Course Drive (which previously connected through to Morningside Drive) demonstrates an issue with additional traffic movements through Morningside Drive Proposed secondary emergency access point to Area 1 unsuitable due to traffic concerns and terrain Two access points to Area 1 will enable shortcut movements further exacerbating unsafe conditions at the Panalatinga Road/Golfcourse Drive intersection. Private road serving 24 Golf Course Drive will be unlawfully used as a short-cut too from Area 1 by motorists 'jumping' the curb. Rezoning Area 1 will devalue residential properties which were marketed with 'Golf Course Views'. Impact on flora and fauna – residential development will destroy habitat for wildlife

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
				<ul style="list-style-type: none"> • Tree removal and tree damaging activities to allow future residential development – Impact on tree canopy cover and contribution to carbon emissions and climate change • Area 1 bounded by two creek tributaries – concern about flooding to Area 1 (flooding already occurring in 2002, 2015, and again in 2020). • Risk of existing dams bursting and resulting in flooding • Residential development in Area 1 will devalue existing residence along Golf Course Drive and Morningside Drive • Financial mismanagement by Club
68	S Fickling	Public	<ul style="list-style-type: none"> • Loss of recreation land/open space 	<ul style="list-style-type: none"> • Does not support the Code Amendment which will extend (cut) into the Hills Face Zone – sets a precedent.
69	D Klocke	Adj landowner	<ul style="list-style-type: none"> • Area 1 • Traffic and access (Morningside Drive and Potter Drive) • Impact on golf course views • Property devaluation • Safety impacts 	<ul style="list-style-type: none"> • Opposes Area 1 access arrangements • Oppose the use of Potter Drive as the main access into Area 1 (via Morningside Drive) • Golf Course Drive residents were sold their properties with golf course views – Extremely unethical to now remove these views which will also devalue properties. • Additional noise and traffic resulting from an additional 50-60 homes in Area 1, and 80+ homes in Area 2. • Additional traffic resulting from new housing proposed on Tuscany Way will be exacerbated by new housing development in Area 1, negatively impacting residents and existing road network. • Potter Drive is a narrow road which cannot with congestion at the Bains Road/Potter Drive intersection during peak periods – this will be exacerbated by the development, creating a safety hazard for the local community. • Potter Road is in a state of disrepair already – requires maintenance. • If the Code Amendment is approved, all access/egress should be off Panalatinga Road into the main entrance of the golf club and along Golf Club Drive • A roundabout could be considered at the end of Wheatsheaf Road to give direct access into the Area 2 subdivision and also the Area 1 (with a left turn into Golf Course Drive)
70	A Chaw	Adj landowner	<ul style="list-style-type: none"> • Area 2 • Traffic Assessment Methodology 	<ul style="list-style-type: none"> • Does not support the Code Amendment • Traffic report was done during the pandemic – Not accurate

Sub No.	Name	Adj landowner* / public	Key Areas of Concern/Themes	Matters Raised
			<ul style="list-style-type: none"> Traffic and Access (Kellys Road) Impact on Dogs and Mogs business operations 	<ul style="list-style-type: none"> Traffic will create delays for residents on Kellys Road Concerned that the development of Area 2 for residential purposes will result in noise complaints relating to the operation of the existing dog boarding facility which occupies 54 Kellys Road (Dogs and Dogs)
71	C Pahl	Adj landowner	<ul style="list-style-type: none"> Area 1 Traffic and access (Potter Drive/Bains Road, Tuscanny Way, Morningside Drive) Character and amenity impact Allotment sizes and density 	<ul style="list-style-type: none"> No concern with Area 2 Concerns with Area 1 Impact on existing residents due to density Potter Drive will become the main thoroughfare – not designed for high volumes of traffic Impact on right turn movements into Bains Road Tuscanny Way and Morningside Drive are quiet residential streets that will be impacted by the additional traffic movements through this street The outlook and lifestyles of property owners on Golf Course Drive will be impacted.

* Adj Landowner = directly notified by letter

Appendix 2. Response to community submissions

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
<p>Area 1 1, 2, 3, 7, 9, 31, 33, 35, 36, 37, 39, 41, 50, 53, 54, 56, 57, 58, 59, 60, 62, 64, 67, 71</p> <p>Area 2 38, 61, 65, 70</p> <p>Not specified or both Affected Areas 23, 26, 32, 40, 42, 43, 44, 45, 49, 63, 69</p>	<p>1. Traffic and Access</p>	<p>1.1 Concerned with future road connections with Morningside drive, including impacts of additional traffic movements on existing local road network, including Tuscany Way, Potter Drive, Brooklyn Valley Drive and the Potter Drive/Baines Road intersection (which is already congested). It is also suggested that streets are too narrow to accommodate additional traffic movements, contributing to congestion, traffic and pedestrian safety issues and impacts on residential amenity and lifestyle.</p>	<p>1.1 Area 1 has been deleted from the proposed Code Amendment and residents to the north will not experience any additional traffic movements through adjacent residential streets, including at the Bains Road/Potter Drive intersection.</p>	<p>Area 1 deleted from the Code Amendment</p>
		<p>1.2 Golf Course Drive connection could be used as a short-cut by motorists wanting to access housing to the north.</p>	<p>1.2. Removing Area 1 from the proposed Code Amendment resolves this issue.</p>	<p>Area 1 deleted from the Code Amendment</p>
		<p>1.3. Concerned with overall increases in traffic and congestion resulting from the rezoning of both Affected Areas.</p>	<p>1.3 Removing Area 1 from the Code Amendment will significantly reduce the total expected traffic volumes (total daily trips reducing from 1260 to 720). This change will eliminate all traffic movements through residential streets to the north and will also reduce the total traffic volumes accessing the Affected Area via Golf Course Drive and Panalatinga Road. The traffic analysis performed by Stantec, and reviewed by Council and DIT, indicates that the additional traffic movements are capable of being sustained by the surrounding road network.</p>	<p>Area 1 deleted from the Code Amendment</p>
		<p>1.4 Increased traffic along Panalatinga Road, which provides connection to the Southern Expressway intersection.</p>	<p>1.4 The traffic analysis performed by Stantec, and reviewed by DIT and Council, suggests that additional traffic volumes can be supported by Panalatinga Road. Volumes will be significantly lower predicted, noting the removal of Area 1.</p>	<p>Area 1 deleted from the Code Amendment</p>

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		1.5 The use of Golf Course Drive as a secondary access point would be dangerous as the entry comes off Panalatinga Road which is a main road with an 80km/h speed limit, and connects to the Southern Expressway.	1.5 The intersection analysis performed by Stantec, and reviewed by DIT, suggests that the Golf Course Drive/Panalatinga Road intersection can support anticipated traffic volumes. Removal of Area 1 will significantly reduce traffic movements into/from Golf Course Drive and Panalatinga Road.	Area 1 deleted from the Code Amendment
		1.6 Existing road network to the north is convoluted and this will be exacerbated by additional traffic movements.	1.6 Removing Area 1 from Code Amendment resolves this issue	Area 1 deleted from the Code Amendment
		1.7 The Panalatinga Road-to-Cox Hill Road route is a Heavy Vehicle Route which has created unsafe conditions at the Wheatsheaf/Panalatinga/Kellys Road intersection. Additional traffic movements will exacerbate this issue.	1.7 Refer to Response 1.10 below.	Area 1 deleted from Code Amendment. No change proposed for Area 2
		1.8 Kellys Road is not to an acceptable standard to support additional traffic movements.	1.8 The standard of Kellys Road would be considered as part of any future land division application to develop Area 2.	No change proposed for Area 2
		1.9 Concerned about traffic access, traffic flow, and increased roadside parking as existing roads are very narrow. Local residents do not want additional parking restrictions implemented within Morningside Drive and other adjacent streets to manage additional traffic movements.	1.9 Removing Area 1 from the Code Amendment addresses this concern.	Area 1 deleted Code Amendment
		1.10 Congestion along States Road and at the States Road/Wheatsheaf Road intersection is already an issue.	1.10 SIDRA intersection modelling was conducted by Stantec at all key intersections. In its formal feedback dated 02 September 2022, DIT has not raised concern with the impact of additional traffic volumes on the operation of the States Road/Wheatsheaf Road intersection. Note that the analysis performed by Stantec and reviewed by DIT also assumed higher traffic generation rates (noting that Area 1 has now	Area 1 deleted from Code Amendment. No policy change proposed for Area 2.

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			been removed and total traffic volumes traversing the local road network will be lower than initially forecast.	
		1.11 Supportive of Code Amendment, but recommends road connections with local road network to reduce impact on main road operations.	1.11 Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.12 Impact on existing road network which is already too busy.	1.12 Refer to Response 1.3.	Area 1 deleted from the Code Amendment
		1.13 Local roads unable to support additional traffic movements (200+ cars per day).	1.13 Refer to Response 1.3.	Area 1 deleted from the Code Amendment
		1.14 Suggest expanding Area 2 slightly to compensate as it doesn't impact as many people (when compared with Area 1).	1.14 Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment. No change proposed for Area 2.
		1.15 Access for Area 1 should go through the golf course itself and shouldn't impact existing residents.	1.15 Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.16 Undesirable impacts on Kellys Road and Panalatinga Road residents.	1.16 Refer to Response 1.3, 1.4 and 1.10. Traffic volumes along Panalatinga Road will also be significantly lower noting the removal of Area 1.	Area 1 deleted from the Code Amendment No policy change for Area 2 (Kellys Road)
		1.17 Safety concerns at the Panalatinga Road/Wheatsheaf Road intersection.	1.17 Refer to Response 1.10. Traffic modelling of the Wheatsheaf Road/Panalatinga Road intersection confirms that the intersection will continue to function at an acceptable level, with traffic movements less than originally forecast noting the removal of Area 1.	Area 1 deleted from the Code Amendment

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		1.18 Additional traffic movements will impact on the free flow of traffic along Panalatinga Road.	1.18 Refer to Response 1.3, 1.4, 1.5 and 1.10. The traffic analysis completed by Stantec suggests that additional traffic movements generated by the development of Area 2 is not expected to compromise the operation of Panalatinga Road, which will continue to function as a State Maintained Road. Traffic movements will be lower than initially predicted by Stantec noting the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment No policy change proposed for Area 2.
		1.19 Safety concerns as trucks require time to slow down – additional traffic movements will impact on the operation of truck movements.	1.19 Refer to Response 1.3, 1.4 and 1.10.	Area 1 deleted from the Code Amendment No policy change proposed for Area 2
		1.20 Supports the land being sold and developed provided Potter Drive is not used as a road connection to Area 1.	1.20 Noted – Removal of Area 1 from the Code Amendment ensures Potter Road will not be impacted by the Code Amendment.	Area 1 deleted from the Code Amendment
		1.21 Traffic situation for Area 2 already dangerous due to speed of traffic travelling down Cox Hill Road.	1.21 Refer to Response 1.3, 1.4 and 1.10.	No policy change proposed for Area 2
		1.22 Would prefer no development along Kellys Road, however if Code Amendment does proceed, would prefer a visual barrier and no vehicles access to/from Kellys Road.	1.22 Whilst Code Amendment investigations do contemplate a public road connection with Kellys Road, future access arrangements for dwellings/allotments are beyond the scope of consideration for the Code Amendment and instead will be considered when an application to sub-divide the Affected Area is lodged.	No policy change proposed for Area 2

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		1.23 The previous decision of the Council to close northern section of Golf Course Drive (which previously connected through to Morningside Drive) demonstrates an issue with additional traffic movements through Morningside Drive.	1.23 Noted – Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.24 Two access points to Area 1 will enable shortcut movements, further exacerbating unsafe conditions at the Panalatinga Road/Golf Course Drive intersection.	1.24 Noted – Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.25 Private road serving 24 Golf Course Drive (adjoining Area 1 to the north) will be unlawfully used as a thoroughfare to access Area 1.	1.25 Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.26 Additional noise and traffic resulting from an additional 50-60 homes in Area 1, and 80+ homes in Area 2.	1.26 Removing Area 1 from the Code Amendment will address all concerns relating to traffic noise for Golf Course Drive and Morningside Drive residents. Noise to be generated by traffic movements following the development of Area 2 is expected to be negligible, noting that the locality is already impacted by existing traffic noise generated by the use of Panalatinga Road (State Maintained Road).	Area 1 deleted from the Code Amendment. No policy change proposed for Area 2
		1.27 If the Code Amendment is approved, all access/egress should be off Panalatinga Road and via main entrance of the golf club and along Golf Course Drive.	1.27 No longer relevant noting the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.28 A roundabout could be considered at the end of Wheatsheaf Road to give direct access into the Area 2 subdivision as well as Area 1 (with a left turn into Golf Course Drive).	1.28 Suggestion addressed via the removal of Area 1. Regarding access to Area 2, intersection modelling performed by Stantec suggests that the Wheatsheaf Road/Panalatinga Road intersection is capable of supporting additional traffic movements	Area 1 deleted from the Code Amendment No policy change proposed for Area 2.

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			(which will be notably less due to the removal of Area 1).	
		1.29 Additional traffic will create delays for residents accessing/leaving Kellys Road.	1.29 Refer to Response 1.3, 1.4, 1.5 and 1.10.	No change proposed for Area 2
Area 1 33, 50, 62, 63	2. Emergency service access	2.1 Proposed secondary emergency access point to Area 1 is unsuitable due to traffic concerns and terrain.	2.1. The Code Amendment no longer proposes Area 1. This means the adjacent road network to the north of Area 1 will not be required for emergency service vehicle access.	Area 1 deleted from the Code Amendment
		2.2 Area 1 only has one access point – Two (2) access points are required for emergency service vehicles and other emergency service vehicles (ambulances etc.)	2.2 Refer to Response 2.1.	Area 1 deleted from the Code Amendment
		2.3 Emergency entry or exit to Area 1 should be limited to emergency services and not used by general traffic	2.3 Refer to Response 2.1.	Area 1 deleted from the Code Amendment
Not specified or both Affected Areas 36, 38, 60, 63, 70	2. Traffic Assessment Methodology	3.1 The Stantec traffic survey does not reflect peak times as counts were recorded during a pandemic when residents were in isolation or working from home.	3.1. This matter has been addressed in supporting documentation prepared by Stantec and dated 27 October 2022. Traffic surveys were conducted at key intersections on Monday 30th November 2020 and Monday 7th of December 2020. Traffic counts were performed following the lifting of lockdowns and a large number of COVID restrictions in late 2020. Traffic volume data collected from the Department for Infrastructure and Transport also indicates that traffic volumes at the Panalatinga Road/Bains Road intersection in December 2020 was actually higher than volumes recorded in September 2019 (Pre-Covid), with traffic volumes also lower (and progressively decreasing) in September 2021 and September 2022. The methodology adopted by Stantec has also been reviewed and accepted by Council and DIT.	Supplementary traffic advice received from Stantec. No policy change proposed.

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		3.2 Traffic counts were recorded at the wrong time of the day.	3.2. Stantec have confirmed that traffic counts (used to inform traffic estimates) were completed during the peak morning and peak afternoon periods (i.e. 7am to 9am and 4pm to 6pm, respectively). Stantec have also advised that counts undertaken during these peak periods are typical of the Adelaide Road Network when the commuter peak occurs. Similarly, commuter peaks associated with the Affected Areas (being of a residential nature) will typically coincide with typical commuter peak periods. The traffic count methodology has also been accepted by the DIT.	No policy change proposed
Area 1 36, 39, 50, 56, 57, 58, 59, 61, 64, 67 Area 2 38, 65	4. Flora and Fauna Impacts	4.1 Concerned with the impact of residential development on existing vegetation including native vegetation and regulated/significant trees which contribute to the amenity of the locality and residents' well-being.	4.1. In response to concerns raised by the community, Area 1 has been deleted from the Code Amendment. The findings of the Ecological Fauna and Flora Report prepared by EBS (the 'EBS report') confirms that Area 1 contains considerably more vegetation than Area 2, including native vegetation scattered across the Affected Area and proposed access points, and within the adjacent wooded watercourses to the north and	Area 1 removed from the Code Amendment. No policy change proposed for Area 2

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
<p>Not specified or both Affected Areas</p> <p>12, 14, 16, 17, 24, 25, 32, 40, 43, 49, 63</p>			<p>south of Area 1. The EBS Report confirms that vegetation surrounding Area 1 also has higher ecological value, given its function as a wildlife corridor for fauna movement. Area 1 also contains considerably more hollows for habitat when compared with Area 2. In relation to Area 2, the Native Vegetation Overlay and Regulated and Significant Tree Overlay would be applied to the rezoned land. Any future proposal to remove trees within Area 2 (if any) would be subject to a separate assessment process under the Code, and (in relation to native vegetation) a separate approval process under the <i>Native Vegetation Act 1991</i>.</p>	
		<p>4.2 Concerns about how future residential development (including additional traffic) will impact local wildlife, including kangaroos, koalas, ducks and birds which regularly visit the area.</p>	<p>4.2. As stated within the EBS report, Area 1 has considerably more ecological value, accommodating more hollows for habitat, with trees also forming part of the wildlife corridor which continues through the adjacent watercourse. Preserving Area 1 as golf course land addresses many of the concerns raised in relation to wildlife and habitat impacts.</p>	<p>Area 1 removed from the Code Amendment.</p> <p>No change proposed for Area 2</p>
		<p>4.3 Concerned about the loss of vegetation and greenspace particularly in times where serious climate change 'events are becoming increasingly prevalent.</p>	<p>4.3. Retaining Area 1 as a golf course ensures the preservation of this area as green space that will remain within the Recreation Zone. In relation to Area 2, and subject to negotiations with Council, the open space contribution scheme under the PDI Act enables Council to request up to 12.5% of land within Area 2 to be vested public open space (or payment into the designated open space fund, or a combination of both) as part of any future land division application.</p>	<p>Area 1 removed from the Code Amendment.</p> <p>No policy change proposed for Area 2</p>

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		4.4 Trees in/surrounding Area 1 have already been removed, and there should be no additional impacts to wildlife and trees.	4.4. Noted – Concern resolved via the removal of Area 1 from the Code Amendment	Area 1 removed from the Code Amendment.
		4.5 There is less than 1% of remnant vegetation remaining within South Australia – The removal of any additional vegetation within the Affected Areas would be unacceptable.	4.5 Refer to Response 4.1.	Area 1 removed from the Code Amendment. No change proposed for Area 2
		4.6 In addition to tree removal, consideration should be given to development activities of tree root systems.	4.6. The Regulated and Significant Tree Overlay contains provisions which seek to manage and mitigate tree damaging activities relating to land division and development more generally. Tree-damaging activities would be assessed against these provisions during the land division phase and during the assessment of each proposed dwelling.	Area 1 removed from the Code Amendment. No policy change proposed for Area 2
		4.7 Tree canopy loss resulting from tree removal or other tree damaging activities on carbon emissions and climate change.	4.7 The Urban Tree Canopy Overlay requires supplementary plantings (or payment into the prescribed offset fund for replanting) for new dwellings/allotments to maintain/increase urban tree canopy cover. Similarly, SEB offset requirements under the <i>Native Vegetation Act 1991</i> also allow for the replanting of native vegetation (in lieu of payment into the offset scheme).	Area 1 removed from the Code Amendment No policy change proposed for Area 2
Area 1 33, 35, 36, 39, 50, 60, 67, 69, 71 Area 2 65	5. Impact on golf course views	5.1 Rezoning Area 1 to support residential development will compromise existing views and residential amenity.	5.1. Area 1 has been removed from the Code Amendment.	Area 1 removed from the Code Amendment.
		5.2 Loss of views to the golf course due to construction of mound along southern boundary of Area 2 and impacts on habitat for local wildlife.	5.2 An existing situation which is not relevant to the assessment of the Code Amendment.	No policy change proposed.

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
Not specified or both Affected Areas 23				
Area 1 36 Area 2 55 Not specified or both Affected Areas 4, 13, 20, 22, 47	6. Impact on golf course activities	6.1 Land that is part of the golf course should not be developed.	6.1. Noted – A personal view that is not relevant to the assessment of the Code Amendment.	No policy change proposed
		6.2 Impact on the function of the existing golf course, including the loss of 17 th and 18 th fairways.	6.2. With Area 1 deleted from the Code Amendment, the 17 th and 18 th fairways will remain unaffected.	Area 1 deleted from the Code Amendment
		6.3 Future residents may complain about stray golf balls which may compromise/interfere with existing club/course operations and activities.	6.3. Noted – however the Club already adjoins existing residential properties to the north and west (i.e. residents of Golf Course Drive and Morningside Drive). It is for the Club and the developer to manage such interface impacts (i.e. through allotment design, boundary netting etc.).	No policy change proposed
Area 1 50, 58, 59, 64, 71 Area 2 38, 55, 65 Not specified or both Affected Areas 5, 15, 26, 61	7. Character and amenity impacts	7.1 The development of the golf course would ruin the aesthetic and ambiance of the general area.	7.1 Area 1 has been deleted from the Code Amendment. Area 2 has a confined locality and is adjacent a limited number of rural-residential properties to the south. Views of the golf course from these adjacent properties are largely obscured by an existing mound/buffer which runs along the majority of Area 2's southern boundary. Area 2 is also separated from the Rural Zone by Kellys Road, and the low residential density and scale contemplated by the General Neighbourhood Zone will provide an appropriate policy response to manage interface impacts and to achieve an appropriate transition in residential form. The General Neighbourhood Zone also occupies land to the south-west of Area 2 (on the opposite side of Panalatinga Road). Accordingly, the proposed policy	Area 1 removed from the Code Amendment No policy change proposed for Area 2

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			framework will achieve a residential form which is consistent with established housing within the locality.	
		7.2 Impact on quality of life for existing residents.	7.2. Refer to Response 7.1.	Area 1 removed from the Code Amendment No change proposed for Area 2
		7.3 Area 2 does not represent an extension to the established rural character of adjacent land to the south – Does not complement existing character.	7.3. Refer to Response 7.1.	No policy change proposed for Area 2
		7.4 Smaller blocks will not be in keeping with the established character of the locality (Area 1) and at the rural interface (Area 2)	7.4. Noted – Deletion of Area 1 resolves this concern. In relation to Area 2, please refer to Response 7.1.	Area 1 removed from the Code Amendment No policy change proposed for Area 2
		7.5 Impact on wildlife and local amenity (wildlife in the locality contributes to residents' well-being).	7.5. Refer to Response 4.1.	Area 1 removed from the Code Amendment No policy change proposed for Area 2
		7.6 Would prefer no development along Kellys Road, however if the land is rezoned, the respondent would prefer a visual barrier and no vehicle access to/from Kelly's Road.	7.6. Refer to Response 7.1. We also note that this matter is not relevant to the assessment of the Code Amendment and is instead relevant to the design and assessment of the land division.	No policy change proposed for Area 2.
Area 1 57, 58, 71 Area 2 55	8. Allotment sizes and density	8.1 Respondent supportive of the Code Amendment but believes the rezoning should accommodate larger allotments.	8.1. The proposed policy framework (General Neighbourhood Zone) only prescribes <u>minimum</u> lot sizes and does not prevent the establishment of larger allotments. Allotment sizes and allotment configuration and density will be considered during the land division design phase of the project.	No policy change proposed

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
Not specified or both Affected Areas 6, 15		8.2 Block sizes not supported	8.2. The General Neighbourhood Zone provides an appropriate policy framework which addresses the findings of the residential supply and demand investigations performed by Deep End Services. That is, the range of dwelling types and minimum allotment sizes of between 250m ² and 300m ² provides an appropriate response to emerging demographics and household structures for the region.	No policy change proposed
		8.3 Small block sizes proposed for Area 1 (250m ²) will impact property values (Area 1).	8.3. Resolved via the deletion of Area 1.	Area 1 deleted from Code Amendment
		8.4 Respondent(s) do not support small allotments and high density living close to a rural area.	8.4. Addressed in Response 7.1.	No policy change proposed
Area 1 36, 56 Area 2 38 Not specified or both Affected Areas 10, 12, 14, 16, 17, 18, 19, 21, 28, 31, 38, 45, 49, 51, 52, 63, 68	9. Loss of recreation land/open space	9.1 Concerns about the loss of green spaces and associated environmental impacts, such as vegetation loss, climate change and heat island effect.	9.1. In response to the submissions received, Area 1 has been deleted from the Code Amendment and will be retained as part of the golf course. In relation to Area 2, the open space contribution scheme prescribed under the PDI Act allows Council to require that up to 12.5% of Area 2 be vested as public open space as part of the land division process. In lieu of payment into the offset scheme, the Urban Tree Canopy Overlay, also prescribes the provision of tree planting for each new dwelling established which will assist with the management of urban heat loads.	Area 1 removed from the Code Amendment No policy change proposed for Area 2
		9.2 Land should remain as a golf course or as open space for public use.	9.2 As privately owned land, the Thaxted Park Golf Club is entitled to sell land to the Designated Entity, which in-turn is entitled to pursue a Code Amendment	No change proposed

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		9.3 Loss of recreationally zoned land should be avoided at all times.	9.3 Refer to Response 9.1 above. The removal of Area 1 from the Code Amendment also means that northern end of the golf course will be retained and will remain within the Recreation Zone.	Area 1 removed from the Code Amendment No change proposed for Area 2
		9.4 Does not support the Code Amendment which will extend (cut) into the Hills Face Zone – sets a precedent.	9.4 The Code Amendment does not seek to rezone any land situated within the Hills Face Zone. The Affected Area is also located beyond the Character Preservation Area.	No change proposed
Not specified or both Affected Areas 10, 32, 40, 43, 61	10. Capacity of service infrastructure	10.1 Existing service infrastructure may not be support additional development	10.1 The preliminary Infrastructure and Servicing report prepared by Greenhill confirms that the Affected Area is capable of being serviced by existing or upgraded infrastructure. We also note that referral advice received from SA Water also suggests that the Affected Area is capable of being serviced, noting however that the augmentation of services may be required. Such augmentation requirements and infrastructure upgrades (if any) would be addressed during the land division design phase of the project. Finally, we also note that the deletion of Area 1 from the Code Amendment will reduce loads imposed on existing infrastructure	Area 1 removed from the Code Amendment No policy change proposed for Area 2
Not specified or both Affected Areas 11, 37, 43, 45	11. Social infrastructure impact	11.1 Existing facilities within the locality (including schools, medical centres, childcare facilities etc.) may be unable to support the additional population.	11.1. The Residential Land Supply and Demand Analysis performed by Deep End suggests that locality is well serviced by existing social infrastructure including: (a) The Woodcroft Town Centre, which includes two supermarkets and 20 shops, a neighbouring community centre and library, a tavern, childcare centre, fuel outlet and dental /pathology clinics. (b) Morphett Vale District Centre and commercial area on Main South Road (within 2.5km)	No policy change proposed

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			<p>which includes a range of supermarkets and broader retail, medical, hospitality and service and trade uses.</p> <p>(c) Five secondary colleges, six primary schools and six pre-schools / kindergartens within 2km.</p> <p>(d) Five childcare centres and two medical centres within 2km of the Affected Area</p> <p>(e) Four aged care homes located within Woodcroft.</p> <p>(f) Community facilities and open space including walking trails, picnic and BBQ facilities, and the Wilfred Taylor Reserve.</p> <p>Deep End also notes that the increase in local population may benefit schools which are facing looming enrolment declines because of the aging population. Notwithstanding the above, the removal of Area 1 will reduce the demand for social infrastructure within the locality.</p>	
		11.2 Existing schools will not be able to support additional traffic volumes.	11.2. Refer to responses provided in Theme 1: Traffic and Access.	No policy change proposed
		11.3 Future residential development will result in an increase council rates to recover the costs of upgrading infrastructure	11.3. Infrastructure upgrades to accommodate future residential development would need to be funded by the developer. Further, the creation of additional residential allotments would generate additional rate revenue.	No policy change proposed
Not specified or both Affected Areas 11, 16, 19	12. Affordable Housing	12.1 Support the idea of providing additional housing, however there should be affordable housing available to address the homelessness situation	12.1 The Affordable Housing Overlay (to be applied to the Affected Area) seeks to ensure new allotments cater to a range of household incomes, including low to moderate incomes. One way to achieve this outcome is to designate a minimum of 15% allotments for affordable housing. Affordable	No policy change proposed

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			housing requirements would be assessed as part of the plan of division.	
		12.2 The housing will not be affordable	12.2 Refer to Response 12.1.	No policy change proposed
Area 1 35, 37, 67 Not specified or both Affected Areas 31, 61 and 63	13 Flooding and Stormwater Management	13.1 The development of Area 1 will increase stormwater run-off and will potentially erode the existing creek	13.1 Area 1 deleted from Code Amendment	Area 1 deleted from Code Amendment
		13.2 Area 1 is susceptible to flooding and is also identified as flood zone on mapping	13.2 Area 1 deleted from Code Amendment	Area 1 deleted from Code Amendment
		13.3 In 2002, western area of Area 1 was subject to inundation – The development of this Affected Area will be treated by insurance companies as a flood-prone area.	13.3 Area 1 deleted from Code Amendment	Area 1 deleted from Code Amendment
		13.4 Flooding to Area 2 - South-western corner of Golf Course (Panalatinga Road/Kellys Road intersection) is constantly being flooded	13.4 The Infrastructure and Services Report prepared by Greenhill concludes that <i>“stormwater from the site [Area 2] and existing flows from external catchments are expected to adequately managed by a proposed development to ensure flood risk to properties during the 1% AEP is minimized”</i> . The independent review of the Greenhill report by the City of Onkaparinga has not raised any concern with the susceptibility of Area 2 to inundation. Finally, matters relating to the offsite management of stormwater would be addressed during the land division design phase, including (for example) through the use of an onsite stormwater detention basin designed in accordance with Council’s Stormwater Management Design Guide and stormwater provisions within the Code.	No policy change proposed
Area 2 38, 61	14 Local Heritage Place Impacts	14.1 Impact on the existing Local Heritage Place located at 10 Kellys Road (adjacent Area 2)	14.1 As the Local Heritage Place is separated from the Affected Area by Kellys Road and noting the lower	No policy change proposed

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			density residential outcomes contemplated by proposed General Neighbourhood Zone, future residential development is not expected to materially impact on the Local Heritage Place (including through construction impacts). We also note that the Heritage Adjacency Overlay (designed to ensure development in proximity to heritage places is sympathetically designed) does not apply to the Affected Area.	
Area 2 38	15. Crime/Safety	15.1. Area 2 will be a segregated community which increases the potential for crime.	15.1 The Planning and Design Code includes Crime Prevention through Environmental Design (CPTED) provisions to manage/deter anti-social behavior. New dwellings designed with direct frontage onto Kellys Road would increase opportunities for passive surveillance.	No policy change proposed
Area 1 50	16. Site contamination	16.1 Concerns that 60+ residential properties will result in the contamination of land	16.1 The Preliminary Site Investigation performed by TC Consulting confirms that both Areas 1 and 2 are suitable for residential future residential development. The application was also referred to the EPA who have not expressed any concern in relation to the proposed residential use of the land, which we note is not a 'Potentially Contaminating Activity'. Notwithstanding the above, deleting Area 1 from the Code Amendment resolves the concern raised within the submission.	Area 1 removed from the Code Amendment. No policy change proposed for Area 2
Not specified or both Affected Areas 15 Area 2 65	17 Impact on horse agistments and horse trails	17.1 The introduction of any direct roadside access to housing along Kellys Road will severely impact the integrity of the existing horse trail(s) and possibly the safety of horses and riders using the trail to access the Morphett Vale Riding Club	17.1 The Tom's Robert Horse trail already traverses an existing local road network to the north of Area 1 (i.e. along Morningside Drive, Tuscany Way and Golf Course Drive). The trail also crosses Panalatinga Road (via an underpass) to access the adjacent Morphett Vale Riding Club. Noting these existing shared use arrangements, vehicular access arrangements to Area 2 could be managed to	Area 1 deleted from Code Amendment. No policy change proposed for Area 2

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			address conflicts with the existing horse trail. Possible future upgrades to Kellys Road (if required to accommodate the land division) could include the relocation of the trail to the southern side of Kellys Road (at the rural interface) where direct vehicular access to Kellys Road is limited.	
		17.2 Road changes may also impact on the desirability and attraction of established agistment centres on Kellys Rd and possibility their financial viability.	17.2 Noted – However, upgrades to Kellys Road also creates an opportunity to design for upgrades to the Tom’s Robert Horse trail as discussed above.	Area 1 deleted from Code Amendment. No policy change proposed for Area 2
		17.3 There is a concern that the occupants of new dwellings established within Area 2 will complain about horse activities and other stock in the area.	17.3 Existing horse agistment and rural activities which occupy the southern side of Kellys Road are not expected to result in unreasonable interface impacts relating to noise, particularly in the context of Area 2’s locality relative to Panalatinga Road which is an arterial road where ambient noise levels generated by traffic movements are already high. As discussed in Response 17.1. possible conflicts between horse and vehicle movements can be managed through lot design and access arrangements as well as possible upgrades to Kelly Road (if required) which could include upgrades to the established Tom’s Robert Horse Trail.	Area 1 deleted from Code Amendment. No policy change proposed for Area 2
		17.4 There should no change to existing access arrangements from Kellys Road.	17.4 Access arrangements will be addressed during the detailed design phase of the land division (should the land be rezoned). As stated above, the design of access points would consider impacts on the Toms Robert Trail, with likely road upgrades presenting an opportunity to mitigate impacts on horse activities and movements.	Area 1 deleted from Code Amendment. No change proposed for Area 2

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Area 2 70	18 Impact on Dogs and Mogs business operations	18.1 A concern that the development of Area 2 for residential purposes will result in noise complaints relating to the operation of the existing dog boarding facility which occupies 54 Kellys Road (Dogs and Mogs)	18.1 'Dogs and Mogs' is located approximately 145 metres to the south-east of Area 2. In response to the concerns raised, Sonus (acoustic engineers) were engaged to identify and assess the likely noise-related impacts of existing kennel operations on future residential development to occupy Area 2. The assessment was informed by an inspection of the site and a discussion with the business operator to confirm business operations (including hours of operation, dog numbers, activities which occur from the site and accommodation details). Following their assessment, Sonus confirms that without acoustic treatments in place, <i>"reasonable levels of residential amenity will be achieved at any future residences developed in the Affected Area [Area 2] and the ongoing operation of Dogs and Mogs will be protected against complaints under the Act."</i>	No policy change proposed
Area 1 57, 58, 59, 67, 99 Area not specified or both Affected Areas 23	19 Property values	19 Smaller allotments sizes and the loss of golf course views will negatively impact existing property values.	19.1 Whilst property value impacts are not a relevant consideration for the Code Amendment, the deletion of Area 1 addresses the concerns raised within the submissions received.	Area 1 deleted from the Code Amendment.
Area 1 37	20 Privacy	20.1 Overlooking into the back yards of residential properties which back onto Area 1.	20.1 Area 1 no longer proposed	Area 1 deleted from the Code Amendment

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<p>Area 1 1, 2, 3, 7, 9, 31, 33, 35, 36, 37, 39, 41, 50, 53, 54, 56, 57, 58, 59, 60, 62, 64, 67, 71</p> <p>Area 2 38, 61, 65, 70</p> <p>Not specified or both Affected Areas 23, 26, 32, 40, 42, 43, 44, 45, 49, 63, 69</p>	<p>1. Traffic and Access</p>	<p>1.1 Concerned with future road connections with Morningside drive, including impacts of additional traffic movements on existing local road network, including Tuscany Way, Potter Drive, Brooklyn Valley Drive and the Potter Drive/Baines Road intersection (which is already congested). It is also suggested that streets are too narrow to accommodate additional traffic movements, contributing to congestion, traffic and pedestrian safety issues and impacts on residential amenity and lifestyle.</p>	<p>1.1 Area 1 has been deleted from the proposed Code Amendment and residents to the north will not experience any additional traffic movements through adjacent residential streets, including at the Bains Road/Potter Drive intersection.</p>	<p>Area 1 deleted from the Code Amendment</p>
		<p>1.2 Golf Course Drive connection could be used as a short-cut by motorists wanting to access housing to the north.</p>	<p>1.2. Removing Area 1 from the proposed Code Amendment resolves this issue.</p>	<p>Area 1 deleted from the Code Amendment</p>
		<p>1.3. Concerned with overall increases in traffic and congestion resulting from the rezoning of both Affected Areas.</p>	<p>1.3 Removing Area 1 from the Code Amendment will significantly reduce the total expected traffic volumes (total daily trips reducing from 1260 to 720). This change will eliminate all traffic movements through residential streets to the north and will also reduce the total traffic volumes accessing the Affected Area via Golf Course Drive and Panalatinga Road. The traffic analysis performed by Stantec, and reviewed by Council and DIT, indicates that the additional traffic movements are capable of being sustained by the surrounding road network.</p>	<p>Area 1 deleted from the Code Amendment</p>
		<p>1.4 Increased traffic along Panalatinga Road, which provides connection to the Southern Expressway intersection.</p>	<p>1.4 The traffic analysis performed by Stantec, and reviewed by DIT and Council, suggests that additional traffic volumes can be supported by Panalatinga Road. Volumes will be significantly lower predicted, noting the removal of Area 1.</p>	<p>Area 1 deleted from the Code Amendment</p>

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		1.5 The use of Golf Course Drive as a secondary access point would be dangerous as the entry comes off Panalatinga Road which is a main road with an 80km/h speed limit, and connects to the Southern Expressway.	1.5 The intersection analysis performed by Stantec, and reviewed by DIT, suggests that the Golf Course Drive/Panalatinga Road intersection can support anticipated traffic volumes. Removal of Area 1 will significantly reduce traffic movements into/from Golf Course Drive and Panalatinga Road.	Area 1 deleted from the Code Amendment
		1.6 Existing road network to the north is convoluted and this will be exacerbated by additional traffic movements.	1.6 Removing Area 1 from Code Amendment resolves this issue	Area 1 deleted from the Code Amendment
		1.7 The Panalatinga Road-to-Cox Hill Road route is a Heavy Vehicle Route which has created unsafe conditions at the Wheatsheaf/Panalatinga/Kellys Road intersection. Additional traffic movements will exacerbate this issue.	1.7 Refer to Response 1.10 below.	Area 1 deleted from Code Amendment. No change proposed for Area 2
		1.8 Kellys Road is not to an acceptable standard to support additional traffic movements.	1.8 The standard of Kellys Road would be considered as part of any future land division application to develop Area 2.	No change proposed for Area 2
		1.9 Concerned about traffic access, traffic flow, and increased roadside parking as existing roads are very narrow. Local residents do not want additional parking restrictions implemented within Morningside Drive and other adjacent streets to manage additional traffic movements.	1.9 Removing Area 1 from the Code Amendment addresses this concern.	Area 1 deleted Code Amendment
		1.10 Congestion along States Road and at the States Road/Wheatsheaf Road intersection is already an issue.	1.10 SIDRA intersection modelling was conducted by Stantec at all key intersections. In its formal feedback dated 02 September 2022, DIT has not raised concern with the impact of additional traffic volumes on the operation of the States Road/Wheatsheaf Road intersection. Note that the analysis performed by Stantec and reviewed by DIT also assumed higher traffic generation rates (noting that Area 1 has now	Area 1 deleted from Code Amendment. No policy change proposed for Area 2.

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			been removed and total traffic volumes traversing the local road network will be lower than initially forecast.	
		1.11 Supportive of Code Amendment, but recommends road connections with local road network to reduce impact on main road operations.	1.11 Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.12 Impact on existing road network which is already too busy.	1.12 Refer to Response 1.3.	Area 1 deleted from the Code Amendment
		1.13 Local roads unable to support additional traffic movements (200+ cars per day).	1.13 Refer to Response 1.3.	Area 1 deleted from the Code Amendment
		1.14 Suggest expanding Area 2 slightly to compensate as it doesn't impact as many people (when compared with Area 1).	1.14 Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment. No change proposed for Area 2.
		1.15 Access for Area 1 should go through the golf course itself and shouldn't impact existing residents.	1.15 Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.16 Undesirable impacts on Kellys Road and Panalatinga Road residents.	1.16 Refer to Response 1.3, 1.4 and 1.10. Traffic volumes along Panalatinga Road will also be significantly lower noting the removal of Area 1.	Area 1 deleted from the Code Amendment No policy change for Area 2 (Kellys Road)
		1.17 Safety concerns at the Panalatinga Road/Wheatsheaf Road intersection.	1.17 Refer to Response 1.10. Traffic modelling of the Wheatsheaf Road/Panalatinga Road intersection confirms that the intersection will continue to function at an acceptable level, with traffic movements less than originally forecast noting the removal of Area 1.	Area 1 deleted from the Code Amendment

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		1.18 Additional traffic movements will impact on the free flow of traffic along Panalatinga Road.	1.18 Refer to Response 1.3, 1.4, 1.5 and 1.10. The traffic analysis completed by Stantec suggests that additional traffic movements generated by the development of Area 2 is not expected to compromise the operation of Panalatinga Road, which will continue to function as a State Maintained Road. Traffic movements will be lower than initially predicted by Stantec noting the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment No policy change proposed for Area 2.
		1.19 Safety concerns as trucks require time to slow down – additional traffic movements will impact on the operation of truck movements.	1.19 Refer to Response 1.3, 1.4 and 1.10.	Area 1 deleted from the Code Amendment No policy change proposed for Area 2
		1.20 Supports the land being sold and developed provided Potter Drive is not used as a road connection to Area 1.	1.20 Noted – Removal of Area 1 from the Code Amendment ensures Potter Road will not be impacted by the Code Amendment.	Area 1 deleted from the Code Amendment
		1.21 Traffic situation for Area 2 already dangerous due to speed of traffic travelling down Cox Hill Road.	1.21 Refer to Response 1.3, 1.4 and 1.10.	No policy change proposed for Area 2
		1.22 Would prefer no development along Kellys Road, however if Code Amendment does proceed, would prefer a visual barrier and no vehicles access to/from Kellys Road.	1.22 Whilst Code Amendment investigations do contemplate a public road connection with Kellys Road, future access arrangements for dwellings/allotments are beyond the scope of consideration for the Code Amendment and instead will be considered when an application to sub-divide the Affected Area is lodged.	No policy change proposed for Area 2

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		1.23 The previous decision of the Council to close northern section of Golf Course Drive (which previously connected through to Morningside Drive) demonstrates an issue with additional traffic movements through Morningside Drive.	1.23 Noted – Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.24 Two access points to Area 1 will enable shortcut movements, further exacerbating unsafe conditions at the Panalatinga Road/Golf Course Drive intersection.	1.24 Noted – Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.25 Private road serving 24 Golf Course Drive (adjoining Area 1 to the north) will be unlawfully used as a thoroughfare to access Area 1.	1.25 Concern resolved via the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.26 Additional noise and traffic resulting from an additional 50-60 homes in Area 1, and 80+ homes in Area 2.	1.26 Removing Area 1 from the Code Amendment will address all concerns relating to traffic noise for Golf Course Drive and Morningside Drive residents. Noise to be generated by traffic movements following the development of Area 2 is expected to be negligible, noting that the locality is already impacted by existing traffic noise generated by the use of Panalatinga Road (State Maintained Road).	Area 1 deleted from the Code Amendment. No policy change proposed for Area 2
		1.27 If the Code Amendment is approved, all access/egress should be off Panalatinga Road and via main entrance of the golf club and along Golf Course Drive.	1.27 No longer relevant noting the removal of Area 1 from the Code Amendment.	Area 1 deleted from the Code Amendment
		1.28 A roundabout could be considered at the end of Wheatsheaf Road to give direct access into the Area 2 subdivision as well as Area 1 (with a left turn into Golf Course Drive).	1.28 Suggestion addressed via the removal of Area 1. Regarding access to Area 2, intersection modelling performed by Stantec suggests that the Wheatsheaf Road/Panalatinga Road intersection is capable of supporting additional traffic movements	Area 1 deleted from the Code Amendment No policy change proposed for Area 2.

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			(which will be notably less due to the removal of Area 1).	
		1.29 Additional traffic will create delays for residents accessing/leaving Kellys Road.	1.29 Refer to Response 1.3, 1.4, 1.5 and 1.10.	No change proposed for Area 2
Area 1 33, 50, 62, 63	2. Emergency service access	2.1 Proposed secondary emergency access point to Area 1 is unsuitable due to traffic concerns and terrain.	2.1. The Code Amendment no longer proposes Area 1. This means the adjacent road network to the north of Area 1 will not be required for emergency service vehicle access.	Area 1 deleted from the Code Amendment
		2.2 Area 1 only has one access point – Two (2) access points are required for emergency service vehicles and other emergency service vehicles (ambulances etc.)	2.2 Refer to Response 2.1.	Area 1 deleted from the Code Amendment
		2.3 Emergency entry or exit to Area 1 should be limited to emergency services and not used by general traffic	2.3 Refer to Response 2.1.	Area 1 deleted from the Code Amendment
Not specified or both Affected Areas 36, 38, 60, 63, 70	2. Traffic Assessment Methodology	3.1 The Stantec traffic survey does not reflect peak times as counts were recorded during a pandemic when residents were in isolation or working from home.	3.1. This matter has been addressed in supporting documentation prepared by Stantec and dated 27 October 2022. Traffic surveys were conducted at key intersections on Monday 30th November 2020 and Monday 7th of December 2020. Traffic counts were performed following the lifting of lockdowns and a large number of COVID restrictions in late 2020. Traffic volume data collected from the Department for Infrastructure and Transport also indicates that traffic volumes at the Panalatinga Road/Bains Road intersection in December 2020 was actually higher than volumes recorded in September 2019 (Pre-Covid), with traffic volumes also lower (and progressively decreasing) in September 2021 and September 2022. The methodology adopted by Stantec has also been reviewed and accepted by Council and DIT.	Supplementary traffic advice received from Stantec. No policy change proposed.

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		3.2 Traffic counts were recorded at the wrong time of the day.	3.2. Stantec have confirmed that traffic counts (used to inform traffic estimates) were completed during the peak morning and peak afternoon periods (i.e. 7am to 9am and 4pm to 6pm, respectively). Stantec have also advised that counts undertaken during these peak periods are typical of the Adelaide Road Network when the commuter peak occurs. Similarly, commuter peaks associated with the Affected Areas (being of a residential nature) will typically coincide with typical commuter peak periods. The traffic count methodology has also been accepted by the DIT.	No policy change proposed
Area 1 36, 39, 50, 56, 57, 58, 59, 61, 64, 67 Area 2 38, 65	4. Flora and Fauna Impacts	4.1 Concerned with the impact of residential development on existing vegetation including native vegetation and regulated/significant trees which contribute to the amenity of the locality and residents' well-being.	4.1. In response to concerns raised by the community, Area 1 has been deleted from the Code Amendment. The findings of the Ecological Fauna and Flora Report prepared by EBS (the 'EBS report') confirms that Area 1 contains considerably more vegetation than Area 2, including native vegetation scattered across the Affected Area and proposed access points, and within the adjacent wooded watercourses to the north and	Area 1 removed from the Code Amendment. No policy change proposed for Area 2

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
<p>Not specified or both Affected Areas</p> <p>12, 14, 16, 17, 24, 25, 32, 40, 43, 49, 63</p>			<p>south of Area 1. The EBS Report confirms that vegetation surrounding Area 1 also has higher ecological value, given its function as a wildlife corridor for fauna movement. Area 1 also contains considerably more hollows for habitat when compared with Area 2. In relation to Area 2, the Native Vegetation Overlay and Regulated and Significant Tree Overlay would be applied to the rezoned land. Any future proposal to remove trees within Area 2 (if any) would be subject to a separate assessment process under the Code, and (in relation to native vegetation) a separate approval process under the <i>Native Vegetation Act 1991</i>.</p>	
		<p>4.2 Concerns about how future residential development (including additional traffic) will impact local wildlife, including kangaroos, koalas, ducks and birds which regularly visit the area.</p>	<p>4.2. As stated within the EBS report, Area 1 has considerably more ecological value, accommodating more hollows for habitat, with trees also forming part of the wildlife corridor which continues through the adjacent watercourse. Preserving Area 1 as golf course land addresses many of the concerns raised in relation to wildlife and habitat impacts.</p>	<p>Area 1 removed from the Code Amendment.</p> <p>No change proposed for Area 2</p>
		<p>4.3 Concerned about the loss of vegetation and greenspace particularly in times where serious climate change 'events are becoming increasingly prevalent.</p>	<p>4.3. Retaining Area 1 as a golf course ensures the preservation of this area as green space that will remain within the Recreation Zone. In relation to Area 2, and subject to negotiations with Council, the open space contribution scheme under the PDI Act enables Council to request up to 12.5% of land within Area 2 to be vested public open space (or payment into the designated open space fund, or a combination of both) as part of any future land division application.</p>	<p>Area 1 removed from the Code Amendment.</p> <p>No policy change proposed for Area 2</p>

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		4.4 Trees in/surrounding Area 1 have already been removed, and there should be no additional impacts to wildlife and trees.	4.4. Noted – Concern resolved via the removal of Area 1 from the Code Amendment	Area 1 removed from the Code Amendment.
		4.5 There is less than 1% of remnant vegetation remaining within South Australia – The removal of any additional vegetation within the Affected Areas would be unacceptable.	4.5 Refer to Response 4.1.	Area 1 removed from the Code Amendment. No change proposed for Area 2
		4.6 In addition to tree removal, consideration should be given to development activities of tree root systems.	4.6. The Regulated and Significant Tree Overlay contains provisions which seek to manage and mitigate tree damaging activities relating to land division and development more generally. Tree-damaging activities would be assessed against these provisions during the land division phase and during the assessment of each proposed dwelling.	Area 1 removed from the Code Amendment. No policy change proposed for Area 2
		4.7 Tree canopy loss resulting from tree removal or other tree damaging activities on carbon emissions and climate change.	4.7 The Urban Tree Canopy Overlay requires supplementary plantings (or payment into the prescribed offset fund for replanting) for new dwellings/allotments to maintain/increase urban tree canopy cover. Similarly, SEB offset requirements under the <i>Native Vegetation Act 1991</i> also allow for the replanting of native vegetation (in lieu of payment into the offset scheme).	Area 1 removed from the Code Amendment No policy change proposed for Area 2
Area 1 33, 35, 36, 39, 50, 60, 67, 69, 71 Area 2 65	5. Impact on golf course views	5.1 Rezoning Area 1 to support residential development will compromise existing views and residential amenity.	5.1. Area 1 has been removed from the Code Amendment.	Area 1 removed from the Code Amendment.
		5.2 Loss of views to the golf course due to construction of mound along southern boundary of Area 2 and impacts on habitat for local wildlife.	5.2 An existing situation which is not relevant to the assessment of the Code Amendment.	No policy change proposed.

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
Not specified or both Affected Areas 23				
Area 1 36 Area 2 55 Not specified or both Affected Areas 4, 13, 20, 22, 47	6. Impact on golf course activities	6.1 Land that is part of the golf course should not be developed. 6.2 Impact on the function of the existing golf course, including the loss of 17 th and 18 th fairways. 6.3 Future residents may complain about stray golf balls which may compromise/interfere with existing club/course operations and activities.	6.1. Noted – A personal view that is not relevant to the assessment of the Code Amendment. 6.2. With Area 1 deleted from the Code Amendment, the 17 th and 18 th fairways will remain unaffected. 6.3. Noted – however the Club already adjoins existing residential properties to the north and west (i.e. residents of Golf Course Drive and Morningside Drive). It is for the Club and the developer to manage such interface impacts (i.e. through allotment design, boundary netting etc.).	No policy change proposed Area 1 deleted from the Code Amendment No policy change proposed
Area 1 50, 58, 59, 64, 71 Area 2 38, 55, 65 Not specified or both Affected Areas 5, 15, 26, 61	7. Character and amenity impacts	7.1 The development of the golf course would ruin the aesthetic and ambiance of the general area.	7.1 Area 1 has been deleted from the Code Amendment. Area 2 has a confined locality and is adjacent a limited number of rural-residential properties to the south. Views of the golf course from these adjacent properties are largely obscured by an existing mound/buffer which runs along the majority of Area 2's southern boundary. Area 2 is also separated from the Rural Zone by Kellys Road, and the low residential density and scale contemplated by the General Neighbourhood Zone will provide an appropriate policy response to manage interface impacts and to achieve an appropriate transition in residential form. The General Neighbourhood Zone also occupies land to the south-west of Area 2 (on the opposite side of Panalatinga Road). Accordingly, the proposed policy	Area 1 removed from the Code Amendment No policy change proposed for Area 2

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			framework will achieve a residential form which is consistent with established housing within the locality.	
		7.2 Impact on quality of life for existing residents.	7.2. Refer to Response 7.1.	Area 1 removed from the Code Amendment No change proposed for Area 2
		7.3 Area 2 does not represent an extension to the established rural character of adjacent land to the south – Does not complement existing character.	7.3. Refer to Response 7.1.	No policy change proposed for Area 2
		7.4 Smaller blocks will not be in keeping with the established character of the locality (Area 1) and at the rural interface (Area 2)	7.4. Noted – Deletion of Area 1 resolves this concern. In relation to Area 2, please refer to Response 7.1.	Area 1 removed from the Code Amendment No policy change proposed for Area 2
		7.5 Impact on wildlife and local amenity (wildlife in the locality contributes to residents' well-being).	7.5. Refer to Response 4.1.	Area 1 removed from the Code Amendment No policy change proposed for Area 2
		7.6 Would prefer no development along Kellys Road, however if the land is rezoned, the respondent would prefer a visual barrier and no vehicle access to/from Kelly's Road.	7.6. Refer to Response 7.1. We also note that this matter is not relevant to the assessment of the Code Amendment and is instead relevant to the design and assessment of the land division.	No policy change proposed for Area 2.
Area 1 57, 58, 71 Area 2 55	8. Allotment sizes and density	8.1 Respondent supportive of the Code Amendment but believes the rezoning should accommodate larger allotments.	8.1. The proposed policy framework (General Neighbourhood Zone) only prescribes <u>minimum</u> lot sizes and does not prevent the establishment of larger allotments. Allotment sizes and allotment configuration and density will be considered during the land division design phase of the project.	No policy change proposed

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
Not specified or both Affected Areas 6, 15		8.2 Block sizes not supported	8.2. The General Neighbourhood Zone provides an appropriate policy framework which addresses the findings of the residential supply and demand investigations performed by Deep End Services. That is, the range of dwelling types and minimum allotment sizes of between 250m ² and 300m ² provides an appropriate response to emerging demographics and household structures for the region.	No policy change proposed
		8.3 Small block sizes proposed for Area 1 (250m ²) will impact property values (Area 1).	8.3. Resolved via the deletion of Area 1.	Area 1 deleted from Code Amendment
		8.4 Respondent(s) do not support small allotments and high density living close to a rural area.	8.4. Addressed in Response 7.1.	No policy change proposed
Area 1 36, 56 Area 2 38 Not specified or both Affected Areas 10, 12, 14, 16, 17, 18, 19, 21, 28, 31, 38, 45, 49, 51, 52, 63, 68	9. Loss of recreation land/open space	9.1 Concerns about the loss of green spaces and associated environmental impacts, such as vegetation loss, climate change and heat island effect.	9.1. In response to the submissions received, Area 1 has been deleted from the Code Amendment and will be retained as part of the golf course. In relation to Area 2, the open space contribution scheme prescribed under the PDI Act allows Council to require that up to 12.5% of Area 2 be vested as public open space as part of the land division process. In lieu of payment into the offset scheme, the Urban Tree Canopy Overlay, also prescribes the provision of tree planting for each new dwelling established which will assist with the management of urban heat loads.	Area 1 removed from the Code Amendment No policy change proposed for Area 2
		9.2 Land should remain as a golf course or as open space for public use.	9.2 As privately owned land, the Thaxted Park Golf Club is entitled to sell land to the Designated Entity, which in-turn is entitled to pursue a Code Amendment	No change proposed

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		9.3 Loss of recreationally zoned land should be avoided at all times.	9.3 Refer to Response 9.1 above. The removal of Area 1 from the Code Amendment also means that northern end of the golf course will be retained and will remain within the Recreation Zone.	Area 1 removed from the Code Amendment No change proposed for Area 2
		9.4 Does not support the Code Amendment which will extend (cut) into the Hills Face Zone – sets a precedent.	9.4 The Code Amendment does not seek to rezone any land situated within the Hills Face Zone. The Affected Area is also located beyond the Character Preservation Area.	No change proposed
Not specified or both Affected Areas 10, 32, 40, 43, 61	10. Capacity of service infrastructure	10.1 Existing service infrastructure may not be support additional development	10.1 The preliminary Infrastructure and Servicing report prepared by Greenhill confirms that the Affected Area is capable of being serviced by existing or upgraded infrastructure. We also note that referral advice received from SA Water also suggests that the Affected Area is capable of being serviced, noting however that the augmentation of services may be required. Such augmentation requirements and infrastructure upgrades (if any) would be addressed during the land division design phase of the project. Finally, we also note that the deletion of Area 1 from the Code Amendment will reduce loads imposed on existing infrastructure	Area 1 removed from the Code Amendment No policy change proposed for Area 2
Not specified or both Affected Areas 11, 37, 43, 45	11. Social infrastructure impact	11.1 Existing facilities within the locality (including schools, medical centres, childcare facilities etc.) may be unable to support the additional population.	11.1. The Residential Land Supply and Demand Analysis performed by Deep End suggests that locality is well serviced by existing social infrastructure including: (a) The Woodcroft Town Centre, which includes two supermarkets and 20 shops, a neighbouring community centre and library, a tavern, childcare centre, fuel outlet and dental /pathology clinics. (b) Morphett Vale District Centre and commercial area on Main South Road (within 2.5km)	No policy change proposed

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			<p>which includes a range of supermarkets and broader retail, medical, hospitality and service and trade uses.</p> <p>(c) Five secondary colleges, six primary schools and six pre-schools / kindergartens within 2km.</p> <p>(d) Five childcare centres and two medical centres within 2km of the Affected Area</p> <p>(e) Four aged care homes located within Woodcroft.</p> <p>(f) Community facilities and open space including walking trails, picnic and BBQ facilities, and the Wilfred Taylor Reserve.</p> <p>Deep End also notes that the increase in local population may benefit schools which are facing looming enrolment declines because of the aging population. Notwithstanding the above, the removal of Area 1 will reduce the demand for social infrastructure within the locality.</p>	
		11.2 Existing schools will not be able to support additional traffic volumes.	11.2. Refer to responses provided in Theme 1: Traffic and Access.	No policy change proposed
		11.3 Future residential development will result in an increase council rates to recover the costs of upgrading infrastructure	11.3. Infrastructure upgrades to accommodate future residential development would need to be funded by the developer. Further, the creation of additional residential allotments would generate additional rate revenue.	No policy change proposed
Not specified or both Affected Areas 11, 16, 19	12. Affordable Housing	12.1 Support the idea of providing additional housing, however there should be affordable housing available to address the homelessness situation	12.1 The Affordable Housing Overlay (to be applied to the Affected Area) seeks to ensure new allotments cater to a range of household incomes, including low to moderate incomes. One way to achieve this outcome is to designate a minimum of 15% allotments for affordable housing. Affordable	No policy change proposed

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			housing requirements would be assessed as part of the plan of division.	
		12.2 The housing will not be affordable	12.2 Refer to Response 12.1.	No policy change proposed
Area 1 35, 37, 67 Not specified or both Affected Areas 31, 61 and 63	13 Flooding and Stormwater Management	13.1 The development of Area 1 will increase stormwater run-off and will potentially erode the existing creek	13.1 Area 1 deleted from Code Amendment	Area 1 deleted from Code Amendment
		13.2 Area 1 is susceptible to flooding and is also identified as flood zone on mapping	13.2 Area 1 deleted from Code Amendment	Area 1 deleted from Code Amendment
		13.3 In 2002, western area of Area 1 was subject to inundation – The development of this Affected Area will be treated by insurance companies as a flood-prone area.	13.3 Area 1 deleted from Code Amendment	Area 1 deleted from Code Amendment
		13.4 Flooding to Area 2 - South-western corner of Golf Course (Panalatinga Road/Kellys Road intersection) is constantly being flooded	13.4 The Infrastructure and Services Report prepared by Greenhill concludes that <i>“stormwater from the site [Area 2] and existing flows from external catchments are expected to adequately managed by a proposed development to ensure flood risk to properties during the 1% AEP is minimized”</i> . The independent review of the Greenhill report by the City of Onkaparinga has not raised any concern with the susceptibility of Area 2 to inundation. Finally, matters relating to the offsite management of stormwater would be addressed during the land division design phase, including (for example) through the use of an onsite stormwater detention basin designed in accordance with Council’s Stormwater Management Design Guide and stormwater provisions within the Code.	No policy change proposed
Area 2 38, 61	14 Local Heritage Place Impacts	14.1 Impact on the existing Local Heritage Place located at 10 Kellys Road (adjacent Area 2)	14.1 As the Local Heritage Place is separated from the Affected Area by Kellys Road and noting the lower	No policy change proposed

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			density residential outcomes contemplated by proposed General Neighbourhood Zone, future residential development is not expected to materially impact on the Local Heritage Place (including through construction impacts). We also note that the Heritage Adjacency Overlay (designed to ensure development in proximity to heritage places is sympathetically designed) does not apply to the Affected Area.	
Area 2 38	15. Crime/Safety	15.1. Area 2 will be a segregated community which increases the potential for crime.	15.1 The Planning and Design Code includes Crime Prevention through Environmental Design (CPTED) provisions to manage/deter anti-social behavior. New dwellings designed with direct frontage onto Kellys Road would increase opportunities for passive surveillance.	No policy change proposed
Area 1 50	16. Site contamination	16.1 Concerns that 60+ residential properties will result in the contamination of land	16.1 The Preliminary Site Investigation performed by TC Consulting confirms that both Areas 1 and 2 are suitable for residential future residential development. The application was also referred to the EPA who have not expressed any concern in relation to the proposed residential use of the land, which we note is not a 'Potentially Contaminating Activity'. Notwithstanding the above, deleting Area 1 from the Code Amendment resolves the concern raised within the submission.	Area 1 removed from the Code Amendment. No policy change proposed for Area 2
Not specified or both Affected Areas 15 Area 2 65	17 Impact on horse agistments and horse trails	17.1 The introduction of any direct roadside access to housing along Kellys Road will severely impact the integrity of the existing horse trail(s) and possibly the safety of horses and riders using the trail to access the Morphett Vale Riding Club	17.1 The Tom's Robert Horse trail already traverses an existing local road network to the north of Area 1 (i.e. along Morningside Drive, Tuscany Way and Golf Course Drive). The trail also crosses Panalatinga Road (via an underpass) to access the adjacent Morphett Vale Riding Club. Noting these existing shared use arrangements, vehicular access arrangements to Area 2 could be managed to	Area 1 deleted from Code Amendment. No policy change proposed for Area 2

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			address conflicts with the existing horse trail. Possible future upgrades to Kellys Road (if required to accommodate the land division) could include the relocation of the trail to the southern side of Kellys Road (at the rural interface) where direct vehicular access to Kellys Road is limited.	
		17.2 Road changes may also impact on the desirability and attraction of established agistment centres on Kellys Rd and possibility their financial viability.	17.2 Noted – However, upgrades to Kellys Road also creates an opportunity to design for upgrades to the Tom’s Robert Horse trail as discussed above.	Area 1 deleted from Code Amendment. No policy change proposed for Area 2
		17.3 There is a concern that the occupants of new dwellings established within Area 2 will complain about horse activities and other stock in the area.	17.3 Existing horse agistment and rural activities which occupy the southern side of Kellys Road are not expected to result in unreasonable interface impacts relating to noise, particularly in the context of Area 2’s locality relative to Panalatinga Road which is an arterial road where ambient noise levels generated by traffic movements are already high. As discussed in Response 17.1. possible conflicts between horse and vehicle movements can be managed through lot design and access arrangements as well as possible upgrades to Kelly Road (if required) which could include upgrades to the established Tom’s Robert Horse Trail.	Area 1 deleted from Code Amendment. No policy change proposed for Area 2
		17.4 There should no change to existing access arrangements from Kellys Road.	17.4 Access arrangements will be addressed during the detailed design phase of the land division (should the land be rezoned). As stated above, the design of access points would consider impacts on the Toms Robert Trail, with likely road upgrades presenting an opportunity to mitigate impacts on horse activities and movements.	Area 1 deleted from Code Amendment. No change proposed for Area 2

Sub No. by Affected Area	Theme	Consolidated summary of Comments Received through written submissions during the consultation timeframe	Response by Designated Entity	Proposed Change(s) to the Code Amendment
Area 2 70	18 Impact on Dogs and Mogs business operations	18.1 A concern that the development of Area 2 for residential purposes will result in noise complaints relating to the operation of the existing dog boarding facility which occupies 54 Kellys Road (Dogs and Mogs)	18.1 ‘Dogs and Mogs’ is located approximately 145 metres to the south-east of Area 2. In response to the concerns raised, Sonus (acoustic engineers) were engaged to identify and assess the likely noise-related impacts of existing kennel operations on future residential development to occupy Area 2. The assessment was informed by an inspection of the site and a discussion with the business operator to confirm business operations (including hours of operation, dog numbers, activities which occur from the site and accommodation details). Following their assessment, Sonus confirms that without acoustic treatments in place, <i>“reasonable levels of residential amenity will be achieved at any future residences developed in the Affected Area [Area 2] and the ongoing operation of Dogs and Mogs will be protected against complaints under the Act.”</i>	No policy change proposed
Area 1 57, 58, 59, 67, 99 Area not specified or both Affected Areas 23	19 Property values	19 Smaller allotments sizes and the loss of golf course views will negatively impact existing property values.	19.1 Whilst property value impacts are not a relevant consideration for the Code Amendment, the deletion of Area 1 addresses the concerns raised within the submissions received.	Area 1 deleted from the Code Amendment.
Area 1 37	20 Privacy	20.1 Overlooking into the back yards of residential properties which back onto Area 1.	20.1 Area 1 no longer proposed	Area 1 deleted from the Code Amendment

Appendix 3. Response to Council submission

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
72	Council Resolution	<p>72.1 That Council resolved to:</p> <p>1. <i>Note the Thaxted Park Golf Club Code Amendment is a private proponent Code Amendment</i></p> <p>2. <i>Advise the designated entity that it supports the rezoning of Site 2, but not Site 1</i></p> <p>3. <i>Subject to the above, approves the draft submission on the Thaxted Park Golf Club Code Amendment as contained in attachment 1 to the agenda report.</i></p> <p>4. <i>Notes that should the Code Amendment be approved by the Minister, that the Council endorses and support council administration to advocate to the future developer to have sustainable development outcomes applied to the Affected Area, as an overarching objective to achieve.</i></p>	<p>72.1 In response to the Council resolution together with feedback received from the local community, Area 1 has been removed from the Code Amendment (as per Resolution 2).</p> <p>The Designated Entity also acknowledges Resolution 4. However, other than for the inclusion of Technical and Numerical Variations, the Designated Entity is not permitted to amend existing policy within the Code, nor can the Designated Entity create additional policy.</p>	Area 1 deleted in response to Council resolution.
	Zoning Suitability and Density	<p>72.2 For the Affected Areas, the Council has questioned the appropriateness of the General Neighbourhood Zone policy framework in achieving suitable built form and density outcomes compatible with the established character of adjoining residential areas.</p> <p>Council notes that whilst the proposed zoning is consistent with existing zoning for established adjacent residential areas, existing housing stock within these adjacent areas is still relatively new and existing lot sizes are at odds with contemplated allotment sizes prescribed for the General Neighbourhood Zone (refer further discussion in Matter 72.3 below)</p>	<p>72.2 The Code Amendment was initiated by the Minister for Planning on the understanding that the General Neighbourhood Zone (or the Golf Course Estate Zone) would be applied to the Affected Areas.</p> <p>Whilst we acknowledge that the average allotment size for adjacent residential areas exceeds the minimums prescribed with the General Neighbourhood Zone, for the reasons explained below (Response 72.3) the proposed policy framework (including dwelling types, density, site areas and scale) is not odds with the established character of established residential properties. In this regard, it is important to note that the General Neighbourhood Zone was applied to these established (adjacent) residential areas, presumably on</p>	<p>Area 1 deleted in accordance with Council resolution.</p> <p>No policy change proposed for Area 2</p>

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			<p>the understanding that the policy framework aligned with the <u>established</u> residential form and lot density (if this were not the case, then a different zone would have been applied). It therefore follows that applying the same zone to the Affected Area makes strategic sense.</p> <p>We also note that Council’s concerns for Area 1 have been addressed as the Code Amendment no longer proposes to rezone this land.</p>	
		<p>72.3 The demand for smaller allotments as referenced within the Deep End Services report, and the reference within the Code Amendment to an average lot size of 300m² is at odds with the size of established residential lots to the north of Area 1 (averaging 480m²) and blocks in Morphett Vale, west of Panalatinga Road (averaging approximately 650m²). It is Council’s view that <i>“housing as indicated in the Code Amendment”</i> would not be <i>“compatible with the low density, low rise adjoining development”</i>.</p>	<p>72.3 The average allotment size of 300m² referred to within the Code Amendment document was used only to inform technical studies relating to traffic generation and service capacity – This is clearly stated within the Code Amendment itself. However, we note that this average lot size was intentionally used to match the <u>minimum</u> lot sizes referenced for the General Neighbourhood Zone for all anticipated dwelling types (excluding Row Dwellings).</p> <p>Notwithstanding the above, we note that it is not uncommon for land divisions to include allotment sizes which exceed the minimums prescribed by policy, so as to cater for the broader housing market and dwelling types. An example of this is evident to the north of Area 1 where existing allotments range in size from approximately 300m² (27, 29, 21, 33 and 35 Tuscany Way) to approximately 600m² or larger (9, 10 and 11 Morningside Drive). Despite this variation in lot size, there is still clearly a consistent established character to the north of Area 1. WThis in-turn demonstrates that some disparity in allotment size does not necessarily alter the character of a locality, provided such a variation in allotment size is within an</p>	<p>Area 1 deleted in accordance with Council resolution</p> <p>No policy change proposed for Area 2.</p>

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			<p>acceptable range. We believe a similar outcome could be achieved for the Affected Area via the application of the General Neighbourhood Zone.</p> <p>Whilst the Code Amendment no longer proposes to rezone Area 1, the above principle also applies to Area 2. That is, it is our view that the minimum allotment sizes contemplated for the General Neighbourhood Zone would not result in a development outcome which is at odds with the established character for the locality.</p> <p>We also note that site constraints relating to the management/preservation of mature vegetation may require the establishment of larger allotments to ensure these environmental matters are appropriately managed.</p> <p>Finally, it is important to note that Area 2 is separated from established housing to the west by Panalatinga Road, where variations in allotments would (in any event) have less impact on any established residential character, given the separation.</p>	
		<p>72.4. Council makes reference to PO 2.1 of the General Neighbourhood Zone:</p> <p><i>“Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain <u>compatible with the pattern of development</u> in a low-rise and predominantly low-density neighbourhood, with <u>higher densities closer</u> to public open space, public transport stations and activity centres” (Council’s underlining)</i></p> <p>In this context, Council notes that <i>“the affected areas (from Site 1) are approximately 1km from services and</i></p>	<p>72.4 Refer to Response 72.2 and Response 72.3.</p> <p>The deletion of Area 1 from the Code Amendment overcomes Council’s concerns in relation to residential form and density at the northern end of the golf course.</p> <p>As previously discussed, Area 2 does not adjoin any established residential areas and instead is separated from rural residential development to the south by Kellys Road and from residential development to the west by Panalatinga Road. Accordingly, it is our view that minimum allotment sizes contemplated for the General Neighbourhood Zone would not negatively</p>	<p>Area 1 deleted in accordance with Council resolution</p> <p>No change proposed for Area 2.</p>

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		<p><i>facilities and whilst this may be more acceptable for low density housing, we do not consider it suitable for smaller lot housing in particularly noting PO 2.1 ‘high densities closer to public open space, public transport stations and activity centres’.</i></p>	<p>impact the established residential and rural character within the locality with the development of Area 2.</p> <p>Whilst Area 2 is in proximity to public open space (Wilfred Taylor Reserve) and could therefore arguably support higher densities (as contemplated by Zone PO 2.1), allotment sizes proposed in any future plan of division (following rezoning) would be still be subject to an assessment against the provisions of the Code (including PO 2.1). In this regard, the desired density outcomes would inform an assessment of allotment sizes as required by PO 2.1. That is, the suitability of the allotment sizes would depend on how the density outcomes referred to in the Performance Outcomes could be achieved.</p>	
		72.5 Council supports the retention Recreation Zone for the balance of the Thaxted Park Golf Club (beyond the Affected Area).	72.5 Noted	No policy changes proposed
		72.6 Council does not support the application of the Golf Course Estate Zone in this instance.	72.6 Noted. We concur with Council’s opinion on this matter.	No policy changes proposed
	Overlays	72.7 Council notes and supports the proposed continued application or proposed application of the Overlays nominated in the Code Amendment.	72.7 Noted.	No policy changes proposed
		<p>72.8 In relation Area 1 Council suggests <i>“all trees through the middle and along the southern boundary, eastern boundary as well as trees at the ‘edge’ of the future public open space will likely be lost.”</i></p> <p>In light of the above, Council does not believe that the provisions of the Urban Tree Canopy Overlay (concerning</p>	72.8 Area 1 removed from the Code Amendment	Area 1 deleted in accordance with Council resolution

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		<p>tree replanting) would make up for the loss of this mature vegetation.</p>		
		<p>72.9 In relation Area 2, Council notes that the development of this Affected Area would require the removal of a sizeable number of mature trees.</p> <p>In this context, Council also states the following: <i>“Noting the allotment sizes envisaged (approximately 300m²) then the Code only requires one small tree (mature height of 4m and 2m spread) per allotment be provided. Given the number of regulated, significant and mature trees that would be lost, in our view this guiding policy does not make up and replace this loss”</i></p>	<p>72.9 As previously discussed in Response 72.3, the average lot size of 300m² referenced in the Code Amendment was only used to inform technical studies relating to services and infrastructure, residential supply and demand etc. and does not predetermine actual allotment sizes to be delivered as part of the land division process.</p> <p>As mentioned in the Code Amendment, the design and configuration of allotments would be informed by a variety of factors including desired density outcomes, and the management of environmental impacts including tree impacts. In this regard, the design of future allotments would be subject to an assessment against the provisions of the Regulated and Significant Tree Overlay, the Native Vegetation Overlay and the Urban Tree Canopy Overlay. The SEB Offset Scheme under the <i>Native Vegetation Act, 1991</i> would also apply.</p> <p>Noting that the Overlays take precedent over the zone provisions (and in particular, those provisions which prescribe minimum lot sizes), the design of future lots (including their size) would need to demonstrate alignment with the provisions of both the Regulated and Significant Tree Overlay, and the Native Vegetation Overlay.</p>	<p>No policy changes proposed</p>

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		<p>72.10 Whilst the Council supports the application of the Hazards (Bushfire – High Risk) Overlay, concern has been raised in relation to the impact of this Overlay on the preservation of trees, with Council specifically citing Cl. 18 of Schedule 4 of the PDI Regulations:</p> <p><i>18 – Removal of trees in certain cases</i></p> <p><i>(1) A tree-damaging activity in relation to a regulated tree (including a tree that also constitutes a significant tree) if –</i></p> <p><i>(b) the tree is within 20m of a dwelling in a Medium or High Risk Area within a Hazards (Bushfire Protection) Overlay under the Planning and Design Code</i></p> <p>The council also notes that the Urban Trees Fund does not apply where properties are located within the High or Medium Bushfire Areas.</p>	<p>72.10 The removal of Area 1 from the Code Amendment partially addresses the concerns raised by Council, noting that Area 1 was the more constrained site accommodating a greater concentration of mature vegetation and vegetation which is deemed by EBS to be of ecological value when compared with Area 2. In relation to Areas 2, the tree exemption criteria would need to be considered in the design of future allotments, and Council’s assessment of any future land division application. The Code also includes policy which speaks to the management and protection of trees, including PO 3.1 of the Regulated and Significant Tree Overlay which relates specifically to land division design:</p> <p><i>PO 3.1: Land division results in allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as reasonably practical</i></p> <p>Additionally, the Native Vegetation Overlay also includes a referral trigger to the Native Vegetation Council for land division which may lead to the removal of native vegetation.</p> <p>In relation to Area 2, the opportunity also exists to create open space along the western edge of the Affected Area to ensure the preservation of the majority of trees occupying this Affected Area. Notwithstanding, the design and location of public open space, roads and allotments would be assessed as part of the land division application with proposed</p>	<p>Area 1 deleted in accordance with Council resolution</p> <p>No policy change proposed for Area 2.</p>

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			overlays providing protection against inappropriate tree removal.	
		72.11 Any future land division will need to demonstrate the ability for allotments to accommodate dedicated bushfire water supply noting that the General Neighbourhood Zone contemplates row dwelling (boundary-to-boundary) development	72.11 Noted – The Designated Entity has obtained preliminary design advice from Bushfire Consultants (Ecological Australia) and the CFS concerning bushfire management and allotment design. Bushfire requirements (as expressed in the Hazards (Bushfire High Risk) Overlay would inform allotment size and design. However, we also note that there may be an ability to establish a communal water tank for fire-fighting purposes.	No policy change proposed.
	Concept Plan – Open Space and Pathways	72.12 The council is supportive of the Concept Plan prepared for Area 1, recognizing that the provision of open space can assist with managing urban heat loads.	72.12 Concept Plan is no longer proposed as Area 1 has been removed from the Code Amendment.	Area 1 and Concept Plan removed from Code Amendment
	Fauna and Flora	72.13 Whilst the Concept Plan for Area 1 will provide some protection to existing trees, the shared use trail through the trees will potentially result in vegetation clearance and root system impacts.	72.13 The deletion of Area 1 from the Code Amendment addresses all concerns in relation to tree impacts at the northern end of the golf course land (adjacent Christies Creek).	Area 1 deleted in accordance with Council resolution
		72.14 The indicative creek crossing and access via Morningside Drive will require would result in unacceptable impacts on the riparian of Christie Creek, noting the likely the removal of large trees and the construction of retaining walls.	72.14 The deletion of Area 1 from the Code Amendment removes the need for access via Morningside Drive and Golf Course Drive, and addresses all concerns relating to environmental impacts on trees and watercourses resulting for new vehicle access points	Area 1 deleted in accordance with Council resolution
		72.15 The council has expressed concern with the new road access to Golf Course Drive which would require the removal of vegetation. For Area 1, Council has also expressed concern with the smaller allotments and high level of environmental impacts (such as noise, construction impacts, watercourse and fauna impacts).	72.15 Addressed via the removal of Area 1.	Area 1 deleted in accordance with Council resolution

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		<p>72.16 It is suggested that the Regulated and Significant Tree and Native Vegetation Overlays will provide little protection to trees and native vegetation if the General Neighbourhood Zone is applied unless trees are retained within reserves and adequately buffered from development areas. Council notes that it is not possible to retain any trees within allotments with site areas of between 250 to 300m².</p>	<p>72.16 Refer to Response 72.9.</p>	<p>Area 1 deleted in accordance with Council resolution</p> <p>No policy change proposed for Area 2</p>
	<p>Aboriginal cultural Heritage</p>	<p>72.17 The council has expressed concern with the brevity of the Cultural Heritage Desktop Summary letter submitted with the Code Amendment, suggesting that the investigations may not provide for the protection of Aboriginal heritage. Particular concern is raised with Area 1 and its proximity to Christies Creek, an important landform which Council suggests <i>“is known to be of high cultural value over its lower stretches between the proposed Code Amendment Area and the coast”</i>. The council notes the lack of reference to Christies Creek as a ‘serious omission’ in the findings of the Desktop Summary letter.</p> <p>Council recommends that a <i>“comprehensive investigation should be undertaken to provide the confidence in the protection of Aboriginal heritage to confirm that no trees with evident cultural heritage value (e.g. Scar trees [culturally modified trees]) exist in the areas proposed for either open space and more so for clearing, given the known nearby heritage of this nature associated with the old trees along Christies Creek.”</i></p>	<p>72.17 Independent Heritage Consultants (IHC) were engaged to complete a detailed Heritage Desktop Assessment for the Code Amendment. In accordance with the recommendations provided by IHC (as stated within the detailed Heritage Desktop Assessment), this detailed report was not provided as IHC has advised that the report may contain sensitive information relating to Aboriginal cultural heritage.</p> <p>Accordingly, the Cultural Heritage Desktop Summary was prepared with the aim of providing an overview of the detailed investigations performed by IHC.</p> <p>The findings of the analysis conducted by IHC was informed by a search and review of all relevant heritage registers, together with an environmental landform analysis to establish an understanding of the heritage context for the area. This information was then used to establish a risk assessment and to identify heritage management recommendations and impact minimization opportunities taking into consideration relevant legislative obligations.</p> <p>In response to the Council’s specific concerns, we confirm that the landform analysis performed by IHC</p>	<p>Area 1 deleted in accordance with Council resolution</p> <p>No change proposed for Area 2</p>

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			<p>considered watercourses in proximity to Area 1, including the characteristics of the creek and nearby land to determine the likelihood of the waterbody as an important landform feature in the context of Aboriginal Heritage. In particular, the analysis considered the adjacent section of Christies Creek as a reliable source of fresh water/resources and/or as a source of alluvial deposits containing cultural deposits. Further to this analysis, IHC makes the following conclusions with respect to the significance of the adjacent watercourse (as noted in the detailed Heritage Desktop Assessment):</p> <p><i>“Water bodies are associated with increased archaeological and ethnographic potential. This potential is generally proportional to the reliability of the water body as a source of fresh water/resources. Given that the drainage channel passing through Site 1 [Area 1] was a seasonal and unreliable water source, this potential is relatively low. The drainage channel has also been highly modified by development.”</i></p> <p>No other environmental landforms/features of relevance were identified in the assessment performed by IHC. Considering the Aboriginal heritage context for the area, the environmental landforms, together with previous development, IHC identified a low risk of works impacting unknown Aboriginal Heritage sites. A review of the Register of Aboriginal Sites and Objects register administered by Aboriginal Affairs and Reconciliation identified no entries for Aboriginal sites within 25-metres of the Affected Areas.</p>	

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
			Notwithstanding the above findings, we also note that the removal of Area 1 from the Code Amendment addresses many of the concerns expressed by Council in relation to Aboriginal cultural heritage.	
	European Cultural Heritage	72.18 Whilst Council notes that the Affected Areas do not accommodate any known European heritage items, care will need to be taken in performing construction works noting the proximity of Area 2 relative to the Local Heritage Place which occupies 10 Kellys Road.	72.18 Noted – Not relevant to the Code Amendment but could be addressed by the Construction Environmental Management Plan prepared for any future land division.	No policy changes proposed.
	Stormwater Management	72.19 Council notes that the detention basins and water quality devices could be constructed within the Affected Areas to achieve pre-development flow requirements and water quality targets.	72.19 Noted	No policy changes proposed
		72.20 Upgrades to stormwater infrastructure through Golf Course Drive would be the at the developer’s expense.	72.20 Noted – developer contributions to infrastructure upgrades would be addressed during the land division design phase	No policy changes proposed.
		72.21 Council comments provided specifically for Area 1, in relation to stormwater and flood management, access impact on watercourses, including civil works within the watercourse.	72.21 Noted – Comments no longer relevant noting the removal of Area 1 from the Code Amendment.	Area 1 deleted in accordance with Council resolution
	Transport	72.22 In relation to Area 1, Council concurs with the findings of Stantec that the local road network would be capable of accommodating addition traffic movements. However, Council has expressed concern with the growing pressure on the surrounding road network. Concern has also been expressed with the potential for Golf Course Drive and Morningside Drive to be used as short-cuts/thoroughfares.	72.22 Resolved via the deletion of Area 1.	Area 1 deleted in accordance with Council resolution

Sub No.	Areas of Concern/Theme	Key Matters Raised	Response by Designated Entity	Proposed Change(s) to the Code Amendment
		72.23 Access to/from Area 1 via the Golf Course Drive/Panalatinga Road intersection would likely degrade the Level of Service at this intersection. Council believes that full access too from Morningside Drive and Golf Course Drive would offer residents multiple route options to manage the lower Levels of Service.	72.23 Resolved via the deletion of Area 1.	Area 1 deleted in accordance with Council resolution
		72.24 Council wishes to ensure that access arrangements for Area 1 appropriately addresses emergency access and evacuation requirements (both for residents and emergency service vehicles) is appropriately addressed.	72.24 Resolved via the deletion of Area 1.	Area 1 deleted in accordance with Council resolution
		72.25 Council has expressed concern that any proposed non-public emergency access could generate resident lobbying for public road upgrades.	72.25 Resolved via the deletion of Area 1.	Area 1 deleted in accordance with Council resolution
		72.26 In relation to Area 1, Council's preference from a network accessibility perspective is access Option 3 (unrestricted access via both Morningside Drive and Golf Course Drive).	72.26 No longer relevant noting the deletion of Area 1.	Area 1 deleted in accordance with Council resolution
		72.27 In relation to Area 2, and based on the Stantec traffic analysis, Council raises no traffic or access-related concerns. Notwithstanding, Council notes that any upgrades to the Kellys Road/Panalatinga Road intersection would be borne by the developer.	72.27 Noted – Infrastructure upgrades would be considered as part of any future land division application.	No policy changes proposed.

Appendix 4. Response to community group(s) and MP submission

Sub No.	Name	Key Matters Raised	Response by the Designated Entity	
73	<p data-bbox="215 325 645 352">Nat Cooke MP, Member for Hurtle Vale</p> <p data-bbox="215 360 293 387">Area 1</p>	<p data-bbox="495 360 1160 419">72.1 Resident concerns relate specifically to Area 1, with no objections received in relation to Area 2.</p> <p data-bbox="495 427 920 454">Community feedback relating to Area 1</p> <ul data-bbox="517 462 1160 1382" style="list-style-type: none"> <li data-bbox="517 462 1160 555">• Residents to the north of the golf course are often visited by wildlife including koalas, kangaroos, native birds and ducks. <li data-bbox="517 563 1160 622">• Residents concerned with the displacement of wildlife following development of Area 1. <li data-bbox="517 630 1160 689">• Concerns with traffic and access impacts if Area 1 is to connect with Morningside Drive. <li data-bbox="517 697 1160 853">• Morningside Drive is a local road which cannot sustain additional traffic volumes and there would be a need for serious infrastructure interventions in terms of additional access points, for convenience and safety of residents. <li data-bbox="517 861 1160 954">• Traffic surveys are skewed as completed during the peak of the pandemic and do not accurately reflect movement. <li data-bbox="517 962 1160 1021">• Access for emergency service vehicles will be compromised. <li data-bbox="517 1029 1160 1121">• Traffic increase following redevelopment of farmland at the end of Tuscany Way (only 12 dwellings) is already noticeable. <li data-bbox="517 1129 1160 1222">• Existing road network not suitable for additional traffic – poor visibility already at Golf Course Drive/Panalatinga Road intersection. <li data-bbox="517 1230 1160 1257">• Loss of views of the golf course <li data-bbox="517 1265 1160 1358">• Amenity impacts form additional noise, traffic and site contamination resulting from the construction of additional dwellings within Area 1. <li data-bbox="517 1366 1160 1382">• Devaluation of existing homes. 	<p data-bbox="1182 360 1816 419">73.1 In response to these concerns, the Designated Entity has deleted Area 1 from the Code Amendment.</p>	<p data-bbox="1868 360 2092 419">Area 1 deleted from Code Amendment.</p>

Sub No.	Name	Key Matters Raised	Response by the Designated Entity	
		<ul style="list-style-type: none"> Diversion of stormwater and dwellings located within a flood zone. 		
Southern Koala & Echidna Rescue				
74	Vegetation impacts	74.1 Likely disturbance of Pink Gum trees as noted in the EBS Report.	74.1 Given its presence within 5km of the Study Area, the EBS report identifies the Pink Gum as a 'potentially occurring' species within the Affected Areas. However, the report also states that Pink Gums were not observed during the field study. Notwithstanding the above, the deletion of Area 1 from the Code Amendment significantly reduces the risks of impacting this tree species. Additionally, the Code Amendment to rezone Area 2 does not include the removal of any trees, which would be subject to a separate assessment and approval process pursuant to the <i>Native Vegetation Act, 1991</i> and/or <i>Planning Development and Infrastructure Act, 2016</i> .	Area 1 deleted from the Code Amendments. No policy change proposed for Area 2
		74.2 Lack of consideration given to trees which will develop hollows, with the majority of trees being greater than 20 years old.	74.2 All trees with hollows have been identified and assessed and are considered in the rating and retention value of the trees. The deletion of Area 1 from the Code Amendment ensures the preservation of the majority of trees surveyed with existing hollows. Additionally, the Code Amendment to rezone Area 2 does not include the removal of any trees, which instead would be subject to a separate assessment and approval process pursuant to the <i>Native Vegetation Act 1991</i> and/or <i>Planning Development and Infrastructure Act, 2016</i> .	Area 1 deleted from the Code Amendment No change proposed for Area 2
		74.3 Lost opportunity to reclaim Grey Box woodlands through revegetation of the under-storey.	74.3 Referring to the Dean Nicolle (arborist) report, Grey Box trees labelled 166-168 and 174 to 176 occupy Area 1 which has now been deleted from Code Amendment. Grey Box trees 41-46 are within the Kellys Road verge and are thus beyond the boundary of Area 2.	Area 1 deleted from the Code Amendment. No policy change proposed for Area 2

Sub No.	Name	Key Matters Raised	Response by the Designated Entity	
			<p>Grey Box trees 70, 84, 87-91, 166-168 and 174-176 form part of the corridor of trees which occupy the western boundary of Area 2. The location of these trees do not impede future residential development of Area 2, and it is conceivable that this area will be retained/developed as a public reserve/public open space.</p>	
		<p>74.4 There is a significant difference in the number of trees recommended for retention in the EBS ecology report and the Dean Nicolle report which should be reviewed independently.</p>	<p>74.4 The reasons for this discrepancy is as follows:</p> <ul style="list-style-type: none"> - Whereas the Dean Nicolle report areas also identifies trees which are beyond the boundaries of the Affected Area, the EBS report identifies only those trees within the boundaries of the Affected Areas. - The Dean Nicole Report identifies and assesses Regulated and non-regulated trees (which may include native and non-native vegetation), whilst the EBS report identifies only native vegetation. 	<p>No additional supporting documentation required.</p> <p>No proposed policy changes.</p>
	<p>Bushfire Recommendations</p>	<p>74.5 The recommendations of the Ecological Australia Bushfire report to reduce Bushfire Attack Load on potential dwellings will impact the environmental recommendation (i.e. result in vegetation clearance).</p>	<p>74.5 The bushfire report prepared by Ecological Australia identifies that Area 1 is significantly more constrained from a bushfire management perspective, given the higher prevalence of vegetation. The deletion of Area 1 resolves this issue.</p> <p>Area 2 is less constrained and Bushfire Attack Levels (BAL's) would need to be factored into the design of future allotments. The BAL's for Area 2 may require the establishment of larger allotments to manage bushfire hazard whilst also ensuring the preservation of vegetation. In this regard we note that pursuant to the provisions of the Native Vegetation Overlay, land division which may require the removal of native vegetation (including to manage BAL's) would trigger a referral to the Native Vegetation Council. Similarly, Regulated and Significant Tree Overlay includes policy which seeks to ensure land division design considers the impact of future development on trees</p>	<p>Area 1 deleted in accordance with Council resolution</p> <p>No policy change proposed for Area 2</p>

Sub No.	Name	Key Matters Raised	Response by the Designated Entity	
	Wildlife and Habitat	74.6 Vulnerability of Common Brushtail possum and loss of habitat.	74.6 The EBS report identifies 7 trees within Area 1 and 3 trees within Area 2 with hollows which provide suitable habitat for the Common Brush Tail Possums. The deletion of Area 1 from Code Amendment ensures 7 trees are preserved as habitat. In relation to Area 2, the Code Amendment does not propose the removal of any trees. Further, existing trees within Area 2 do not unreasonably impede future development of the land, noting that any proposal to remove native vegetation or any regulated or significant tree would be subject to a separate approval process.	Area 1 deleted from the Code Amendment. No policy change proposed for Area 2
		74.7 Additional vehicle movements (560 daily trips) will pose a risk for vehicle collision to fauna located within the region.	74.7 Additional vehicle movements will be substantially less noting the removal of Area 1 from the Code Amendment. Total additional vehicle movements associated with the development of Area 2 will be negligible when compared with the existing volumes within the adjacent road network (particularly Panalatinga Road). Accordingly, we do not believe that the increase in traffic generated by developing Area 2 represents a significant safety threat to fauna.	Area 1 deleted from the Code Amendment. No policy change proposed for Area 2
	Recommendations	74.8 Does not support any development that significantly removes established vegetation and wildlife habitat. However, if the rezoning does go ahead, the following is recommended to mitigate identified risks: <ul style="list-style-type: none"> • Protect all local indigenous trees greater than 20 years of age; • Maintain all Eucalyptus Citriodora as a primary food species for the Grey Headed Flying Fox; • Revegetate understory surrounding Grey Box trees to restore Woodlands; • Replace removed trees with locally indigenous species to support food sources and habitat of the 	74.8 Recommendations provided are not relevant to the assessment of the Code Amendment. That is, the Code Amendment does not propose the removal of any trees. Removing Area 1 from the Code Amendment partially addresses the recommendations provided by the Southern Koala & Echidna Rescue. In relation to Fauna and Flora, Area 2 is the less constrained of the two Affected Areas, and the retention of existing habitat for fauna does not jeopardise the ability to develop Area 2 in accordance with the Desired Outcomes of the selected zone (i.e. the General Neighbourhood Zone), including in a	Area 1 deleted in accordance with Council resolution No policy change proposed for Area 2

Sub No.	Name	Key Matters Raised	Response by the Designated Entity	
		<p>Black chinned honeyeater, the Scarlet Robin and the Common Brushtail Possum;</p> <ul style="list-style-type: none"> • Improve barriers on each side of Panalatinga Road to improve safety for wildlife and humans; • Better lighting and lower speed limits along Panalatinga Road intersection to compensate for increased traffic; • Protect all significant native trees that already exist on this parcel as identified by Dean Nicolle. 	<p>manner which addresses some of the recommendations provided by Southern Koala & Echidna Rescue (e.g. through the provision public open space incorporating new tree plantings and revegetation of understory surrounding Grey Box trees along the western end of Area 2).</p>	

Appendix 5. Response to Agency and Utility Provider Submissions

Sub No.	Theme/Concern	Key Matters Raised	Response by the Designated Entity	Proposed Changes to the Code Amendment
Department for Environment and Water				
75	Fauna and Flora	75.1 Area 1 contains an excellent representation of pre-European vegetation communities that should be retained and ideally restored to preserve regions of biodiversity and natural assets.	75.1 Noted – Area 1 removed from the Code Amendment.	Area 1 removed from the Code Amendment
		75.2 Area 1 is considered to provide important refuge for a range of common and also threatened bird and mammal species. A reduction in habitat within Area 1 would represent a significant impact to the wider region and Southern Mount Lofty Regions.	75.2 Noted – Area 1 removed from the Code Amendment.	Area 1 removed from the Code Amendment
		75.3 Area 1 holds higher ecological value than Area 2 and obtaining approval to clear vegetation within Area 1 may not be supported.	75.3 Noted – Area 1 removed from the Code Amendment	Area 1 removed from the Code Amendment
		75.4 Development should adopt the recommendations outlined within the EBS Report to minimize ecological impacts on Area 1 and the surrounding environment	75.4 Noted – Addressed via the removal of Area 1 from the Code Amendment.	Area 1 removed from the Code Amendment
		75.5 Whilst DEW acknowledges that when compared with Area 1, Area 2 has lower habitat value, its regeneration potential is still important, and the condition of existing vegetation indicates that Area 2 will continue to develop into a higher functioning ecosystem.	75.5 Existing vegetation throughout and surrounding Area 2 does not unreasonably constrain the development potential of the land.	No policy change proposed
		75.6 Noting Comment 75.5 above, DEW recommends the preparation of a Concept Plan which ensures the protection of Location 7, Location 10 and Location 11 identified within the EBS report (Pg. 8)	75.6 A Concept Plan for Area 2 is considered unnecessary as existing vegetation does not unreasonably constrain the development potential of the site, and existing policy controls (including policy within the Native Vegetation Overlay and the Regulated and Significant Tree Overlay) together with separate legislative controls under the <i>Native Vegetation Act, 1991</i> provide adequate protection to existing trees. The Open Space contribution scheme (which entitles the relevant authority to request the developer to provide up to 12.5% of land as public open space) also provides the opportunity	No policy change proposed.

				incorporate important areas of vegetation into public spaces as part of any future land division application.		
	Water Sensitive Urban Design	75.7	Future development should consider the risk of erosion to Christies Creek if discharge rates are to increase following development of the Affected Area.	75.7	Resolved via the removal of Area 1 from the Code Amendment	Area 1 removed from the Code Amendment
	Overlays	75.8	DEW supports the application of the Stormwater Management and Urban Tree Canopy Overlays.	75.8	Noted	No proposed policy changes
	Urban Biodiversity	75.9	The Eucalyptus species of tree are critical to the Black-chinned Honeyeater (a 'critically endangered' species within the Mount Lofty Ranges and a 'vulnerable' species at the State level). If the Code Amendment proceeds, future development should seek retain as many Eucalypts as possible as possible, particularly those with hollows, <i>Eucalyptus Microcarpa</i> , and those trees classified as 'priority 1' or 'priority 1A' in the Dean Nicolle arborist report. A Concept Plan for Area 2 is also recommended.	75.9	Refer to Response 75.6. We also note the removal of Area 1, which goes part-way to address DEW's concerns.	Area 1 removed from the Code Amendment. No policy change proposed for Area 2
Environment Protection Authority						
76	Site Contamination	76.1	The EPA does not oppose the rezoning on site contamination grounds. However, the EPA notes that any future development applications, for either the land division or a change in land use over the Affected Area would be subject to the site contamination assessment provisions	76.1	Noted	No policy change proposed.
Department of Premier and Cabinet - Aboriginal Affairs and Reconciliation						
77	Aboriginal heritage	77.1	Recommends a search of the central archives to check for recorded heritage sites, together with engagement with the traditional owners identified in the response letter of the search.	77.1	The Heritage Desktop Assessment performed by Independent Heritage Consultants (IHC) included a search of the central architect which revealed no recorded heritage sites. The findings of the Heritage Desktop Assessment do not obviate the need for the developer to fulfill any other necessary obligations under any other legislation the <i>Aboriginal Heritage Act 1988</i>	No proposed changes or additional investigations required

Country Fire Service				
78	Bushfire Overlay	78.1. The CFS supports the application of 'high risk' Bushfire Overlay.	78.1. Noted.	No policy change or additional investigations required.
	Siting and Vegetation	78.2. Taking into account the findings of the Ecological bushfire assessment, separation distances required to achieve specific BAL ratings may impact lot numbers and dwelling densities.	78.2. Noted – The Designated Entity engaged EcoLogical to identify the bushfire implications for future density and lot yield.	No policy change or additional investigations required.
	Access/Egress	78.3. The CFS supports access Option 3 as detailed within the Stantec report, which will provide two access points for emergency service vehicles and evacuation purposes.	78.3. Noted – Access points and internal road design will be assessed during the formal referral process to the CFS.	No policy change or additional investigations required.
	Water	78.4. Adequate pressure/reticulation and hydrants will be required for future development, and individual residential lots will also be required to provide fire fighting water supply in line with the provisions of MBS 008	78.4. Noted	No policy change or additional investigations required.
Department for Infrastructure and Transport				
79	Access	79.1. The Department's preference is for access arrangements to be in accordance with Access Option 1, as detailed in the Stantec report.	79.1. Access to Area 1 is no longer required noting the removal of this Affected Area from the Code Amendment. Access to Area 2 (i.e. to/from Golf Course Drive and Kellys Road) is in accordance with DIT's requirements.	Area 1 removed from the Code Amendment. No policy change proposed for Area 2
	Design	79.2. Future development should be designed with access arrangements that achieve relevant standards, and the Traffic Impact Assessment will need to consider the nature and volume of traffic movements, infrastructure upgrade requirements etc. Development should also encourage the use public transport	79.2. Noted – Not relevant to the Code Amendment.	No policy change or additional investigations required.
Epic Energy				
80	Infrastructure	80.1. No comment as no infrastructure within proximity of the Affected Areas	80.1. Noted	No policy change or additional investigations required.
SA Water				

81	Infrastructure	81.1. SA Water provides sewerage and water services to the Affected Areas. However, water and sewer augmentation may be required to cater for the increase in demand for these services.	81.1. Noted – Removal of Area 1 will reduce the load on existing services. However, further analysis into servicing requirements will be explored should the land be rezoned and once the lot yield has been determined.	No policy change or additional investigations required.
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Attachment 3. Submissions from the Community

Nitsan Taylor

From: Andrew <[REDACTED]>
Sent: Friday, 15 July 2022 9:29 AM
To: Engagement
Subject: Draft Thaxted golf club code amendment

To Whom it may concern,

My name is Andrew Huxtable and I am a resident of Woodcroft, [REDACTED]. My family and I have lived at this location for 10 years and enjoy this quiet and quaint part of Woodcroft.

I understand the reasoning behind the proposed re-zoning/development of these areas of the golf course and I am supportive of the change of land use in itself, however I do take a strong objection to using Morningside drive as proposed access to the development area marked as 'Area A' or 'North Stage'.

Morningside drive and associated access roads are simply not equipped to handle the traffic that would be generated from this proposed access route. Potter drive is already in a significant state of disrepair, and roads after that (and up to the proposed new road) are extremely narrow and parked cars already cause major obstructions to the road.

Specifically, the short first section of Morningside drive that goes in a north/south direction is quite narrow and a parked car on that section causes quite an obstruction. When there's only a handful of local cars coming from the residents of Morningside drive and the 3 houses on Golf course drive, this is not too much of an issue but adding a proposed extra 60 houses worth of traffic to this section of the road, it will become an issue. Add an extra parked car or two and it becomes a safety hazard because you have to drive on the wrong side of the road so close to a corner. Although making these roads a no parking zone would assist with the issue, it would also inconvenience residents and visitors who park there on a semi-regular basis and is therefore inappropriate to do.

There is also the issue that turning from the initial section of Morningside drive to the east/west section, there is very poor visibility to the East due to the house at Number 3 being close to the road and with an abundance of flora between its boundary fence and the road. Further to that, these roads were not designed with the intention of them being used as a thoroughfare to 60 odd homes, they are simply too narrow to support any significant traffic once a car is parked there (and regularly are).

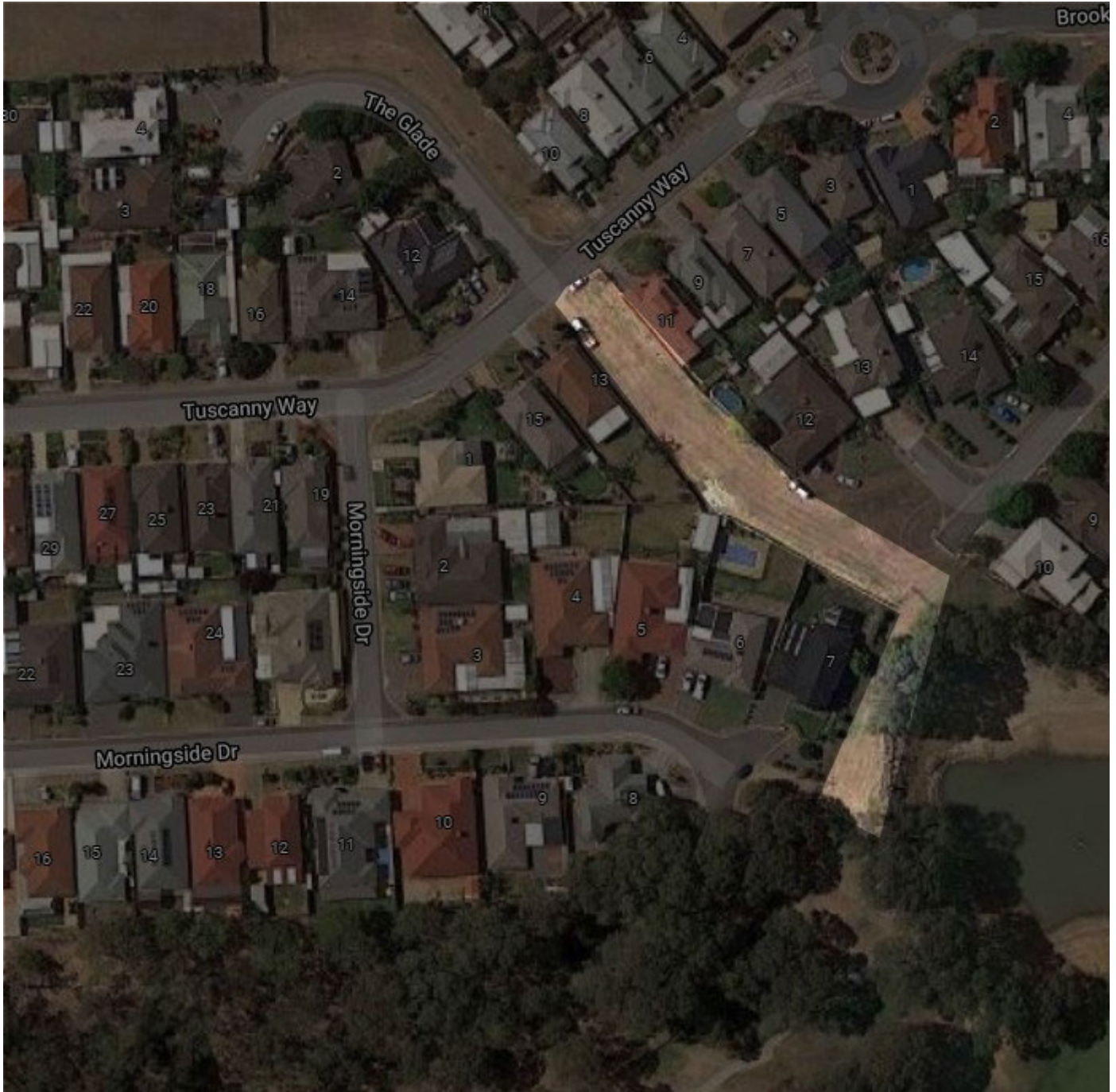
While technically correct that the road assessment states that these roads have capacity since there is barely any traffic on Morningside Drive, no consideration seems to have been given to the existing residents of Morningside drive and taking a quiet, dead end section of road that currently only serves 7 houses and a handful of cars a day, to a road that is going to have approximately 100 cars or more each day once development is complete (plus all of the trucks etc to be involved in the redevelopment and subsequent building of houses, most of which would struggle to navigate the road if there was a car parked). Morningside drive is simply not a suitable access road for this development and alternatives must be strongly considered.

It must also be considered that access to this development via the proposed path is increasing traffic on multiples of other roads and is well far from any sort of 'shortest path' to it. Having to travel almost 2km 'past your house' by car just to gain access to it is ridiculous.

While I understand there must be a substantial financial benefit to this rezoning and development for the golf course to make it a viable option and that minimising expense to achieve the desired outcome of maximum profit is the most beneficial, it should not, and can not be ruled out that there are alternatives for access to 'Area A' and using Morningside Drive should be **last** on that list, not first because it would be the most cost effective for the developer.

My initial proposal when we were advised of this redevelopment by our local MP Nat Cook was that the alley of land (presumably reserved for such a purpose) adjacent 'The Glade' and the dam adjacent the proposed 'Area A' be

acquired and used for access to the area. This would make more sense to me than using Morningside Drive since there is plenty of room for a significant enough roadway to support the new homes on a somewhat dedicated road to that development but I would still prefer to see Potter Drive have a proper resurface to support the extra traffic if that was the case. Of course, this would mean the land would need to be acquired (if even possible), adding expense to the development so this is presumably why this option is not in the initial proposal. See below image.



The other alternative of course is to have access directly from Golf Course Drive as this would offer **the most direct path** to the development for residents and have the minimalist impact on existing residents of the area. This land is already owned by the golf course and to me, offers the most convenient and therefore logical method for accessing the proposed 'Area A'.

I appreciate your time to read this letter and take into consideration my 'on the ground' views as a long term resident of Morningside Drive.

Thanks and regards,
Andrew Huxtable



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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 18 July 2022 7:54 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Simone

Family name: Hargrave

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: What worries me is that new housing parcels have opened up but no new access in/out roads have been made, they have actually been closed off. So all house occupants come in through Potter's Drive or Brookland Valley Drive Which are becoming major thoroughfares. A new entrance to this development should be made. Is this the case ? Thankyou Simone

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 2:12 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment
Attachments: proposed_access2.pdf

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Mark

Family name: Gregory

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I object to the site 1 rezoning and using Morningside drive as an access road with the potential to have 50+ cars a day travel along impacting 30+ houses. If this site is to go ahead access to the site from Golf Course drive near the golf club would have less impact on the existing housing, significant trees and wildlife.

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 7:33 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Amy
Family name: Woods
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
Comments: I think we shouldn't re develope any of the land which is part of the golf course.
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Attachment 4: No file uploaded
Attachment 5: No file uploaded
sent to proponent email: engagement@holmesdyer.com.au

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 7:38 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Greg

Family name: Bennett

Organisation: G B Enterprises

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I oppose this development. There is no need for it in that location. It will ruin the aesthetic and ambiance of the area.

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Attachment 2: No file uploaded

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Attachment 4: No file uploaded

Attachment 5: No file uploaded

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 7:39 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Nicole

Family name: Thompson

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I think its a great idea, but would like to see a lot of large lots 1/4 acre blocks and more would be wonderful. We certainly would be looking to buy into that.

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Attachment 5: No file uploaded

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 8:42 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: sharee

Family name: voda

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: With up to 60 more residents using potter drive to access area 1 we need a slip lane to turn off Bains road onto potter drive . This area is getting more congested and will help access.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 9:11 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Jane
Family name: Cremers
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
Comments: No. Where is the form to compete so you can collate data on the opposed votes?
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Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
sent to proponent email: engagement@holmesdyer.com.au

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 9:18 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Natalie

Family name: May

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I would expect if increased traffic is to pass via Potter Drive to the new residential area, that a slip lane is created on Bains Road to improve the traffic flow into the Estate

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Attachment 5: No file uploaded

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 10:35 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Daniel

Family name: Postuma

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am against this rezoning for a number of reasons. The biggest one being the Onka council have re zoned a lot of land recently and is reducing our green zones for parks. If this continues then there will be no nice places left to get away from the hustle and bustle. Second the infrastructure as it stands currently is appalling. Water pipes break almost weekly and the roads are so deteriorated they are unable to keep up with the repairs. I feel this will also increase all council rates to recover the costs of this which I am already struggling to pay my council rates. When will the council stop ruining what was a lovely area and start to preserve it and maintain what is existing?

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Attachment 5: No file uploaded

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 11:37 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Samantha

Family name: Lord-Riley

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Yes we need more housing, but then I'm concerned about the high schools, they cant cope with any more students. And medical services, will more go practices be available? There should be some cheaper housing available too for the homeless situation too

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 19 July 2022 11:40 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Samantha

Family name: Lord-Riley

Organisation:

Email address: [REDACTED]

Phone number [REDACTED]

Comments: Yes we need more housing, but then I'm concerned about the high schools, they cant cope with any more students. And medical services, will more go practices be available? There should be some cheaper housing available too for the homeless situation too

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 8:25 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Response provided, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Amy

Family name: Price

Organisation:

Email address: [REDACTED]

Phone number [REDACTED]

Comments: I realise these feedback “opportunities” are a token effort by council and government to look like you care when you’ll do whatever you’ve got planned anyway but I’ll have my say. It’s disappointing to see the council and government consider this proposal. Recreation spaces are being constantly destroyed and more housing shoved into small spaces to line the pockets of developers without a genuine care for what the locals really want. The council promotes sustainability, conservation, community and a healthy lifestyle but will gladly destroy open spaces, recreation areas where people can meet and exercise, habitats and wildlife to line their pockets. They should be protecting all remaining open spaces because once they’re gone they can never come back.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 9:37 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Tracey
Family name: Marsh
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
Comments: Leave the golf course alone. No to more housing
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sent to proponent email: engagement@holmesdyer.com.au

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 9:50 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Doug

Family name: Nolan

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Why do talk about the long term viability of recreation areas and then chop it up for more high density housing. It's typical of the powers that be, continue destroying the greenscapes and lining the pockets of developers. We are in the grips of an environmental emergency but yet we continue to destroy habitat and greenscapes. We need to regenerate before its all gone.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 10:01 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Georgina

Family name: Collins

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am opposed to any residential development on the Thaxted Park Golf Club grounds. My reasons for this is I feel that development will severely impact on the rural setting that I love in the area. We have a high number of horses in this area and added traffic will endanger the life of children adults and horses. I despise the conjection in the Woodcroft and surrounding areas where houses are built on small blocks that makes the area claustrophobic. The last thing i want to see is this replicated in a similiar way on such a beautiful part of our area.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 10:40 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Amber

Family name: Berkelaar

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: This proposal is a net loss for the community. The gain (housing) will not be affordable, and will benefit a minority in the community. The loss (open spaces, animal and insect habitat, flora, greenspace connectivity) will harm the area and community irreversibly.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 12:16 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Nerissa

Family name: Galloway

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: This is nothing but a proposal to put money in the pockets of developers at the cost of open space, environment, wild life and their established habitats. Who will this development benefit? Developers and the privileged few who can afford the prices to purchase exorbitant plots of land to live on the fairway. This is a disgraceful elitist money grab at a time where there is a housing and rental crisis.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 1:15 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Response provided, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Shane
Family name: Johncock
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
Comments: Need to remain as a golf course, or wide open space for public use, we don't need more housing
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Attachment 3: No file uploaded
Attachment 4: No file uploaded
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sent to proponent email: engagement@holmesdyer.com.au

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 1:16 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Shane
Family name: Johncock
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
Comments: Need to remain as a golf course, or wide open space for public use, we don't need more housing
Attachment: No file uploaded
Attachment 2: No file uploaded
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
sent to proponent email: engagement@holmesdyer.com.au

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 1:19 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Hayley

Family name: Hoehne

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I do not agree with this at all. Selling off land to profit at the cost of recreational space. Its not even for affordable housing. NO NO NO NO NO

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 2:59 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Anthony

Family name: Molloy

Organisation: Golfer

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I believe this should NOT go ahead based on the fact state and federal governments are spending money on infrastructure within the communities upgrading sporting grounds and complexes. This golf club has recently spent money on upgrading the course and it is a joy to play and teach my son on. This plan to cut up the course for development is absurd and will ruin the course, the history, the players and members past achievements. Why decimate a golf course when you have ample land across the road being Wilfred Taylor reserve and the Morphett Vale riding club!

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 8:52 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Annastasia

Family name: Pine-Jones

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I don't believe that this should go ahead as many other members of the public. This should either remain part of a well known and loved golf club or used in my opinion as a public recreation park. This is happening every where and it's really sad to see. We need to be preserving nature not taking over it all.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 20 July 2022 9:49 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Response provided, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: leigh

Family name: scott

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: Absolutely ridiculous idea, there is no need to destroy a perfectly good golf course to squeeze in 140 homes and create traffic congestion in the area, save the golf course you fools

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email: engagement@holmesdyer.com.au

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 21 July 2022 8:08 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Response provided, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Mike

Family name: Hayes

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: This amendment should not be allowed. In the original housing offer on golf course drive the buyers were sold "exclusive golf course views" and frontage. The later money grab, by filling this space with houses is unethical and devalues several Properties. Along with the increased traffic bottleneck at the end of golf course drive to access these new proposed properties, this is nothing short of deceptive and cash grabbing behaviour.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 21 July 2022 11:00 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Response provided, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Daniel
Family name: Ballantine
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
Comments: No need for more development. Leave as is. Keep the trees!!!
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Attachment 5: No file uploaded
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 21 July 2022 2:23 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Response provided, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Jonathon

Family name: Kaesler

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I disagree with the proposal on Thaxted Park. This area should be one of vegetation and improving the areas surrounding the golf course. Alternative options should be considered elsewhere and even consider 2/3 storey apartment blocks.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 21 July 2022 6:43 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File, Response provided

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Stephen

Family name: Crisp

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

Comments: I am against this development. The untamed chipping away of southern urban boundaries is reducing the quality of life of existing residents. The area of this proposal would filter more commuter traffic through the already busy Panatalinga to Southern Expressway intersection. The poor quality recent developments in the area leave no confidence (narrow roads, small block sizes etc.) Seaford and Aldinga are for new development proposals, or the flat lands to the north of Adelaide. Not the poorly served boundary zone of the south.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 22 July 2022 12:40 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Saved To File, Submissions Combined

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Lachlan
Family name: Dyer
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments:
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 22 July 2022 8:09 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Response provided, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: J

Family name: Hughes

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Please stop building on never before built on land. We need to be building up not out if we are to have any future worth living in. Keep any and all existing unbuilt on land for rewilding, nature conservation and for people to enjoy as such. Not housing. No matter how much money some developers stand to make. The size of their pockets pales in to insignificance when you consider the cost of this kind of irresponsible development has for society, the planet and the future generations who have to live on it.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 25 July 2022 8:54 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Megan
Family name: Sinnadurai
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments:
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 25 July 2022 8:56 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Jas
Family name: Sinnadurai
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments:
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 26 July 2022 11:42 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Response provided, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: jan

Family name: holt

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: area 1 has no roads in or out. Nor any access to create roadway. dam at rear floods over the 17th /18th tee and fairway whenever the dam is full which can be yearly. Native vegetation in the area. do not need housing in area. More important that land remains recreational. area 2 subject to flooding from storm water. How will the water runoff in area be diverted. Low lying ground. perfect for recreational use as it is currently a driving range for members and public. Not suitable area for extra traffic.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 27 July 2022 8:52 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Hannah

Family name: Vaughn

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The infrastructure cannot support this development. The area is already struggling with traffic congestion due to narrow roads. Wildlife will also be detrimentally impacted as many koalas, kangaroos, lizards, birds, etc live in the creek and surrounding area. Houses in the immediate vicinity will be devalued.

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Bethany Hold

From: DEBBIE HAINES [REDACTED]
Sent: Sunday, 31 July 2022 8:45 PM
To: Engagement
Subject: Attention to Draft Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Dear Nitsan

My name is Debbie Haines and I live in number [REDACTED]

I do not play golf but I do have some serious concerns regarding the building of new homes on the existing Thaxted Park Golf Course in particular Area 1

Apart from the obvious issue of people who will lose the view I'm sure they probably paid more for there are also I believe more practical reasons that should also be discussed.

1. If traffic were to be using Morningside Drive to exit / enter the golf Course area I do not believe this would be a safe or practical decision . A long time ago the Panalatinga Road end of Morningside Drive was closed off by council after they received a petition signed by residents who were concerned with the amount of cars in the Woodcroft area using Morningside Drive as a shortcut to Panalatinga Road. If it wasn't safe to have the extra traffic then their is no reason to suggest it would be safe now.

2. Morningside Drive is a very narrow street. I have had to reverse down the street after 2 cars parked directly across from each other and I did not have enough room to get between them. I was lucky to be the only car trying to get through. If I could not fit neither would any of the Emergency Services Vehicles.

In trying to exit Morningside Drive onto Tuscany I spent 10 minutes trying to attract someones attention as there were two vehicles parked across from each other and the only way I got out of Morningside Drive was to pull both side mirrors in and be guided through. Once again I was lucky that no one else was also trying to drive out of Morningside Drive. As above there was not enough room should an Emergency Services Vehicle need access to enter the street.

One of my visitors parked with two tyres on the gutter across from my home . They did this as we live on a corner and they did not want to be collected by someone turning said corner. They got a \$65 parking fine for their efforts.

3. When someone took the Tuscany Road entrance to Morningside a bit too fast and wide they hit our sandstone letterbox which then broke glass by the front door, The top of the letterbox was found across the road and down the bottom of the neighbours driveway . The car was dented. It was late at night and I was surprised no one was hurt. Had it been in the daytime I think it would have a different ending.

I understand money is needed for the Golf Club to continue to stay afloat so I am asking

Why not build both Areas 1 and 2 on the Kelly's Road side where possibly they could enter / exit both Kelly's Road and in front of the clubrooms to Panalatinga Road.

I believe a lot less people would be affected and disrupted if this were to happen.

Yours Truly

Debbie Haines
[REDACTED]

Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 1 August 2022 6:43 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Response provided, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Katie
Family name: Hannan
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments:
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Attachment 4: No file uploaded
Attachment 5: No file uploaded
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 2 August 2022 10:57 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Russell

Family name: Driver

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments:

I am totally against this code amendment - but only for Area 1 - Area two will have no real impact on existing housing and traffic. Along with my wife I own [REDACTED] - backing onto the course and looking onto Area 1. I am vehemently against the re zoning and future development of Area 1 for the following reasons: 1, It is a broken promise by the club - the blocks facing area 1 were sold as "Lifestyle". 2, Devaluation of our existing properties - the degradation from "Lifestyle" properties to standard housing stock will impact upon value - along with the building and increased traffic. 3, Although we rent our property out my wife and I had planned to retire to this address due to the lovely views and quiet enjoyment of the golf club - but not now. As if this goes through I feel more and more houses will be built on the club land. 4, Higher risk of flooding - particularly to the houses on Golf Course Drive -building houses to the rear would increase the amount of stormwater run off drastically - potential ruination of the existing creek by erosion. 5, Increased traffic and noise - some existing roads are too narrow to accomodate large vehicles and more traffic. 6, Due to the above reasons - why should local residents lose money and lifestyle quality due to the club's financial mismanagement over the years.

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Bethany Hold

From: [REDACTED]
Sent: Tuesday, 2 August 2022 11:04 AM
To: Engagement
Subject: Attn : Thaxted Park code amendment.

Categories: Submissions Combined, Saved To File

Please see my objection below – as lodged online.

I am totally against this code amendment - but only for Area 1 - Area two will have no real impact on existing housing and traffic.

Along with my wife I own [REDACTED] - backing onto the course and looking onto Area 1.

I am vehemently against the re zoning and future development of Area 1 for the following reasons:

- 1, It is a broken promise by the club - the blocks facing area 1 were sold as "Lifestyle".
- 2, Devaluation of our existing properties - the degradation from "Lifestyle" properties to standard housing stock will impact upon value - along with the building and increased traffic.
- 3, Although we rent our property out my wife and I had planned to retire to this address due to the lovely views and quiet enjoyment of the golf club - but not now. As if this goes through I feel more and more houses will be built on the club land.
- 4, Higher risk of flooding - particularly to the houses on Golf Course Drive -building houses to the rear would increase the amount of stormwater run off drastically - potential ruination of the existing creek by erosion.
- 5, Increased traffic and noise - some existing roads are too narrow to accommodate large vehicles and more traffic.
- 6, Due to the above reasons - why should local residents lose money and lifestyle quality due to the club's financial mismanagement over the years.

Regards , Russell and Sheila



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Bethany Hold

From: [REDACTED]
Sent: Wednesday, 3 August 2022 1:16 PM
To: Engagement
Cc: hurtlevale@parliament.sa.gov.au
Subject: Attention to draft Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Dear Sir/Madam

I would like to inform you that I strongly object to this proposal to develop this land for housing in Area 1 and to re zone it from Recreation Zone to General Neighbourhood Zone.

As a member of the Thaxed Park Golf Club and a resident of Golf Course Drive the impact this re zoning will be enormous and impact on the environment and both members and residents in the area.

I believe after reading the 240 page document that they have not considered all aspects and have put forward a biased point of view to push this development through.

Traffic/access

- Entry to this development is proposed through Morningside drive with a secondary access from the golf course at the lower end of Golf Course Drive.
- Morningside drive is part of Potter Farm estate which is a maze of narrow roads and no through roads.
- The traffic survey that was put in the report was done in lock down and when families were isolating and working from home also not done at peak times so this does not reflect the real follow of traffic. This option would not be feasible it would impact residents parking and be a safety hazard.
- The proposal to use golf course drive as a secondary road would be dangerous as the entry would have to come off of Panatalinga Road which is a main highway that leads too and comes off the southern express way. As a resident of golf Course drive to entry via Panalatinga Road you have to be extremely careful as traffic is traveling downhill at 80km.

This access is not an option it will become a death trap and would also be used as a short cut into Potter Farm which would mean potentially hundreds more cars and be a traffic disaster

Wildlife/Natural Habitat

- This whole area is a natural habitat for bird life it is full of Rosella's and Lorikeet's and a wide range of parrots. To see this on a daily basis is amazing.
- The area also supports kola's kangaroos and many other wildlife specs
- This is their nature environment and should be protected

Recreation Zone

- This area was zoned as recreation and golf club established over 60 years ago this has been a source of pleasure and recreation for manly people living in the south of Adelaide
- To lose this area to housing would be unthinkable the land in area 1 hole 17 and 18 is 2 beautiful flat holes which members treasure
- The proposed development in area 2 would also mean losing part of the hole 6 and the loss of the driving range
- The golf club as not secured any other land to date and any land that they have suggested is privately own and at the top end of golf course which would be totally unsuitable for golf club members as it is far to hilly

Residents of Golf Course Drive

- As a resident of Golf Course Drive, I am very disappointed in this proposal our development was also done to save the Golf club at the time when they then sold off their driving range, where they were able to relocate so members were not disadvantaged. This at the time was a suitable option as it was only 10 houses that did not impact on anybody or anything we were charged a premium for the land that was 25% more than land in the surrounding area as we were sold a golf course view and the wildlife surround.

Please take the time to listen to the genuine feedback and look after the environment, we do have global warming, I do understand the need for more housing, but we must look at this in a practical way and not to destroy land that supports natural wildlife and recreational land and the environment

Yours Sincerely
Margaret Baxter

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 8 August 2022 1:58 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Other

Given name: Merilyn

Family name: Russell

Organisation: Home owner /occupier

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Concerns: Lack of detailed consultation, we have no idea of exactly what is happening, ie where roads will impact my property, noise pollution, the environment, birds, koalas, kangaroos, the safety of Golf Course Drive when children and grandchildren visit my property. The safety of cars entering Panatalinga Road due to speed limits on this road and the high number of speeding cars using Panatalinga Road as they travel down the hill. 80 km speed limit is too high when these cars travel at least 100-120 km along the section where cars will enter Panatalinga road from Golf Course Drive. The infrastructure cannot support 120 homes, the additional cars and council services that need to be provided. Do we have medical facilities, schools etc to cater for these additional families when they move in. Water is certainly going to be an issue when we have a wet season creating flooding etc once the natural water flow is interrupted and lack of water for native trees. Noise pollution will be at an unacceptable level. You expect residents to agree to this rezoning when we have been told that new housing will have a road frontage when these new residents move in and they will look straight into current back yards, therefore no privacy at all. A more open and honest consultation plan is required to ensure all current residents know what to expect instead just secrecy. A guarantee, in writing, from the Golf Club that they will not sell off more land within the next couple of years for their financial failures is also require. Totally inadequate consultation processes currently happening, with either no answers or vague responses with no substance. Extremely poor.

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proponent engagement@holmesdyer.com.au
email:

Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 9 August 2022 10:52 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Shane

Family name: Turner

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I am STRONGLY against this plan to amend the Planning and Code amendment for the nominated sites. - The current Road network will not support the associated volume of traffic with the proposed development. Traffic Impact Statement is flawed based on timing of recording volumes being conducted during a pandemic. The stated Road speeds are incorrect - Bains Road is 60km/h, Panalatinga Road is 80km/h and Kellys Road is a rural road - unposted speed of 80km/h, that is unable to support residential property access of the volume proposed. Panalatinga Road to Cox Hill road is a Heavy Vehicle Route to Clarendon providing heart stopping moments at Wheatsheaf/Panalatinga/Kellys Rd intersections. - The proposed Site 2 location does NOT form or represent an extension of the established residential character of the location. Local properties are zoned Rural and are all minimum 5 acres in size, development allowed under the Revised Code will NOT compliment or be sympathetic to this lifestyle. Site 2 effectively will be a segregated community increasing the potential for crime in the locality. City of Onkaparinga Council provide the opinion that "Site 2 does NOT form a logical expansion of the existing residential area and is not an orderly form of development", "Kellys Road is NOT at suitable Urban standard for vehicle access". - A threat is posed to HERITAGE sites along Kellys Road if construction activities are conducted unmanaged or changes to Kellys Road design to accommodate proposed development are performed. - Local Ecology affected by development at Site 2, reducing open space and diverting local winds into a tunnel effect on Kellys Road and increased radiant heat from dwellings, roads and paths. - Impact to properties managing stock and harvesting natural resources - Native Fauna and Stock at risk by removal of vegetation corridors and the introduction, STATISTICALLY, of more than 30 cats and 40 dogs to Site 2 (proposed 80 dwellings) - Light pollution will occur

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 9 August 2022 5:47 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Elizabeth

Family name: Hatton

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: As my home backs directly onto the golf course I have significant concerns that the flora and fauna will be severely impacted by this. I bought my home because of the quiet neighbourhood and outlook onto the golf course and the abundance of wildlife, being that this was a golf course and hills area, when the conveyancer did his report it was recorded that the area could not be built on (with its current zoning). I'm also concerned about the increased traffic that the new housing estate will cause, potentially turning Brooklyn Valley Drive and Potter Drive into a 'rat run' going through to Bains Road impacting our neighbourhood quality of living. Finally I'm greatly concerned about how these changes will negatively impact our home values.

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Bethany Hold

From: [REDACTED]
Sent: Tuesday, 9 August 2022 10:55 PM
To: Engagement
Subject: Attention to Thaxted Park Golf Club Code Amendment"

Categories: Submissions Combined, Saved To File

I have concerns around water, wildlife, vegetation, traffic access, traffic flow and increase, roadside parking, and accessibility for emergency vehicles. These roads are very narrow and have caravans and working vehicles parked legally on the road constantly. We regularly have kangaroos and koalas walking amongst our homes and road it would be devastating to think you would take the relaxed atmosphere away from the animals

Regards

Karen

--

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 10 August 2022 9:05 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Alision

Family name: Beer Smith

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: We do not wish for the golf course re-zoning to go ahead. We are a family that have lived at [REDACTED] Morningside Drive for over 20 years. These are all our reasons why this should not happen: • There is not enough room for parking on Morningside Drive as it is. It is a tight squeeze to get past cars that are parked on the side of the road. • Vehicles park across from our driveways and we cannot reverse out safely. • Morningside Drive is a family friend road and is used by children to play, learn to ride their bikes etc. This will no longer be safe. • Local wildlife will lose their home. • In an emergency, it will be a nightmare with all the additional cars trying to bottle neck through the Morningside Drive entrance. • The impact on the community will be severe. We are certain the golf course can find an alternative solution or location for both of their zones if they are desperate.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 10 August 2022 4:07 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Dale

Family name: Sutton

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I support the Code Amendment

Comments: We need more housing options, so I am supportive of the code amendment on the proviso that the Doctors Road to Panalatinga Road connection goes ahead as originally planned by the state government many years ago. We already see congestion along States Road and in particular at the intersection of States Road and Wheatsheaf Road, so more houses in the vicinity will exacerbate the current issues. So I do support the code amendment but only if the Doctors Road to Panalatinga Road connection goes ahead.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 11 August 2022 10:39 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Rachel

Family name: Hunting

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: The south doesn't have the infrastructure to support this, so it should be left as a working golf course and not have these parcels of land recoded and changed to be able to sell it off. Maybe in the distant future when we have roads that can cope with the traffic, schools and child care for the children and enough medical centres and a hospital that can cope with the rising demand then you can think about recoding and selling off this land and the land at hackham. But we just don't have any of this infrastructure and the government wouldn't ever think to do it before hand. We also don't need more trees and stuff cut down for a few more house's that no one will be able to afford to buy with the current economic downturn

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 11 August 2022 1:39 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Callum

Family name: Everingham

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I support the Code Amendment

Comments: I support additional housing in this area. Would be great if it can connect to the existing suburb to reduce impacts to traffic entering the main road. With the reduction of greenery I would also expect at least one significant park added with relevant family friendly amenities (playgrounds, seating, etc)

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 11 August 2022 2:00 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: michelle

Family name: barclay

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: We need more parks and green space and to keep what we have!. Wedont wantore houses built in this area, as the roads and schools are already bursting!! We need to keep block sizes bigger, not create more congestion!

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 11 August 2022 2:24 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: angela
Family name: porter
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments:
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Attachment 2: No file uploaded
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 11 August 2022 5:05 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Terry

Family name: Jackson

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: You are carving up the golf course and when houses are built on the edge then residents will complain about stray balls and council will be forced to move the course boundary further in and shorten the course again. It's bad enough that council shelved the Seaford golf course and now you want to start the demise of another. This is no more than a cash grab

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Attachment 4: No file uploaded

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 11 August 2022 6:15 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: david

Family name: ross

Organisation: Public

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I do not support the code amendment or anything the corrupt disgracefully run onka council submits..we know they leaked private info retaining the proposed gun range then covered it up..onka council is corrupt to the core just like our local mp's

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 12 August 2022 11:51 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: L

Family name: Klein

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: We must preserve and protect our green space at the golf course. It is a nature corridor for our native animals from the hills right through to Morphett Vale. Without it we create a concrete ghetto and increase social problems in the area, which are already alarmingly high. Please leave this area as it is. Do not damage the environment further. Do not create more social problems in the area. The roads here are already heavily utilised and there is road rage because the roads are too busy here. Leave it as it is.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 12 August 2022 4:15 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment
Attachments: Proposed_rezoning_Thaxted_Park_Golf_Course.docx

Categories: Submissions Combined, Saved To File, Response provided

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Anthony
Family name: Pettet
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments: Please see attached letter
Attachment 1: Proposed_rezoning_Thaxted_Park_Golf_Course.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 13.7 KB
Attachment 2: No file uploaded
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
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Hello,

We are writing to you to express our concerns about the proposed code amendment and re-zoning of land within the Thaxted Park golf course.

As residents of Golf Course Drive and also a full time member of the Thaxted Park golf course, we are to be directly affected by any development on the golf course.

Firstly, our initial concern is the impact to the flora and fauna of the area. Living on the edge of the golf course with plenty of significant gum and other native trees around us, we are often visited by koalas and kangaroos. There are also plenty of native birds that would be affected by the removal of all of the trees in the region proposed for development. The ducks from the golf course are often all around our street being fed by some of the families that live on the Golf Course Drive, so much so that one of the residents requested that "Ducks" signs were to be placed on Golf Course Drive at both ends to alert oncoming traffic. At any one time there could be up to 50 ducks on Golf Course Drive.

We also are concerned about the negative impact that 60+ new residences will have on the native vegetation in the area, just in area 1, not even including the 80+ residences planned for area 2.

The Thaxted Park Golf Course appear to have already started to remove trees from the current 18th hole, perhaps in preparation for the proposed development. These have been gradually disappearing over the last couple of years which coincides with the timing of the plans of the new development.

A major concern is also regarding the vehicular access to the proposed area 1. There is actually no available access that is suitable for approximately 100 cars driving in and out of the new residential area if it goes ahead. Potter Drive is a catchment road which leads into Morningside Drive. This is classed as a local road designed for less traffic. There is also not going to be two access points for emergency vehicles in case of bushfire or other emergencies. There is a requirement for two ambulance access points to any development.

The proposed rezoning to General Neighbourhood Zone is meant to "contribute to making the neighbourhood a convenient place to live without compromising residential amenity" As existing residents on the edge of area 1, we believe that there will be a severe impact on our own "residential amenity" with the loss of view of the golf course and the noise, traffic and site contamination that 60+ residences will create.

It makes no sense to us whatsoever to cause so many issues arising from the development of area 1, when on area 2 there would be less impact on the local community. There is already road access, less trees and vegetation, and a lesser need for relocation of playing holes on the golf course.

It appears that due to mismanagement of funds by the Thaxted Park golf course that caused them to have already sold land off over the last couple of decades and then this proposed development, there is a possibility that the recreational area that is the golf course itself might not even be exist in the next decade, which would be a tragedy in itself.

Thank you for taking the time to read our concerns and we hope that you understand that by selling off area 1 it is not going to benefit anyone except the greedy housing developers.

Kind regards,
Annie and Tony Pettet

Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 12 August 2022 6:30 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Alison
Family name: Nohlmans
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments: No More housing! Keep the green space!
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 12 August 2022 6:38 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Daniel
Family name: Balmforth
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments: No more build-up. We moved up here for the more open spaces, e don't want another 2000 homes building up the area
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 13 August 2022 6:21 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Brett
Family name: Eagle
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments: The current roadways in the immediate vicinity of Area 1 are not sufficient for the proposed code amendment.
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Saturday, 13 August 2022 7:42 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: Amelia
Family name: Eagle
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I do not support the Code Amendment
Comments: The roads at the proposed Area 1 weren't designed for that amount of traffic.
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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 14 August 2022 10:20 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Natalie

Family name: Mortimer

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: What about the residence on Kelly Road? Their rural living will be destroyed by this. We do not need more small block, high density living so close to a beautiful rural area. This needs to be stopped and the golf course left as it is.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 14 August 2022 1:35 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Leonie

Family name: Cooke

Organisation: Resident of Morningside Drive Woodcroft

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I refer specifically to Area 1 proposed development. Morningside Drive Woodcroft is a LOCAL road not a catchment road. Many years ago the Council approved the closure of Morningside Drive to Golfcourse Drive and Panalatinga Road as it was being used as a 'through road'; all these years later why now would the Council want to open it up to Panalatinga Road. It is a narrow local road. The huge additional increase in traffic (up to 200 cars per day) would certainly have a major effect on traffic flow, particularly at the T-junction of Morningside Drive. There are also serious concerns that wildlife and vegetation would be affected (birdlife, kangaroos, ducks etc). This area of Woodcroft has many gum trees, which in turn bring much bird life, and make Woodcroft what it is. I think Councils should strive to retain those areas within their council zones that make those areas what good urban planning is all about - plenty of green space, not just a strip of green akin to a nature strip but wide open green spaces with plenty of trees. In these times of serious climate change events I would think it critical that these areas be retained and that proper traffic access/egress be considered before profits for developers. Surely Creation Homes and the golfclub should provide access/egress through the golfcourse or golfclub car park and not impact on residents who specifically purchased/built their homes based on location and idyll.

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 15 August 2022 5:27 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: jodie

Family name: brabbins

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I have been living in morningside drive for the past 15 years . I strongly oppose the Street being opened up due to the local Road having to house approximately 200 extra cars a day when I already witness many near misses from the bend of Tuscany way to morningside. There is also the environmental impact on the area . We have many birds that our neighbors feed and I also feed the ducks regularly with my granddaughter and even a kangaroo which visits regularly. This is an impact of our lifestyle. The proposed zone 1 are small 250m2 blocks which will also impact on the valuations of our homes in the area and speaking to our neighbours in the street this is a big concern . We also do not want our small street to be yellow lined to accommodate this which stops the parking of our family and friends parking out the front of our homes .

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 15 August 2022 5:45 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Andrien

Family name: brabbins

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I am strongly opposing this zone 1 development and also the street access through morningside drive . Our local road of morningside drive cannot house excess traffic and especially the small bend adjoining Tuscan way . There have already been significant trees removed on the golf course land in zone 1 and would hate for there to be further environmental impact for our wildlife . I oppose the road also due to not wanting yellow lines in our street which will impact our visitors to our homes as this will need to occur due to the width of the local road . The small blocks will definitely impact our house and land values in the area and will aesthetically not flow It is a shame to again be talking about the debts of the golf course and wonder how this will continue in the following years as they have already sold off pockets of land in the past and feel it's not a win for the existing neighbourhood

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 15 August 2022 6:40 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: jake

Family name: cremers

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: This development of Area1 is a major impact to my daily living, and greatly devalues my house... I bought my house with the sole intention of being able to look down the 18th hole getting to also watch the Kangaroos and other wildlife.. My view of the Area 1 is that it will deter the native wildlife from roaming in the creek area between the houses and the current 18th hole. Not only that but the quiet street of morningside drive will turn into a main thoroughfare for the new development. Talk of the street being yellow lined so cars can't park on the street also makes a big difference in everyday life.. I let my dogs hang out the front when I'm gardening and if there's a bunch more cars driving along my street accessing the new area I don't feel as safe letting them out the front. I'll be very disappointed in the council and golf course if this goes thru, I will also never play at thaxted again! Leave it be, expand area2 slightly to compensate as it doesn't affect as many people! Side note : This money grabbing scheme brought forward by the golf course is affecting a lot of peoples ways of living...if they lowered membership fees slightly they would attract more members

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Monday, 15 August 2022 7:59 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: david

Family name: moorhouse

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I do not support the continuation of morningside drive as I bought my block of land for golf views and culdersac for my own mental health reasons . The road is not wide enough and I feel this local road will become dangerous with the flow from Tuscany way . I also feed the birds daily as I live on my own and this is my lifestyle I bought into and enjoy . I am concerned with the environmental impact for the wildlife surrounding me as we have not only many birds , ducks , koalas and the local kangaroo The obvious access if zone 1 must go ahead for the development should not impact our neighbour's but should go through the golf course itself as they need to generate funds and should be a win win for all parties concerned. The developers spoke as a goal is to have a workable neighbour hood where this proposal will become dangerous with the traffic flow from Tuscany to morningside . I feel this is unfair to our neighbourhood And myself and to the vision of my retirement lifestyle .

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 17 August 2022 7:57 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Pauline

Family name: Bartlett

Organisation: Prestine Transport P/L

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Traffic report being done during a pandemic is a joke. the amount of traffic counted during this period needs to be quadrupled! This is not ideal for Kellys Road residents or the residents on Panalatinga Rd. There are enough accidents at the intersection of Panalatinga/Wheatshead Roads now and this is going cause chaos. Once again, don't do anything or stop developing until someone is killed! We have been living here for over 30 years. We bought here because of the area being semi rural and that's exactly what I tell people all the time because I love it. Being a country girl this was exactly what I needed and I don't want it to change. The thought of seeing those houses from our house is so depressing it makes us angry, The hobby farm across the road is also a major concern re his livestock and his heritage listed home. They need space and fresh air hence that's why he bought there. I have seen quite a lot of people stop to view the animals with their children, in particular some disadvantaged adults who come to talk to them for calmness, so yes these animals also serve the community with wellbeing. I have also noticed during the height of summer that the southern west corner (Kellys/Panalatinga Rds) is constantly under water. What would that mean for houses being built in that area?! There are a lot trucks that use Panalatinga Rd being a rated road so this so called development will impact on the smooth running because there will be a lot of traffic turning into Kellys Road. Trucks need space and time to slow down and this will be a major impact on their safety! Coming from a trucking family PLEASE DO NOT proceed with this rezoning!

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Sent to
proponent engagement@holmesdyer.com.au
email:

Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 17 August 2022 9:58 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Dylan

Family name: Caldwell

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Im happy for the labd to be sold and developed as long as Potter drive is not used to link the entrance of Area 1 . Potter drive and the streets that link into Potter drive already carries all the daily traffic in the whole area up to brookland valley drive. Residents take the quickest route when travelling up Bains rd and that is Potter drive, so to add another 800 to 1000 daily car movements the 60 new houses in area 1 would create is just unreasonable. I already have trouble backing out my drive way with out adding more traffic to Potter drive Morningside drive is also not capable of handling trucks this applies to emergency services, freight deliveries and the trucks that will be used to subdivide the area. The only solution would be to make an entrance off of Panalatinga rd

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Wednesday, 17 August 2022 9:59 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Dylan

Family name: Caldwell

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: Im happy for the labd to be sold and developed as long as Potter drive is not used to link the entrance of Area 1 . Potter drive and the streets that link into Potter drive already carries all the daily traffic in the whole area up to brookland valley drive. Residents take the quickest route when travelling up Bains rd and that is Potter drive, so to add another 800 to 1000 daily car movements the 60 new houses in area 1 would create is just unreasonable. I already have trouble backing out my drive way with out adding more traffic to Potter drive Morningside drive is also not capable of handling trucks this applies to emergency services, freight deliveries and the trucks that will be used to subdivide the area. The only solution would be to make an entrance off of Panalatinga rd

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Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

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Bethany Hold

From: jo storken [REDACTED]
Sent: Monday, 22 August 2022 2:00 PM
To: Engagement
Subject: Re: Attention to Thaxted Park Golf Club Code Amendment
Attachments: 20210724_121308.jpg; 20211104_102302.jpg; 20200624_112002.jpg; Golfcourse view estate.pdf

Categories: Saved To File

We strongly believe that any loss of recreational zoned land should be avoided at all times. The need to do so with these particular areas is a case in point

Area 1 is identified on all maps as a flood zone and is surrounded by creeks to accommodate the runoff that occurs when we have heavy rains as was the case in 2002 2015 2020
In 2002 the western side of area 1 flooded, there were no houses there, and the water ran off the fairways, then onto Golf Course drive. The flood risk was identified by various insurance companies whose premiums reflected the risk

In light of the floods in the eastern state they are now even more cautious, as was reflected in a call I made to Allianz Insurance, any future development in this area will be treated as being in a 100-year flood zone

The environmental effects of any future development must also be considered. The area has a large number of trees of various types and sizes, any surface root damage that must occur with any groundwork undertaken will endanger the whole system. In many areas, due to the clay soil, these roots are almost above ground. There is also considerably native animal activities all year, kangaroo, koala, birds of all feathers, foxes, ducks, echidna

The traffic generated by any development will adversely affect the residents on the northern area 1 side by way of volume and parking options, narrow streets, We believe that the traffic report is not a correct indicator, as it was performed during the covid lockdown and wrong time of day. The area 2 situation is already a dangerous area due to fast traffic coming down Cox Hill Rd. Any emergency entry or exit to area 1 must somehow be limited to those services and not be used by general traffic

We also believe that there is no strategic merit for TPGC in the proposed amendment. Contrary to the suggestion in the Code Amendment that the 2 areas are UNDERUTILISED areas of the club, nl the 17th & 18th fairway in area 1, and the practice in area 2. This is a must for the club pro. The TPGC intends to replace the 7.5 hectare and fairways lost by purchasing land on the eastern boundary which is currently zoned Hills Face, and apply for rezoning to construct the new fairways. This is the third time in 20 years TPGC is selling land
In 2003 the driving range on the western side was subdivided into 10 blocks, these residents will be greatly affected in a visual and practical manner by any future development

We strongly oppose the Code Amendment application and hope that our concerns are considered

Jo & Roel Storken [REDACTED]

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Weston

Raine & Horne

JOHN MANNING



Cnr Acacia Road
62 Main South Road, Morphett Vale
South Australia, Australia 5162

Tel: (08) 8326 6777

Fax: (08) 8326 6803

GOLF COURSE VIEW ESTATE

STAGE I

Lot 1	(approx 665m ²)	\$60,000
Lot 2	(approx 470m ²)	\$50,000
Lot 3	(approx 465m ²)	\$50,000
Lot 4	(approx 460m ²)	\$50,000
Lot 5	(approx 450m ²)	\$50,000
Lot 6	(approx 450m ²)	\$50,000
Lot 7	(approx 445m ²)	\$50,000
Lot 8	(approx 440m ²)	\$50,000
Lot 9	(approx 435m ²)	\$50,000 48 500
Lot 10	(approx 420m ²)	\$50,000 47 500

STAGE II

Lot 11	(approx 531m ²)	\$60,000
Lot 12	(approx 413m ²)	\$60,000
Lot 13	(approx 412m ²)	\$60,000

ON THE THAXTED PARK GOLF COURSE

SIZES FROM 420m² TO 665m²

ALL LEVEL BLOCKS

ALL SERVICES

JOHN MANNING – 8326.6777

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Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Tuesday, 23 August 2022 5:35 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Other

Given name: Colin

Family name: East

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: I am a resident or Morningside and the consultation process is confusing. The proposed developments adversely affect residents and the environment. The roads in this area are not designed for through-traffic and plans to remove on street parking is simply unacceptable. The environmental impacts of removing significant trees and disrupting biodiversity corridors in a state that has less than 1% remnant vegetation remain is also unacceptable. At this point, how do we incorporate local government input into these issues?

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Attachment 5: No file uploaded

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email:

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Bethany Hold

From: Vas Saris [REDACTED] >
Sent: Wednesday, 24 August 2022 9:49 PM
To: Engagement
Subject: THAXTED PARK GOLF CLUB CODE AMENDMENT
Attachments: DA submission.doc

Categories: Submissions Combined, Response provided, Saved To File

THAXTED PARK GOLF CLUB CODE AMENDMENT – SUBMISSION

Please refer attached document

Regards

Vas Saris



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RE : PROPOSED RE-ZONING THAXTED PARK GOLF CLUB – AREA 2

My wife and I reside at [REDACTED] Kellys Road Onkparinga Hills, our property is a horse agistment centre, currently we are operating at low capacity while we rest and restore our facilities.

There are a number of agistment centres established along Kellys Road and many of the horse owners support the nearby Morphett Vale Riding Club which is located on the corner of Wheatsheaf and Panalatinga Roads.

The Tom Roberts Riding Trail is also established in the area, this came about through the endeavours of many people involved with horse activities and past City of Onkparinga councillors.

- The trail is a network of designated paths through the local and far reaching hills area. Local interest is centred around Morningside Drive, then Golf Course Drive, then along the golf course boundary of Kellys Road and continues along the full length of Kellys Road until it changes to a dedicated multiuse trail until it meets up with Nash Road.
- The introduction of any direct road side access to housing along Kellys Road will severely impact the integrity of the trail and possibly on the safety of horse and rider using the trail and those accessing Morphett Vale Riding Club.
- Road changes may also impact on the desirability and attraction of established agistment centres on Kellys Rd and possibility their financial viability.

There is a concern once the residential area becomes established the next shift is for those residents to complain about horse activities and other stock in the area, none of these scenarios have been discussed or considered or assurances made.

Consequently I would hope for no change to entry points into the proposed development from Kellys Road.

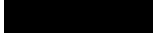
In addition to the above, the proposed development will impact on the lifestyle that attracted us and our neighbours to our homes.

- Once we had sweeping views of the golf course only to see that change with the removal of a number of trees and the establishment of a mound for the new driving range approximately 6 years ago. Habitat modification impacted on local bird life to a degree, however there was no introduction or changes to the domestic animal population that could impact on local wildlife. The introduction of housing will see changes to the habitat and an increase in domestic animals which left unchecked will pressure local wildlife and local stock by their wanderings. The increased storm water run off from the high side of Kellys Road is also a concern and run off from additional housing will impact on lower properties.

As a resident of 21 years, our preferred position is for no development along Kelly Road, however if change is to occur, I would prefer a visual barrier as per the mound between the proposed development and Kellys Road and no Kellys Road access.

Thankyou for the opportunity to comment

Vas & Wit Saris



24 Aug. 22

Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Thursday, 25 August 2022 10:34 AM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of the public
Given name: jack
Family name: tyhee
Organisation:
Email address: [REDACTED]
Phone number: [REDACTED]
My overall view is: I support the Code Amendment
Comments:
Attachment 1: No file uploaded
Attachment 2: No file uploaded
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@holmesdyer.com.au

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Bethany Hold

From: Paul Jay <[REDACTED]>
Sent: Thursday, 25 August 2022 11:03 AM
To: Engagement
Subject: Thaxted Park Golf Club Code Amendment
Attachments: Submissin Thaxted Park GC (3).docx; img597.jpg; img598.jpg; img599.jpg; img600.jpg; img601.jpg; img602.jpg; img603.jpg; img606.jpg

Attention: Ms Nitsan Taylor, Principal, Holmes Dyer Pty Ltd

Please find attached our **Submission** objecting to the Proposed Code Amendment (from Recreation to General Neighbourhood) for **AREA 1** in Thaxted Golf Club.

As part of our submission also attached are a number of relevant Maps and Photographs.

Please confirm by return email that you have received our **Submission with Attachments** in full.

Thank you.

Regards,

Paul Jay and Sheralee McAuley
[REDACTED]



Bethany Hold

From: Paul Jay [REDACTED]
Sent: Thursday, 25 August 2022 11:15 AM
To: Engagement
Subject: Thaxted Park Golf Club Code Amendment
Attachments: Submissin Thaxted Park GC (3).docx; img604.jpg; img605.jpg; img606.jpg; img607.jpg; img608.jpg; img609.jpg; img610.jpg; img611.jpg; img612.jpg; img613.jpg; img614.jpg

Categories: Submissions Combined, Response provided, Saved To File

ATTENTION: Ms Nitsan Taylor, Principal, Holmes Dyer Pty Ltd

I have just sent you an email with our **Submission and Attachments** in regard to our **Objections** to the above Code Amendment in relation to **AREA 1**.

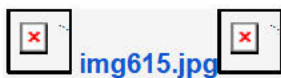
I attach our **Submission** and the remainder of the **Attachments** as I am not sure that they were sent.

Please confirm that you have our **Submission with Attachments** by return email.

Thank you.

Regards,

Paul Jay and Sheralee McAuley
[REDACTED]



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SUBMISSION

OBJECTIONS TO THE PROPOSED CODE AMENDMENT

FROM

RECREATION TO GENERAL NEIGHBOURHOOD

AREA 1

THAXTED PARK GOLF CLUB

AUTHORS: PAUL JAY AND SHERALEE MCAULEY

Opposition to Code Amendment: Thaxted Park Golf Club AREA 1

We live at [REDACTED] Golf Course Drive (GCD) which is located at the very end of GCD, and which overlooks the 17th and 18th Fairways of Thaxted Park Golf Club (GC).

The major reason we purchased our residence on GCD was for the GC view, as did **ALL** people who bought and built along GCD and Morningside Drive (MD) originally.

The land along GCD was once owned by Thaxted Park GC and represented the practice fairway.

It was marketed by the GC and sold off as blocks with “Golf Course Views”.

(Interestingly, the reason this land was sold was to **SAVE THE GOLF CLUB FROM FINANCIAL RUIN** which is exactly the same reason for the GC seeking this Code Amendment).

All people bought and built on this basis.

Should the Code Amendment be approved, allowing 60+ residential allotments to be created on the current 17th and 18th fairways and with some residences being two story high:

ALL THE RESIDENCES ALONG GCD (AS WELL AS ALONG MD) WILL HAVE THEIR PROPERTIES SIGNIFICANTLY DEVALUED BY THE LOSS OF THEIR GC VIEWS AND BEING OVERLOOKED BY TWO STORY HOMES.

HOWEVER, loss of view / amenity is not the only reason we and **ALL** the other people living along GCD and MD are opposed to the Code Amendment in AREA 1.

The other reasons for our opposition with respect to AREA 1 relate to:

1. The Proposed main access point to AREA 1
2. The Proposed Secondary Emergency access points to AREA 1
3. Environmental Concerns
4. Flooding Issues
5. Financial Considerations

The Proposed Main Access Point for Area 1

Access to the subsequent 60+ residential allotments in AREA 1 is proposed by extending Morningside Drive at its eastern end, which is currently a cul-de-sac, and which has a considerable drop off into a dry creek bed, and which contains a large number of mature gum trees.

On the left of this proposed access point is a large Dam (further up into the adjoining hill there is also another much larger Dams).

Please refer Annexure for Map and photographs 1 to 6 inclusive.

Additional traffic / cars could be estimated to be **as being a minimum of 120+ vehicles.**

Access to the subsequent residences would involve **ALL** traffic having to drive through the Bains Road / Panalatinga Road intersection, driving to Potter Drive, turning right into Potter Drive, driving down the hill on Potter, turning right at a roundabout into Tuscany Way, then turning left into Morningside Drive and then left again on Morningside Drive and down a further slope to the proposed access point.

WE OPPOSE THIS ACCESS POINT AS THESE ROADS ARE TOO NARROW / WERE NOT DESIGNED FOR SUCH A LEVEL OF TRAFFIC AND WILL SERIOUSLY AFFECT THE QUIET ENJOYMENT OF THEIR TRESIDENCES FOR PEOPLE CURRENTLY LIVING ON THESE ROADS.

When GCD was first built it extended further North and joined up with MD at its western end.

As a result of complaints by MD residents of the dangerously excessive traffic coming and going, with people using it as a short cut to avoid the intersection of Bains and Patatalinga, **ONKAPARINGA COUNCIL** completely closed the Northern section of GCD off and turned it into a walkway – which it still is to this day.

Please refer to Annexure for photograph 7 to 9 inclusive.

THIS DANGEROUSLY EXCESSIVE TRAFFIC WILL EVENTUATE AGAIN ON MD SHOULD THE CODE AMENDMENT BE APPROVED.

Further, the northern end of GD was closed off as the excessive traffic coming and going both ways on GCD was causing the intersection of GCD and Patatalinga Road to become a more dangerous intersection than it already is today.

BY THE COUNCIL ALREADY REDESIGNING THE ACCESS TO MD BY CLOSING OFF THE NORTHERN SECTION OF GCD IT IS SELF EVIDENT THAT MD IS UNSUITABLE FOR THE MAIN ACCESS POINT INTO THE PROPOSED AREA 1 RESIDENTIAL DEVELOPMENT

2. The Proposed Emergency Access points into AREA 1

As we understand it, it is a requirement that a 24/7 Emergency access point is available into AREA 1, and that two access points have been proposed by the developer, being through the existing GC car park or further north along GCD, both of which would have to go through or traverse a deep tributary of Christies Creek.

Please refer to Annexure for photographs 10 and 11.

(You should note that AREA 1 is bounded by these two tributaries of Christies Creek)

We have no doubt that both the people living in AREA 1 as well as people living in the northern areas of Woodcroft will come to use either Emergency access points to access their residences, thereby avoiding the intersection of both Bains and Patatalinga Roads, as well to gain quick access to Patatalinga going the other way.

At school drop off and pick up times traffic already clogs up the roads in the adjoining roads.

THIS WILL EVENTUATE IN EXACTLY WHY GCD'S NORTHERN END WAS CLOSED OFF BY COUNCIL – DANGEROUSLY EXCESSIVE TRAFFIC WILL CAUSE MAJOR PROBLEMS ON THE ROADS IN WOODCROFT, AND WILL CAUSE THE INTERSECTION OF GCD AND PATATALINGA TO BECOME AN EVEN MORE DANGEROUS INTERSECTION.

Further, living on GCD as we do, we currently have many cars drive north along GCD trying to get into Woodcroft and having to do a U Turn and go back to Patatalinga Road.

GC land abuts our end of GCD, and for about 30 metres along the southeast section of GCD the GC can currently be easily accessed by walking, or indeed driving over the curb.

Consequently, should houses be built in AREA 1 people living there (as well as their friends and family) will come to realise that they can easily access and leave their properties by driving down GCD and driving OVER the curb in front of our house.

Please refer to Annexure for photograph 12.

THIS WILL BE AN UNACCEPTABLE INTRUSION BOTH TO US AND THE OTHER RESIDENTS LIVING ON THAT END OF GCD THEREBY DENYING THEM THE QUIET ENJOYMENT OF OUR PROPERTIES.

3. Environmental Concerns: Area 1

The Environmental effects of the proposed development in AREA 1 would be catastrophic for the flora and fauna in AREA 1.

AREA 1 is bounded by two tributaries of Christies Creek on both sides and is lined with significant mature Gum Trees.

The Christies Creek tributary at the north westerly section of AREA 1 between GCD and MD and the land which runs beside it (owned by Onkaparinga Council) also contains a very large number of mature Gum Trees.

All of the land in AREA 1 as well as the adjoining land is **HOME** to large numbers of Kookaburras / Native Parrots / Black Cockatoos / Koalas / Kangaroos / Wombats and Echidnas.

Any development will destroy the environment for these animals, and they will die, accelerating their road to distinction.

The trees that initially survive being cut down will sustain surface root damage with the groundwork required for the development of 120+ houses and will eventually die as many of the trees in the clay soils have roots close to or indeed, above ground.

We should be preserving every tree possible given Adelaide **has the lowest tree canopy of any Capital City in Australia.**

Further, as we are all aware the Planet is undergoing Climate Change due to the emission of Carbon into the atmosphere.

We need to preserve as many trees as possible to offset our carbon emissions.

Accordingly, the subsequent loss of trees due to residential development in AREA 1 does not comply with any social commitment to reduce our Carbon emissions and preserve our Environment for the future of the generations to come.

4. Flooding Issues

AREA 1 as shown on maps is identified as a Flood Zone / Flood Plain.

AREA 1 is bounded by two tributaries of Christies Creek which accommodates the runoff when there are heavy rains.

AREA 1 flooded in 2002, 2015 and again in 2020.

In 2002 when the western side of AREA 1 flooded and given at that time there were no houses there, the water ran off into the creek (this is at the rear of where we currently live).

The GC subsequently sold this land, and three houses were built as well as a privately owned road (**once again the GC sold this land to save it from financial RUIN – sound familiar?**).

Further, due in climate change it is not unreasonable to envisage significant rain events occurring in the future (as we have seen this year in the eastern states of Australia) which in turn will result in the land in AREA 1 flooding.

Notice should be taken that apart from the large Dam that abuts the proposed main access point into AREA 1 there are even larger Dams to the north the GC which feed into the Christies Creek tributaries.

Please refer to Annexure for Map.

Should significant rain events occur due to climate change these Dams will burst their banks and significantly flood the whole of AREA 1 and the proposed houses contained within it, as well as the existing houses along GCD.

5. Financial Considerations

As has been noted earlier, the GC has sold GC land on two prior occasions and houses have been built on the land.

Approval to sell that land was gained by a vote of the GC'S members, given that it was put to them by their President / Secretary / Board that if it was not approved, **THEY WOULD LOSE THEIR GC DUE TO FINANCIAL RUIN.**

The GC'S President / Secretary / Board has gained the members approval to sell the land in AREA 1 and AREA 2 by yet again advising the members that if they did not approve the sale, **THEY WOULD LOSE THEIR GC DUE TO FINANCIAL RUIN.**

IT IS QUITE OBVIOUS THAT THE GC'S FINANCIAL MANAGEMENT HAS BEEN POOR FOR MANY YEARS AND THAT THEIR DEFAULT POSITION WHEN FACED WITH FINANCIAL PROBLEMS IS TO SELL THE ONLY ASSETT A GC HAS – LAND.

At the formal community consultation meeting on 01/08/22 the GC President (Jamie Dunncliff), when asked whether the GC had negotiated / was negotiating to purchase land to replace the 17th and 18th fairways in AREA 1 advised from the rear of the room that "the GC will not started negotiations until the Code Amendment change is resolved"(?).

Accordingly, the GC has no plan in place to replace arguably the GC'S best two golf holes (the 17th and 18th holes) if AREA 1 is developed into residential allotments.

THE GC'S MANAGEMENT HAS DECIDED TO TAKE THE EASY WAY OUT OF THE FINANCIAL MESS OF THEIR OWN MAKING BY DEFAULTING TO THE SELLING OFF EVEN MORE GC LAND.

The GC is trading profitably as shown in the GC'S Financial Report for the Year Ending 31st August 2021 where the GC made a Net Surplus of \$57953.00, which was an increase from a Net Deficit of (\$91971.00) the previous year, a turnaround / improvement of \$149924.00.

Please refer to Annexure for the Finance Report and Financial Statements of the GC for the year ending 31/08/21.

The major financial problem the GC'S financial report alludes to is its debt levels, shown as a Secured Loan of \$1.107m and an Unsecured Loan of \$400K.

OBVIOUSLY, THE MONEY RAISED BY PREVIOUS LAND SALES HAS NOT SOLVED THE GC'S FINANCIAL PROBLEMS.

SO, IN CONCLUSION, WHY WOULD ANYONE BELIEVE THAT THE GC'S CURRENT FINANCIAL MESS BE SOLVED BY SELLING THE LAND IN AREA 1 AND AREA 2?

SUMMARY

Whilst the writers are not blindingly anti-development, we oppose the approval of the Code Amendment Change for AREA 1 as the land **DOES NOT FIT / IS NOT SUITABLE FOR RESIDENTIAL DEVELOPMENT / WILL CAUSE MAJOR TRAFFIC PROBLEMS IF APPROVED.**

The major reasons for our opposition are:

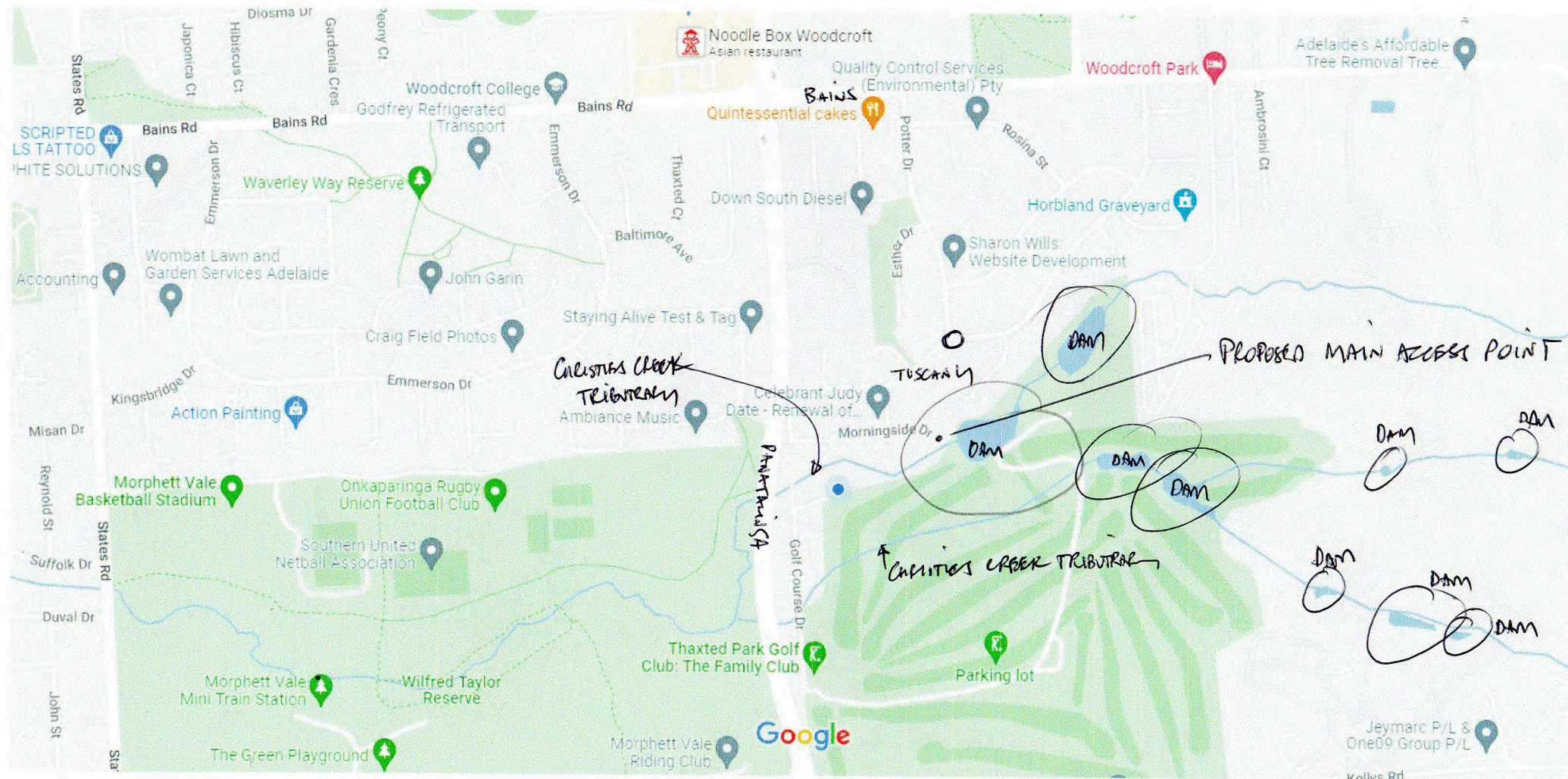
1. The Proposed main access point into AREA 1 is blatantly unsuitable due to the narrow road leading into it and it having to traverse a deep creek bed
2. The Proposed Secondary Emergency access points into AREA 1 are also blatantly unsuitable again due to traffic concerns and its terrain
3. Any residential development in AREA 1 will have a catastrophic effect on the flora and fauna contained therein
4. Flooding of the area due to significant rain events will occur at some point due to the creeks in AREA 1, and DAMS north of AREA 1
5. The proposed residential development in AREA 1 will result in the current residences in GCD and MD being significantly devalued
6. The proposed sell of land / residential development in AREA 1 and AREA 2 will not solve the GC'S financial problems – as evidenced by previous land sell offs

PAUL JAY

SHERALEE MCAULEY

ANNEXURE

MAPS AND PHOTOGRAPHS



Map data ©2022 200 m

















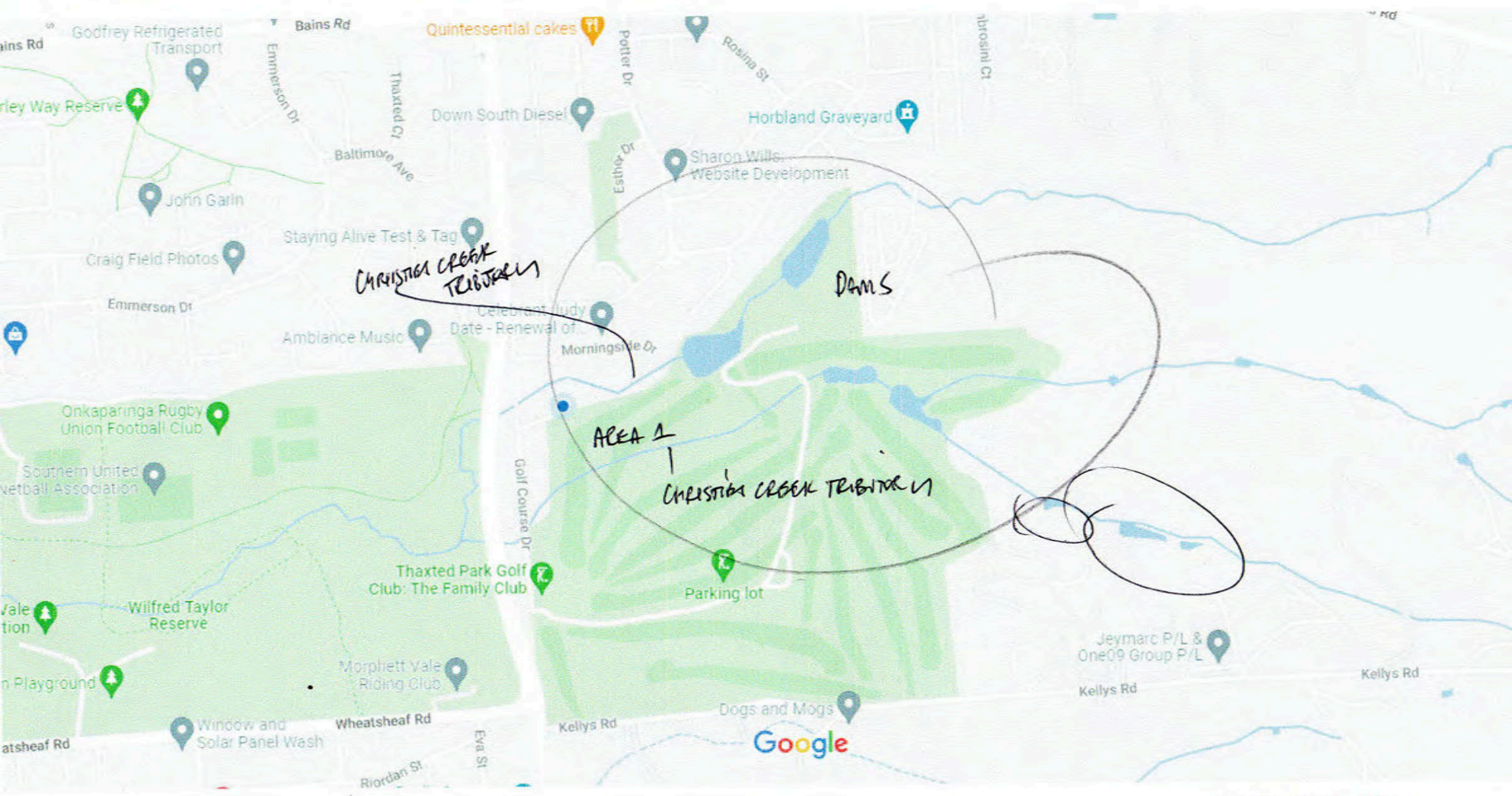






MAP (DAMS)

Google Maps



Map data ©2022 200 m



Thaxted Park
— GOLF CLUB —

**WOODCROFT
SOUTH AUSTRALIA**

**ANNUAL REPORT FOR YEAR
ENDING 31ST AUGUST, 2021**

**59TH ANNUAL GENERAL
MEETING**

FINANCE REPORT

On behalf of the General Board I submit the following 2020-21 Financial Report to the Annual General Meeting.

In a very pleasing result, we have posted a robust profit of \$57,953.

Overall our total income increased from last year by approximately \$50,000 and our total expenditure decreased by over \$130,000, contributing to the positive result.

In relation to positives from the report, we were able to reduce our expenditure in key areas, most notably our overall wages costs, which reduced by 18%, which follows the previous year's decrease of 26%. This has shown the efficiency and productivity benefits (and the hard work of all of our staff) in the overall operations of the club.

The outsourcing of the kitchen has seen a reduction in kitchen and restaurant costs, which has overall been a positive, considering the smaller relative revenue lines that it previously produced. One pleasing benefit of the quality Akhilesh and his staff have achieved, is that our bar revenue has increased significantly, which contributes to the overall result of the club.

Like many other businesses across the country, we were fortunate enough to be supported with government subsidies, in the first part of the financial year. This enabled us to continue our investment into the course, with the course expenditure increasing.

We were fortunate to negotiate an agreement on purchasing water at better prices than the last few years, which saw our volume of watering increase, with the cost staying relatively neutral. This arrangement will provide benefits (and assurances) in the future forecasting and water usage moving forward.

Building on some of the previous reviews of expenditure, we've worked hard to reduce our cost base and feel the club is now operating at an efficient level. We've managed to increase revenue in key areas and will continue to focus on our revenue generation. The budget for the upcoming year sees a forecast of another strong result, which will hopefully become the benchmark moving forward.

Strategically, we still have our debt levels to contend with, which will hopefully be resolved if the Property Development revenues are realised in the upcoming year.

I thank everyone for their loyalty and commitment to the club and look forward to the upcoming year.

THAXTED PARK GOLF CLUB INCORPORATED

ABN: 43 983 739 543

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 AUGUST 2021**

	2021	2020
House Expenses		
Bar expenses	14,149	23,997
Cleaning & Rubbish Removal	18,514	19,051
Kitchen Expenses	14,703	3,625
Repairs & Maintenance	4,225	4,066
Sponsorship & Fundraising Expenses	17,289	25,268
Sundry Expenses	5,866	11,740
	<u>74,746</u>	<u>87,747</u>
General Expenses		
Depreciation	6,795	5,724
Electricity	51,492	45,549
Provision for Annual Leave	5,407	8,211
Provision for Long Service Leave	4,862	(1,872)
Salaries, Wages and Allowances	598,226	729,351
Staff Training & Amenities	1,029	902
Superannuation	55,560	61,301
Workcover	7,531	9,707
	<u>730,902</u>	<u>858,873</u>
TOTAL EXPENDITURE	<u>1,256,992</u>	<u>1,349,248</u>
NET SURPLUS (DEFICIT)	57,953	(91,971)
OTHER COMPREHENSIVE INCOME FOR THE YEAR	-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u><u>57,953</u></u>	<u><u>(91,971)</u></u>

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

THAXTED PARK GOLF CLUB INCORPORATED

ABN: 43 983 739 543

**STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 AUGUST 2021**

	2021	2020
INCOME		
Golfing Subscriptions	472,383	454,438
Affiliation / Golfink Fees	35,678	31,277
Water Levy	64,615	60,036
Professional Retainer Income	128,700	114,727
Green Fees, Cart Hire & Pro Shop Sales	745	4,388
Sponsorship, Functions & Fundraising	25,928	38,503
Bar Gross Profit	305,587	218,175
Kitchen Gross Profit	27,038	68,715
Hire of Clubrooms	-	545
Interest received	32	19
Donations - Members	682	708
Bar Refurbishment rebate	-	17,600
ESPS Payments	3,697	-
Grants received	13,000	13,719
Option fees	-	18,182
Cash flow boost	25,000	75,000
Jobkeeper Subsidy	203,250	130,500
Sundry Income	8,610	10,745
TOTAL INCOME	<u>1,314,945</u>	<u>1,257,277</u>
EXPENDITURE		
Administration Expenses		
Advertising, Membership and & Mi Club Expenses	13,758	10,336
Audit Fees	9,211	9,247
Bank Charges	8,108	7,491
Golf Affiliation Fees	34,692	34,646
Insurance	27,755	21,052
Interest Paid	10,417	14,812
Office & Sundry Expenses	7,924	3,952
Security	1,505	1,525
Subscriptions	4,092	3,818
Telephone	6,396	6,577
	<u>123,858</u>	<u>113,456</u>
Golf Trading Expenses		
Sundry Expenses	4,209	2,077
	<u>4,209</u>	<u>2,077</u>
Course Expenses		
Fertilisers, chemicals, sand & seed	71,789	69,847
Leasing & Hire Expenses	869	3,341
Petrol & Oil	13,904	14,739
Plant, course & water system maintenance	70,953	33,456
Rates and Taxes	148,461	159,091
Sundry Expenses	17,301	6,621
	<u>323,277</u>	<u>287,095</u>

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

ASSETS AND LIABILITIES STATEMENT AS AT 31 AUGUST 2021

	Note	2021	2020
CURRENT ASSETS			
Cash and Cash Equivalents	3	166,519	184,285
Inventories		28,622	30,695
Prepayments and Debtors		4,561	3,675
TOTAL CURRENT ASSETS		<u>199,702</u>	<u>218,655</u>
NON CURRENT ASSETS			
Property, Plant and Equipment	2	2,071,521	2,062,150
Investments: Shares - Thaxted Park Holdings Limited		10	10
TOTAL NON CURRENT ASSETS		<u>2,071,531</u>	<u>2,062,160</u>
TOTAL ASSETS		<u>2,271,233</u>	<u>2,280,815</u>
CURRENT LIABILITIES			
Trade Creditors & Accrued Expenses		88,515	175,507
Subscriptions in Advance		103,158	96,309
Income in Advance		420	682
Provision for Annual Leave		47,972	42,566
Provision for Long Service Leave		15,878	11,016
GST Payable (Refundable)		(2,123)	(4,725)
TOTAL CURRENT LIABILITIES		<u>253,820</u>	<u>321,355</u>
NON CURRENT LIABILITIES			
Secured Loan - Thaxted Park Holdings Limited	4	1,107,251	1,107,251
Unsecured Loans		400,000	400,000
TOTAL NON CURRENT LIABILITIES		<u>1,507,251</u>	<u>1,507,251</u>
TOTAL LIABILITIES		<u>1,761,071</u>	<u>1,828,606</u>
NET ASSETS		<u>\$ 510,162</u>	<u>\$ 452,209</u>
MEMBERS' FUNDS			
Accumulated Losses		(1,116,746)	(1,174,699)
Asset Revaluation Surplus	5	1,626,908	1,626,908
TOTAL MEMBERS' FUNDS		<u>\$ 510,162</u>	<u>\$ 452,209</u>

The above assets and liabilities statement should be read in conjunction with the accompanying notes

Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Sunday, 28 August 2022 3:45 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment

Categories: Submissions Combined, Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment

Customer type: Member of the public

Given name: Siew

Family name: Fickling

Organisation:

Email address: [REDACTED]

Phone number: [REDACTED]

My overall view is: I do not support the Code Amendment

Comments: There are plenty of vacant areas further south and each time you cut into the hills face zone opens the way for the next time. It will end with no recreation zones before the top of the hills.

Attachment 1: No file uploaded

Attachment 2: No file uploaded

Attachment 3: No file uploaded

Attachment 4: No file uploaded

Attachment 5: No file uploaded

Sent to proponent email: engagement@holmesdyer.com.au

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Bethany Hold

From: Donna Klocke <[REDACTED]>
Sent: Sunday, 28 August 2022 5:16 PM
To: Engagement
Subject: Attention to Draft Thaxted Park Golf Club

Categories: Submissions Combined

In response to the proposed draft code amendment and planned selloff of land currently owned by Thaxted Golf Club, we would like our feedback registered as part of our submission against the current proposal to open up the northern section of land

We are also strongly against using Potter Drive, as the main access into the new northern development (via Morningside Drive)

During the *last sell off* of Golf Course Land, the advertising for those blocks read **"Golf Course Views"** We are sure that the new blocks, that the Golf Club are now wanting to have developed, will also have the same, or similar slogan as part of the sales pitch !!
This is extremely unethical, and very unfair on those who bought the original blocks with 'views' as their homes will now be **substantially devalued** due to the new land development, as they will NO LONGER have Golf Course Views.

We see this selloff of land as the second of many to come. Having built our home in Middlebrook Court for over 27 years ago, we have seen the result of the increased number of homes in this area, causing additional noise and traffic in the local streets and we are certainly not supportive of another 50-60 homes in the northern section, and the planned 80+ in the southern.

At the consultation meeting we attended, we were told that this 'selloff' of land was to pay 'historical debit and make upgrades', this is also what was communicated with the last sell off of land In our opinion the future of the Golf Club is certainly not assured. In actual fact we can see the day when the whole golf club will be suburbia.....surely ALL access cannot be off Potter Drive, why don't you look at the bigger picture!!

With the recent selloff of land and new homes that are currently being built on Tuscanny Way, there will already be an increase in traffic along these small, narrow backstreets. Then to consider adding another 50-60 homes in the northern subdivision, with all of its traffic coming into, and out of, Morningside Drive, onto Tuscanny Way and Potter Drive via the roundabout seems extremely impactful on all our local residents..... and quite absurd really

Impact

There will be a HUGE amount of heavy vehicles and equipment needed to build the new subdivision, and the associated homes; no doubt their access will also be along Potter Drive and the small, narrow back streets that we all call home

Potter Drive is currently a very busy thoroughfare for morning, afternoon and evening traffic trying to get onto Bains Road and, into Potter Drive. Increasing traffic on this road would cause a huge bottleneck during these times. There is NOT even a turning lane into Potter Drive and it can be very dangerous sitting in peak hour traffic waiting to turn right; traffic often can bank up back to the lights

Additional traffic along Potter Drive and our small suburban streets, will also increase the traffic danger to our diverse demographic of residents , which range from young families, right through to the elderly, enormously impacting local resident safety

Potter Drive is already in **huge disrepair**, with potholes consistently opening up and being patched especially in winter, and Council have no plans to upgrade this road

Should the amendment be approved:

There is currently suitable access for traffic into both the proposed southern and northern subdivisions, off Panalatinga Road, into the main entrance of the Golf Club and along Golf Club Drive, , without impacting the small, narrow suburban streets off Potter Drive. This would make access easier for people living in both those areas and not cause current residents to be impacted by a huge increase on backstreet traffic

A roundabout could also be considered at the end of Wheatsheaf Road giving direct access into the southern subdivision and also to the northern (with a left turn into Golf Course Drive). This would then not impact the small suburban streets at all, only the golf club .

We would be keen to further discuss our thoughts at any future meetings

Kind regards

Tom & Donna Klocke
Middlebrook Court
Woodcroft

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Bethany Hold

From: Andy C <[REDACTED]>
Sent: Monday, 29 August 2022 4:20 PM
To: Engagement
Subject: Draft thaxted Park golf code amendment area 2

Categories: Submissions Combined

Hi Team,

We do not support this zone change.

A) our concern is traffic as your traffic review was done during covid so it's not relevant. Kellys road is a small road, NEW Development will cause massive delays for residents living on Kellys road.

B) we have dog boarding which has been here for 30+ years and we realise that our business has noise associated with it and who is to say that 80 new house owners will not have an issue. This development is more likely to cause uncalled grief among the community.

Developers can buy our property at above market price as an alternative option.

Please don't hesitate to reach us if you need further clarification.

Regards,
Andy

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Nitsan Taylor

From: Clare Pahl <[REDACTED]>
Sent: Wednesday, 31 August 2022 3:58 PM
To: Engagement
Subject: Attention - Draft Thaxted Park Golf Club Code Amendment

I'd like to voice my concern about the proposed rezoning and redevelopment of Thaxted Park Golf Club.

While I don't have any concerns regarding the Area 2 proposal, I have major concerns regarding Area 1.

The impact of building such a large number of new homes in this area will be detrimental to not only those who purchase the new buildings, due to the condensed living environment, but will seriously disadvantage those living on the roads into this new area.

Potter Drive, which will be the main thoroughfare into the new area, is already a busy street which was never designed to have a high volume of traffic. It's a side road, not a main road and to increase the volume will negatively impact those living on the actual street. Also there will be the increased difficulty of in turning out onto Bains Road which is already a challenge at the best of times, particularly when trying to turn right.

In addition further side streets, Tuscanny Way (which has already had a slight increase in traffic due to the new homes built there in the last twelve months) and Morningside Drive are going to have an even greater impact as these are quiet residential side streets and will have ALL traffic going into the new sub division Area 1 through these streets!

And all of this is before we take into consideration the poor people who, in good faith, bought homes on Golf Course Drive, at a premium price, because of the outlook and expected lifestyle. How will they be compensated now that they'll have a backyard that no longer has the beautiful outlook that they bought the property for but instead a view of someone else's backyard (and let's hope it's not a two story house!

Why on earth is this even being contemplated. If Thaxted wish to sell off more of their land, why don't they sell off further land on Kellys Road and increase the Area 2 sell off. This will not have the same impact to the neighbouring properties as there are none! Has this even been considered? Given that the course will need to be redesigned anyway I can't see where the logic is in trying to use Area 1.

Warm regards,



CLARE PAHL



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Please note: My normal working week is Tuesday to Friday

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Attachment 4. Submission from City of Onkaparinga

Bethany Hold

From: Michelle Wilby <Michelle.Wilby@onkaparinga.sa.gov.au>
Sent: Thursday, 25 August 2022 2:23 PM
To: Engagement
Cc: saplanningcommission@sa.gov.au
Subject: Submission – Thaxted Park Golf Club Code Amendment by Creation Homes Pty Ltd
Attachments: ECM_5815286_Submission Thaxted Park Golf Club Code Amendment.pdf

Categories: Submissions Combined, Saved To File

Good afternoon

Please find attached correspondence from Acting Mayor Simon McMahon.

Kind regards

Michelle Wilby
Mayor Liaison Officer
Civic Governance
Ph (08) 8384 0118
www.onkaparingacity.com



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25 August 2022
Our ref: 5794886

Nitsan Taylor
Holmes Dyer Pty Ltd
Attention to Thaxted Park Golf Club Code Amendment

via email: engagement@holmesdyer.com.au

Dear Ms Taylor

Submission – Thaxted Park Golf Club Code Amendment by Creation Homes Pty Ltd

Thank you for the opportunity to provide comment on the Thaxted Park Golf Club Code Amendment by Creation Homes Pty Ltd which was considered by Council at its meeting held on 16 August 2022.

Council resolved to:

- 1. Note that the Thaxted Park Golf Club Code Amendment is a private proponent Code Amendment.*
- 2. Advise the Designated Entity that it supports the rezoning of Site 2 but not Site 1.*
- 3. Subject to the above, approves the draft submission on the Thaxted Park Golf Club Code Amendment as contained in attachment 1 to the agenda report.*
- 4. Notes that should the Code Amendment be approved by the Minister, that Council endorses and supports council administration to advocate to the future developer to have sustainable development outcomes applied to the Affected Areas, as an overarching objective to achieve best practice from the design stage through to construction and operation.*

In addition to Council's resolution, we advise that the following key concerns have identified, which require further consideration should the Code Amendment subsequently be approved by the Minister:

- loss of regulated, significant and mature trees
- local road network and wider traffic implications
- an inadequate review of Aboriginal heritage
- strategic alignment of proposal, and
- future development consistency with existing, established character.

Our detailed comments on the policy framework and Code Amendment investigations are contained in the attachment to this letter. Subject to the Minister's approval of the Code Amendment, these issues will need to be addressed.

On this note, we would like to draw to your attention that the demand for 'sustainable suburbs' in Onkaparinga continues to gain substantial momentum in our community and is further supported by our own strategies and programs.

As you would be aware there are a number of state government policies and directions such as the Climate Change Action Plan 2021-25; the State Planning Policies; and the recently released 'Raising the bar on Residential Infill in the P&D Code'; and the Planning and Design Code itself, seeking quality sustainability outcomes in residential development.

Other agencies and entities such as Green Adelaide and Water Sensitive SA are preparing or have prepared guidelines around landscaping and water sensitive urban design.

We strongly believe we all urgently need to act on climate change and make housing climate resilient by ensuring the on-ground reality of these policies in new developments are delivered.

As a planning practitioner and as a representative of Creation Homes, we encourage you to engage with them on this issue for delivering housing that demonstrates best practice sustainable development outcomes.

We welcome further discussion with all relevant parties and are ready to assist in achieving such outcomes.

Should you have any questions or wish to discuss the matters raised above further, please do not hesitate to contact Craig Jones, Development Policy Planner on 8384 0617 or craig.jones@onkaparinga.sa.gov.au.

Yours sincerely



Simon McMahon
Acting Mayor

cc Mr Craig Holden, Chair
State Planning Commission
saplanningcommission@sa.gov.au

Council's Development Policy Team has reviewed the Thaxted Park Golf Club Code Amendment proposed policy framework and provides the following comments.

GENERAL NEIGHBOURHOOD ZONE

The General Neighbourhood Zone covers a majority of the residential areas across the City of Onkaparinga with the zone currently applied to adjacent land to the north of Area 1 and more broadly to the south-west of Area 2.

We generally support the General Neighbourhood Zone and consider it a suitable policy framework to guide and support the future residential development in many circumstances. However, for the affected areas there remains concerns as to potential future density and compatibility with established character in adjoining areas, noting the limitations of the General Neighbourhood Zone to adequately address this.

Should the Code Amendment be approved with the General Neighbourhood Zone, our position on appropriate density is at odds with densities indicated in the Code Amendment.

We note the Code Amendment commentary states that "*Applying the 'General Neighbourhood Zone' to both Affected Areas will mean that the existing residential character already evident within locality can be maintained, particularly in relation to allotment size, density, dwelling type, form and building height*".

We further note within the Residential Land Supply and Demand Investigations by Deep End Services refers on a regular basis to an expectation of smaller lots. And further states '*The average lot size across both sites (300m²) contrasts with existing lots in the Morningside Drive residential area north of the course averaging 480m² and blocks in Morphett Vale, west of Panalatinga Road, averaging about 650m²*'. These areas have relatively young housing stock and are therefore unlikely to redevelop with smaller allotment sizes in the near future.

Whilst we support housing choice and diversity to meet a range of needs of an ageing population and other smaller households (of all age groups), we have substantial areas already zoned to the Housing Diversity Neighbourhood Zone to accommodate small lot forms of housing. These areas have been identified as within 400m catchments surrounding strategic (higher order centres being District and Regional) that are well serviced by frequent public transport.

The General Neighbourhood Zone may anticipate low and medium-density housing in appropriate locations. However, we question whether the affected areas are considered suitable for future residential development as contemplated, noting the following:

General Neighbourhood Zone Site Dimensions and Land Division PO 2.1

Allotments/sites created for residential purposes are of suitable size and dimension to accommodate the anticipated dwelling form and remain compatible with the pattern of development in a low-rise and predominantly low-density neighbourhood, with higher densities closer to public open space, public transport stations and activity centres.

The two key considerations on appropriate level of any future development are underlined.

As Deep End state *'The average lot size across both sites (300m²) contrasts with existing lots'* and therefore with housing as indicated in the Code Amendment it would not be considered compatible with the low density, low rise adjoining development.

The affected areas (from site 1) are approximately 1km from services and faculties and whilst this may be more acceptable for low density housing, we do not consider it suitable for smaller lot housing in particular noting PO 2.1 *'higher densities closer to public open space, public transport stations and activity centres'*.

Given the issue of whether development will be compatible with the existing character and issues surrounding the potential loss of a number of mature trees, we question whether the affected areas are suitable for the level of density of residential development which has been indicated. Should the Code Amendment be approved by the Minister, these issues will be an assessment consideration.

RECREATION ZONE

We note the Recreation Zone policies seek recreational land uses and activities and development that is subordinate to the principal recreational use of land. The development types envisaged in the zone include recreational and community land uses, open space, car parking, lighting facilities, and tourist accommodation, shops and offices where they are associated with a recreational facility.

We support the continuation of the Thaxted Park Golf Club being zoned Recreation Zone and the subsequent retention of it as an 18-hole golf course.

Golf Course Estate Zone

We note the Golf Course Estate Zone was specifically created to guide development in 'golf course estates' where residential development has been integrated in a golf course setting (eg Lady Bay, Wirrina) and includes tourist accommodation and small-scale retail development, such as shops and restaurants.

The Golf Course Estate Zone provides a suitable policy framework where it comprises a golf course seeking a flexible layout where an integrated mixed-use outcome is contemplated or where tourist accommodation is proposed and to be owned and operated by the club.

In consideration of the proposal, we concur with the proponent's view that *"the Affected Areas occupy relatively small portions of the larger golf course, and the intent of the land rezoning is to establish a policy framework that will facilitate residential development which is not associated with the golf course and will not be set amongst land used as a golf course"*.

We also do not support the application of the Golf Course Estate Zone in this instance.

OVERLAYS

We note and support the continuation of the Hazards (Flooding – Evidence Required), Native Vegetation, Regulated and Significant Tree, Traffic Generating Development, Urban Transport Routes, Water Resources and Prescribed Wells Overlays.

We support the application of the Urban Tree Canopy Overlay, Stormwater Management Overlay, and Affordable Housing Overlay.

CITY OF ONKAPARINGA SUBMISSION ON THE THAXTED PARK GOLF CLUB CODE AMENDMENT

Noting the Code Amendment talks to establishing a guiding policy that will assist the appropriate management and mitigation of environmental impacts resulting from future development with public open space to incorporate and ensure the long-term preservation of mature vegetation, several Overlays will come into effect to how the sites could be developed and what restrictions may be applied.

Native Vegetation Overlay

We note that under the Code, the Native Vegetation Council has direction over whether a land division can be approved if it involves removal of native vegetation and that native vegetation includes self-seeding vegetation.

Urban Tree Canopy Overlay

The Desired Outcome of the overlay is for residential development that preserves and enhances the urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Notwithstanding the proposed 'guiding policy that will assist the appropriate management and mitigation of environmental impacts' we note that on Site 1 all trees through the middle and along the southern boundary, eastern boundary as well trees at the 'edge' of the future public open space will likely be lost. Likewise, Site 2 would also trigger removal of a sizeable number of mature trees.

Noting the allotments sizes envisaged (approximately 300m²) then the Code only requires one small tree (mature height of 4m and 2m spread) per allotment be provided. Given the number of regulated, significant and mature trees that would be lost, in our view this guiding policy does not make up and replace this loss.

Hazards (Bushfire – High Risk) Overlay

Whilst we support the Hazards (Bushfire – High Risk) Overlay, it also raises concerns in relation to tree removal under the *Planning, Development and Infrastructure (General) Regulations 2017* (PDI Regs) which has not been addressed in the Code Amendment.

We note that Schedule 4—Exclusions from definition of development of the PDI Regs states:

18—Removal of trees in certain cases

- (1) A tree-damaging activity in relation to a regulated tree (including a tree that also constitutes a significant tree) if
 - (b) the tree is within 20m of a dwelling in a Medium or High Bushfire Risk area within a Hazards (Bushfire Protection) Overlay under the Planning and Design Code

Given the PDI Regs overrules the Code and Native Vegetation, Regulated and Significant Tree Overlays, development approval is not required for tree removal. We also note the current Urban Trees Fund does not apply where properties are located within the High or Medium Bushfire areas.

These are matters that will need to be carefully considered in any land division assessment should the Code Amendment be approved.

In addition, under the *Ministerial Building Standard MBS 008 Designated bushfire prone areas - additional requirements July 2020* (and whilst a building consent matter) given the Code

Amendment commentary speaks to smaller allotments and townhouses (e.g. row dwellings) we note future dwellings will be required to meet the following:

- Minimum water supply (litres) and fittings required for the site; within a high bushfire risk area or urban interface area that is within 100m of a high bushfire risk area and assessed as BAL-29, BAL-40 or BAL-FZ, a site <500m² (connected to mains): 10 000 litres with fire fittings.

Any future land division will need to demonstrate the ability for the sites and housing forms that may be built boundary to boundary (either row or terrace housing) as to how they can accommodate dedicated bushfire water supply tanks and how access may provided to the required tanks as well as other relevant Code requirements.

CONCEPT PLAN - OPEN SPACE

Council's Asset Planner – Open Space has reviewed the concept plan and provides the following comments.

Our Open Space Strategic Management Plan does not include golf courses as part of the assessment of the provision of public open space within the City of Onkaparinga. We do recognise however that golf courses may help with heat island effects within urban areas.

We note the concept plan shows an area to the north and west to be vested as public open space (appears in accordance with the legislated 12.5 per cent) which we support and further noting a linear reserve provides a trail linking the Panalatinga Road underpass and subsequently the Wilfred Taylor Reserve. We also suggest a small passive reserve within the area be provided as a place of rest and relaxation.

CONCEPT PLAN - PATHWAYS

Council's Asset Planner - Trails, Sport and Active Recreation has reviewed the concept plan and provides the following comments.

Our existing and proposed paths/trails within the Trails and Cycling Strategic Management Plan (TCSMP) does not identify any trails and/or paths in this location. Whilst outside the TCSMP, we would be open to the idea of a trail linking the Panalatinga Road underpass and the linear reserve proposed.

The Tom Roberts Horse trail moves through the local street network nearby and then along Morningside Drive. Noting that horses are a large, flighty animal there is a risk of the horses being spooked by loud noises associated with vehicles.

This trail/path would need to be suitable for pedestrians, cyclists and horses for council to accept.

CODE AMENDMENT INVESTIGATIONS COMMENTS

FAUNA AND FLORA

Council's Vegetation Assessment Officer, Parks and Natural Resources has reviewed the ebs ecology Flora and Fauna Ecological Report and provides the following comments.

We are concerned the proposed Code Amendment and subsequent development of the subject land into approximately 140 new allotments stands to impact the majority of trees within (and potentially adjacent to) the two affected areas; either via direct removal for new allotments, roads, watercourse crossings and establishment of services, or through secondary impacts from

CITY OF ONKAPARINGA SUBMISSION ON THE THAXTED PARK GOLF CLUB CODE AMENDMENT

construction, bushfire protection and tree safety concerns (eg trees in close proximity to new dwellings).

A concept plan as mentioned may to some degree achieve preservation of some trees or native vegetation, noting the public open space encompassing the vegetation along the creek line. Nonetheless the construction of a shared use trail through the trees will potentially result in vegetation clearance and impact on root systems.

We are concerned that the indicative road creek crossing for the proposed road access from Morningside Drive will involve significant vegetation clearance. The proposed road access would result in an unacceptable level of impact on the important riparian habitat of Christie Creek, with the removal of several large Significant Eucalypts and construction of retaining walls.

The riparian habitat within Christie Creek has already been heavily impacted as a result of lack of buffering of the watercourse in past developments where built form is located within the Structural Root Zones of trees within the creek line. Further, this creek crossing will result in fragmentation of the currently continuous canopy of riparian vegetation. We also note that the construction of a retaining wall will likely result in damage to root systems.

We have spent a great deal of time and funds to improve the condition of the creek line and reserve over the years. This would result in a significant impact on the biodiversity of the area, as well as substantial canopy loss; both of which should be considered unacceptable given state government targets for increasing canopy cover, and targets within City of Onkaparinga's [Green City Strategic Management Plan 2017-22](#).

We also note the proposed Golf Course Drive road connection requires a crossing of the watercourse to the south of Area 1 which also involves vegetation impacts and removal.

In this location, we are concerned that small allotments will result in a higher level of environmental impacts, in the form of tree and native vegetation clearance, increased stormwater run-off, sediment impacts on watercourses from construction activities, noise pollution that may impact fauna species utilising adjacent vegetated areas.

We note across the two affected areas, the trees comprise a mixture of native vegetation and planted trees and there are a large number of Regulated and Significant trees on and adjacent to the affected areas. The Regulated and Significant Tree and Native Vegetation Overlays will offer little protection of trees and native vegetation if the proposed General Neighbourhood Zone is allowed for the development areas, unless the trees are retained within reserves and adequately buffered from development areas.

We raise serious questions about supporting a proposal with such a substantial environmental impact. It is simply not possible to retain any trees within 250-300m² allotments, so unless trees are retained within reserves, they will end up being removed.

ABORIGINAL AND HISTORICAL HERITAGE

Council's Social Planner, Strategy and Engagement has reviewed the Independent Heritage Consultants (IHC) Aboriginal and Historical Heritage Report and provides the following comments.

We note a desktop combined Aboriginal and historical assessment has been provided by IHC with only about half a page of its two-page length dedicated to the Aboriginal heritage aspects of the investigation.

The first impressions that this brevity provides is also supported by reading the scant details considered. We are quite concerned that this investigation has not provided for the protection of Aboriginal heritage as deeply as is warranted by the location of the proposed code amendment.

This is particularly the case for Area 1 as shown in the overarching Code Amendment document by Ekistics, which is in very close proximity to Christies Creek.

We draw your attention to the fact that only a short distance away, downstream along Christies Creek (over Panalatinga Road, into Wilfred Taylor Reserve), known Aboriginal heritage demonstrates an importance of this water source in traditional Aboriginal life.

Despite the proximity of the potential development area to the creek, it is not mentioned in the investigation. We note the report states that the environmental landforms present a low risk for works impacting unknown Aboriginal heritage sites, yet no mention that one of those very nearby landforms is a creek, which is known to be of high cultural value over its lower stretches between the proposed Code Amendment area and the coast.

It is well known that watercourses and their surrounds are locations of higher likelihood for the discovery of Aboriginal heritage, so it is a serious omission that the creek is not considered in the investigation.

Noting the site history, it appears that any trees that would be removed to allow for the proposed development (outside of the creek line itself) may have been reintroduced / reseeded since European agricultural clearing took place.

Nonetheless a comprehensive investigation should be undertaken to provide the confidence in the protection of Aboriginal heritage to confirm that no trees with evident cultural heritage value (eg scar trees (culturally modified trees)) exist in the areas proposed for either open space and more so for clearing, given the known nearby heritage of this nature associated with the old trees along the Christies Creek.

We would strongly encourage the consideration of engaging Kurna monitors to observe any excavation works in the areas noting a risk for encountering unknown Aboriginal heritage sites or objects along watercourses.

We will inform our First Nations People Advisory Group of the Thaxted Park Golf Club Code Amendment outcomes.

Council's Heritage Planner, Development Policy has reviewed the Aboriginal and Historical Heritage Report undertaken by Independent Heritage Consultants and provides the following comments.

We have reviewed the Heritage Report and concur there are no recorded heritage items on the site.

We note there is a Local Heritage Place (no. 5340) at 10 Kellys Road, Onkaparinga Hills adjacent site 2 and is in close proximity to the carriage way.

Any future road upgrade to Kellys Road will need to use low impact machinery near 10 Kellys Road and be undertaken in a manner to avoid any damage to the barn that is in a dilapidated condition noting vibrations from heavy machinery may damage it further.

CITY OF ONKAPARINGA SUBMISSION ON THE THAXTED PARK GOLF CLUB CODE AMENDMENT STORMWATER

Council's Technical Services Team has reviewed the Greenhill Engineers Services and Infrastructure Assessment in relation to stormwater and provides the following comments.

We note that no indicative stormwater feature (basin) sizing has been undertaken in the report undertaken by Greenhill. We however note the developable areas of both sites have existing falls less than 5% therefore the installation of detention basins and water quality devices to meet predevelopment flow requirements and water quality targets would be able to be installed within both sites subject to the intensity of development undertaken.

The report indicates in its GIS data and refers to existing infrastructure under Panalatinga Road (under DIT care and control). It also refers to a 1050-1350mm (approx.) diameter pipe under Golf Course Drive (council care and control) that council does not currently have. Any future upgrade to accommodate this would be at the developer's expense.

We note and raise concern that Site 1 has existing site features and constraints that make the development of the site more of a challenge than Site 2. On this basis, our comments are focussed on Site 1 as outlined below.

Site 1 - Stormwater

Site 1 is bounded by two existing creek lines along its northern and southern boundaries. There is an existing earth dam and reservoir upstream of the proposed development site on the northern creek that has a spillway that redirects flows to the southern creek line.

The report indicates that this current diversion of flows could exceed the capacity of the existing downstream infrastructure. As part of any development on Site 1, Greenhills have indicated that the redirection of the spillway flows to create a flow path the northern creek, and to reduce any flood risk to existing properties is to be considered. We accept and would support this investigation outcome.

Site 1 – Access impact on stormwater

Morningside Drive is proposed to be extended and provide a proposed access point to the site. This access point will be across the downstream face of the existing earth dam. Concept road plans for a 7.2m wide road have been provided for this connection.

We note although the plan view indicates that a 1.0m to 1.5m high nominal retaining wall is proposed to be built within the existing earth dam embankment to support the new road, the cross sections indicate a retaining wall up to 2.3m in height. Any future retaining structure would become an asset contributed to Council. This is also likely to be the location of the flow path of stormwater from the redirected spillway.

If a road access is to be provided via Morningside Drive, then careful and skilled geotechnical and civil investigation and design will be required to construct a new spillway, road connection and associated retaining walls within the downstream embankment of the existing dam.

To reduce the height of the retaining wall, consideration could be given to making the connection in the location of the earth dam a single lane/ two-way driveway link - noting the current concept long section provided indicates road profile for a road with a design speed below 40km/h.

Golf Course Drive road link

As indicated in the Greenhill Report, we note the road connection and associated stormwater drain will need to account for the stormwater flows from the existing creek system given the road proposed is in an existing overland flow path for the upstream catchment. Any future civil investigation and design will need to take this matter into account.

TRANSPORT

Council's Senior Traffic & Transport Coordinator has reviewed the Stantec Transport Investigations and provides the following comments.

Site 1

As noted in the report, the proposed development has the potential to 'increase the traffic on Morningside Drive from 225 vehicles per day to between 500 and 800 vehicles per day'. This is consistent with the definition of a 'local road' in council's Road Network Plan which could experience traffic volumes 'generally less than 1,000 veh/day'. The suggested maximum of 800 veh/day would represent one vehicle every 45 seconds on average during typical peak hours on Morningside Drive.

In considering the site's likely traffic generation, the adjoining road network would be able to adequately accommodate these volumes, noting the majority of traffic generated by the proposed development (Site 1) would be more likely to travel to/from the north via Panalatinga Road. It would however represent growing pressure on the road network and the need for the Doctors Road to Panalatinga Road link.

Although our preference from a network accessibility perspective is Option 3 (full time access via both Morningside Drive and Golf Course Drive), the ability for through traffic from the existing residential area to access Panalatinga Road via Morningside Drive may prompt concerns from existing residents about increased traffic volumes on their road.

A brief assessment indicates that vehicles in the wider catchment wishing to travel to/from Wheatsheaf Road, travelling via the new proposed development would be around 750m shorter than via Bains and Panalatinga Roads, and could become a desirable option for broader use. This however could be mitigated by installing traffic calming measures such as road humps, slow points or a more circuitous internal route.

We note the modelling shows that the development would degrade the intersection of Golf Course Drive and Panalatinga Road (a DIT-controlled intersection) from Level of Service (LoS) D to E. This is likely to lead to DIT suggesting that the northern development site should only have access to/from Morningside Drive, ie no permanent public road connection via Golf Course Drive.

We would argue that full public road access between Morningside Drive and Golf Course Drive would offer residents multiple route options should peak hour delays be at a lower LoS.

Bushfire risk is also likely to generate comments/concerns from both existing and potential new residents (within the new development) about emergency access, including real/perceived expectations about the need for emergency evacuation routes.

CITY OF ONKAPARINGA SUBMISSION ON THE THAXTED PARK GOLF CLUB CODE AMENDMENT

We would like to ensure that emergency access (both for residents to depart, but also importantly for emergency responders to access the area) has been adequately covered. We would therefore require more details about how any emergency access/egress would be managed, eg what is the restrictions mechanism, such as a locked gate? Who will be custodians of the key? etc.

In addition, we strongly recommend advising / reminding potential new residents of the need to consider CFS advice for Extreme and Catastrophic rated fire danger days, where people are recommended to move to bushfire safe places early in the day well before any potential threat of fire.

We are concerned that any proposed non-public emergency access could generate lobbying by residents in the future for Council to upgrade to public road (eg McHarg Road, Happy Valley). Therefore, if this becomes the ultimate arrangement, we seek that appropriate mechanisms should be put in place up front (eg caveat/encumbrance on title for example) in order to effectively address any such requests.

To remove any liability/responsibility for managing gate access, council's preference would be access Option 3 which provides a permanent, public road connection between Morningside Drive and Golf Course Drive. This also has advantages in terms of network accessibility and route selection options and would better distribute traffic volumes across the road network.

Site 2

We note a second access to the development would further degrade the intersection of Golf Course Drive and Panalatinga Road Level of Service.

On our review of the Traffic report and our interpretation of the numbers for the impact Kellys Road access for Site 2, it does not indicate any particular concern. The pre/post peak hour volumes indicated that volumes turning into and out of Kellys Road would increase by 207% in the AM peak (15 existing movements, increasing to 31 with development) and 186% in the PM peak (21 existing movements, increasing to 39 in the PM peak),

However, due to the existing low volumes this would have a marginal impact on intersection capacity, with plenty of spare capacity remaining given the low volumes on Panalatinga Road south of Wheatsheaf Road. We note that the latest five-year crash data (2016-2020) indicates that there are no reported crashes at the intersection of Kellys Road and Panalatinga Road.

Based on the information provided in the Transport Investigations there are no apparent grounds to challenge the proposal from a technical perspective however note that should an upgrade to this intersection be required, it would be at the developer's expense.

Attachment 5. Submission from Nat Cook MP

Bethany Hold

From: PlanSA Submissions <noreply@plan.sa.gov.au>
Sent: Friday, 26 August 2022 2:53 PM
To: Engagement
Subject: Public Consultation submission for Thaxted Park Golf Club Code Amendment
Attachments: Thaxted_development_submission_260822.docx

Categories: Saved To File

Nitsan Taylor, Holmes Dyer,

Submission Details

Amendment: Thaxted Park Golf Club Code Amendment
Customer type: Member of Parliament
Given name: Nat
Family name: Cook
Organisation: Nat Cook MP, Member for Hurtle Vale
Email address: hurtlevale@parliament.sa.gov.au
Phone number: 0883250719
My overall view is: I am impartial about the Code Amendment
Comments: Please see attached document for full comments.
Attachment 1: Thaxted_development_submission_260822.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 651.8 KB
Attachment 2: No file uploaded
Attachment 3: No file uploaded
Attachment 4: No file uploaded
Attachment 5: No file uploaded
Sent to proponent email: engagement@holmesdyer.com.au

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Nat Cook MP

*A strong voice for
our Community*



On behalf of my community, I would like to share the reasons for their opposition to Area 1 of this amendment. I have had no objections to Area 2 submitted to me.

I have received many representations from locals who are extremely concerned regarding Area 1 and would be directly impacted if the development were to go ahead.

These significant concerns described below relate to water, wildlife, vegetation, traffic access, increased traffic flow, roadside parking, as well as the severe impact on dozens of homeowners given expectations when their property was initially purchased.

- Local residents living on the northern edge of the golf course are often visited by koalas and kangaroos. There are also plenty of native birds that would be affected by the removal of all the trees in the region proposed for development, including the large number of ducks to be displaced from the golf course.
- The new residences proposed for Area 1 will affect and destroy the native vegetation in the area.
- An additional 100+ cars driving in and out of the new residential area would severely impact all locals. Potter Drive is a catchment road which leads into Morningside Drive. This is classed as a local road designed for less traffic. There would be a need for serious infrastructure interventions to create additional access points, for convenience and safety of residents. Access for vehicles in case of bushfires or other emergencies will be compromised. It is believed the traffic surveys that were done are skewed as they were completed during the peak of Covid-19 and do not accurately reflect movement.
- Residents raised concerns that even the extra traffic being generated by the rezoning/development of the farmland on the end of Tuscanny way (only 12 houses) has already significantly changed the traffic conditions for that road and Potter Drive, which is in complete disrepair already.
- Traffic exiting Golf Course Drive onto Panalatinga Road is already causing issues; visibility is poor and cars travelling 80km/h create extreme dangers. It is reported there are often near misses.
- Current residents will have to deal with the loss of views of the golf course, which were big selling points for the properties, as well as the quiet nature of a quaint part of Woodcroft. They will be forced to deal with additional noise, traffic, and site contamination that additional homes will create. The additional developments, and removing the views and atmosphere, will devalue the current homes in the area. When buying, residents were charged a premium for the land that was 25% more than land in the surrounding area as they were sold a golf course view and surrounding wildlife.
- There are concerns where water will be redirected with new developments in the flood zone.

Thank you for your consideration.

Attachment 6. Submissions from Other Stakeholders

Nitsan Taylor

From: Bethany Hold
Sent: Monday, 22 August 2022 8:35 AM
To: Nitsan Taylor
Subject: FW: INVITATION TO PROVIDE FEEDBACK - draft Thaxted Park Golf Club Code Amendment

From: DPC-AAR:Heritage Sites <AAR.HeritageSites@sa.gov.au>
Sent: Friday, 19 August 2022 11:54 AM
To: Engagement <engagement@holmesdyer.com.au>
Subject: RE: INVITATION TO PROVIDE FEEDBACK - draft Thaxted Park Golf Club Code Amendment

OFFICIAL

Hi Nitsan

We recommend that you do a search of the central archive to check for recorded heritage sites of the central archive, if you haven't done this.

You can enter a request via our online portal Taa wika <https://taawika.sa.gov.au/public/application-for-advice/enter>

We further recommend that you engage with the traditional owners that will be identified in the response letter of the search.

Kind regards,

Alex Nuijten | Heritage Officer (GIS)
Aboriginal Affairs and Reconciliation
Attorney-General's Department

T: +61 (8) 8303 0738
E: alexander.nuijten@sa.gov.au

A: Level 16, Wakefield House, 30 Wakefield Street ADELAIDE SA 5000
GPO Box 2343, ADELAIDE SA 5001

Attorney-General's Department Disclaimer:

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From: Engagement <engagement@holmesdyer.com.au>
Sent: Monday, 15 August 2022 5:03 PM
To: DPC-AAR:Heritage Sites <DPC-aar.heritagesites1@sa.gov.au>
Subject: INVITATION TO PROVIDE FEEDBACK - draft Thaxted Park Golf Club Code Amendment
Importance: High

Good afternoon,



Date:	31/08/2022
Our reference:	20220841-011b
Your reference:	n.a.

SA CFS Development Assessment Services BUSHFIRE HAZARD PROTECTION RESPONSE

Application	Code Amendment Consultation Comment
Development	Code Amendment to change two areas of the existing golf course from 'Recreational' to 'General Neighbourhood' zone for future residential development.
Development/Property Name	Thaxed Park Golf Club Code Amendment
Location	Lot 1002, Golf Course Drive, Woodcroft
Owner	Thaxed Park Golf Club Incorporated
Applicant	Creation Homes (SA) Pty Ltd

LEGISLATIVE FRAMEWORK

Instrument	The Planning and Design Code' under the <i>Planning, Development and Infrastructure Act 2016 section 73(2)(b)</i>
Overlay (current)	The Hazards (Bushfire – Medium Risk) Overlay

DECISION/SUMMARY

The South Australian Country Fire Service (SA CFS) welcomes and supports development in regional and rural areas of South Australia.

This advice/comment is relevant to the following documents:

For Consultation, Thaxed Golf Club Code Amendment (including attachments), Authored by Ekistics (24/07/2022)

An officer of the SA CFS has undertaken a review of the afore mentioned document(s) provided on the Plan SA Have Your Say, Code Amendments website.

SA CFS has regard for the bushfire hazard(s) against the future land divisions and residential development that will result from this code amendment and provides the following comments:



Bushfire Hazard Overlay / Bushfire Attack Level (BAL)

SA CFS notes that this Code amendment proposes to change the current 'medium' to a 'high' risk bushfire overlay. Considering EcoLogical's (Ref: 600-22BRI2715) classification of the vegetation to the north, east and south east of Area 1 and the vegetation south east of Area 2, SA CFS supports the proposal for a 'high' risk bushfire overlay.

SA CFS further notes that a future Bushfire Hazard Overlay Code amendment may alter the existing overlays and the associated policies within the project area.

Siting and Vegetation

SA CFS notes that, should the bushfire hazard overlay remain as 'medium', substantial separation distances to hazardous vegetation may be needed to achieve the BAL 12.5 which, under MBS 008, is allocated to dwellings within that overlay.

Should the bushfire overlay be changed to 'high', individual BAL assessments will be undertaken for each development application within the subdivisions and these should not exceed BAL 29 exposure.

Taking into account EcoLogical's report (in particular 'Figure 2, BAL contours'), SA CFS notes that the separation distances required to achieve specific BAL ratings may result in a much lower yield of allotments (particularly in Area 1) to enable the required setbacks/buffers from the adjacent hazardous vegetation.

Setbacks/Buffers/Asset Protection Zones can include roadways and/or areas of managed vegetation – adherence to the 'Low Threat' requirements in AS3959 will assist you in this process.


Access/Egress

SA CFS notes that Stantac's Transport Impact Assessment (Reference: 301401352) provides 3 potential access options for access to Areas 1 and 2. SA CFS supports option 3, which will provide a minimum of 2 access points for emergency services as well as residents and visitors.

In addition, any future internal road networks should be designed to achieve compliance with the 'Roads' requirements in the corresponding bushfire hazards overlays. The use of cul-de-sacs should be avoided and perimeter roads incorporated, where possible.

Water

SA CFS notes that water access issues have been and will be further investigated as part of this project. It is imperative to ensure adequate pressure/reticulation and hydrants are provided in the subject development. Individual residential allotments will also be required to provide a fire fighting water supply in line with the provisions of MBS 008.

Prepared By: Leah Bertholini Acting Manager	Signature: 	Date: 31/08/2022
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Bethany Hold

From: Smith, De-Anne (DEW) <De-Anne.Smith@sa.gov.au>
Sent: Thursday, 25 August 2022 4:43 PM
To: Engagement
Cc: Monier, Belinda (DTI); Martin, Merridie (DEW)
Subject: Thaxted Park Golf Club Code Amendment - DEW comments
Attachments: DEW Letter Thaxted Park Golf Club Code Amendment signed.pdf

Categories: Submissions Combined, Saved To File

OFFICIAL

Thank you for providing the Department for Environment and Water with the opportunity to review and provide comment on the Thaxted Park Golf Club Code Amendment. Our comments can be found in the attachment.

Please give me a call if you have any questions in relation to these comments.

Regards

De'Anne Smith

Principal Planning Officer

I am only in the office on Wednesday and Thursday.

Planning & Assessment | Environment, Heritage and Sustainability
Department for Environment and Water
P (08) 8463 4824
Level 8, 81-95 Waymouth Street, Adelaide, 5000
GPO Box 1047, Adelaide, SA 5001, AUSTRALIA

environment.sa.gov.au



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Government of South Australia
Department for Environment
and Water

Helping South Australians conserve, sustain and prosper

We acknowledge that the lands that we live and work on are the traditional lands of South Australia's First Nations peoples. We pay respect to the traditional custodians of these ancestral lands and acknowledge their deep spiritual connection to Country.

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Nitsan Taylor
Holmes Dyer Pty Ltd
By email: engagement@holmesdyer.com.au

81-95 Waymouth Street
Adelaide
GPO Box 1047
Adelaide SA 5001
Australia
Ph: +61 8 8204 9000
www.environment.sa.gov.au

Dear Ms Taylor

Thank you for providing the Department for Environment and Water (DEW) with the opportunity to comment on the Thaxted Park Golf Club Code Amendment.

DEW (including Green Adelaide) staff have reviewed the Code Amendment and provide the following summary of key points along with more detailed comments in Attachment A.

DEW notes that the proposal is to establish two residentially zoned areas within the Thaxted Park Golf Club. These areas, Area 1 in particular, contain native vegetation which is significant for the locality given the extent of past clearance.

Future residential development at Area 1 and 2 is likely to have an impact on native vegetation. In order to minimise these impacts on native vegetation DEW recommends the following changes to the Code Amendment:

- Morningside Drive should not be extended into Area 1 as shown on the Concept Plan
- the Concept Plan for Area 1 should be amended to ensure the retention of the important mature trees with hollows in area 6
- a Concept Plan should be developed for Area 2 which includes the large mature trees in an area of open space.

If you have any questions regarding these comments, please contact De'Anne Smith, Principal Planning Officer, within the Department for Environment and Water on de-anne.smith@sa.gov.au or 8463 4824.

Yours sincerely

A handwritten signature in black ink that reads 'Merridie Martin'.

Merridie Martin
Director, Heritage and Native Vegetation

24/08/2022
Encl: 1. Attachment A: DEW detailed comments

Attachment A

SUMMARY

The native vegetation found on the Golf Club is considered significant due to the extensive clearance that has previously occurred in the locality. DEW considers that future residential development on the Golf Club will impact this native vegetation and so has concerns about whether residential development at this site is appropriate. DEW also has concerns about the longer term implications for native vegetation once dwellings have been developed. There is a risk that native vegetation will be removed incrementally due to factors such as overhang nuisance and safety.

DEW supports the continued application of the Native Vegetation Overlay to Areas 1 and 2 acknowledging that this will provide a level of protection to native vegetation. It is important to note that despite a change in rezoning approval to remove native vegetation may be more challenging within Area 1 given the high ecological value and function of the woodland.

Future residential development at Area 1 and 2 is likely to have an impact on native vegetation. It is recommended to retain as many of the scattered trees as possible, especially hollow-bearing trees. To facilitate this DEW recommends the following changes to the Code Amendment:

- Morningside Drive should not be extended into Area 1 as shown on the Concept Plan
- the Concept Plan for Area 1 should be amended to ensure the retention of the important mature trees with hollows in area 6
- a Concept Plan should be developed for Area 2 which includes the large mature trees in an area of open space.

DEW and Green Adelaide are available to work with future developers of the site in order to retain (and improve) the biodiversity and habitat values of the native vegetation.

NATIVE VEGETATION

The surrounding suburb of Woodcroft is a mix of medium density housing to rural size allotments, Thaxted Park Golf Club occurs towards the suburb boundary of Woodcroft and Onkaparinga Hills. The broader region, prior to colonisation, was characterised by *Eucalyptus microcarpa* (Grey box) woodlands with *Eucalyptus camaldulensis* (River Red Gum) woodlands characterising creeks and floodouts.

Since colonisation, these vegetation communities have been significantly cleared in the locality to make way for agriculture and more recently residential development. As a result the total remnancy in this region is 4% (within the IBRA Association). Clearance of vegetation at this scale has significantly eroded the habitat of many fauna species, to the point that many once common species, such as the Common Brushtail Possum, are now considered

Attachment A

threatened at a State and Commonwealth level. In addition to a reduction in fauna species and population, habitat availability and condition has significantly declined.

General comments

The below comments are based on a review of the Ecological Flora and Fauna Assessment, EBS Ecology. The Arboricultural Assessment, prepared by Dean Nicolle, has not been reviewed.

Flora

The vegetation within the Affected Areas is a mix of scattered Red Gum, Grey Box and SA Blue Gum (134 in total) with a highly disturbed understorey. The surrounding area includes a River Red Gum riparian zone which adjoins the northern boundary of Area 1. Area 2 is dominated by a smaller area of Grey Box woodland that is representative of pre-European vegetation and connects with an important corridor of remnant vegetation along Golf Club Drive.

EBS have concluded that the Grey Box within Area 2 does not meet the criteria of a Threatened Ecological Community (TEC). While the adjoining woodland may meet the criteria of a TEC, this was out of scope for the field survey. No threatened flora species were identified in the Affected Areas.

Fauna

Considering the urban context, Area 1 represents an important fauna refuge for common and threatened bird and mammal species, evidenced through the number of hollows predominantly present in River Red gums.

One Nationally listed species, the Grey-headed Flying-fox (EPBC) may utilise the site for foraging however it's unlikely the vegetation onsite is critical habitat for this species. The presence of one State conservation significant species, the Common Brushtail Possum (NPW: Rare) was recorded in both Affected Areas. Hollow-bearing trees in the Affected Areas potentially provide habitat for Common Brushtail Possum. The Black-chinned Honeyeater (NPW: V) may also potentially utilise the Affected Areas for foraging. It is recommended to retain as many of the scattered trees as possible, specifically hollow-bearing trees.

Affected Areas

Area 1

Area 1 by Christies Creek is characterised by a River Red Gum community considered to be in good condition with a high level of ecosystem functioning. The condition of the creek line is attributed to the surrounding open space (Thaxted Park Golf Club) and the connectivity with larger tracts of vegetation that adjoin the northern and western boundaries of the Golf Club.

That nature of the creekline and the number of trees present within Area 1 are described in the Ecological Flora and Fauna Assessment by EBS Ecology 2022. The vegetation consists

Attachment A

predominantly of overstorey strata collectively forming a substantially intact stratum under the *Native Vegetation Act 1991* (the Act).

The lack of understorey is a result of a variety of impacts, including previous disturbance attributed to the establishment of the surrounding Woodcroft Estate, runoff from the Thaxted Park Golf Club, weed invasion and climate change. Collectively these impacts have removed the suite of native species typically seen. However, EBS notes that several State-listed grass species including *Austrostipa gibbosa* (Swollen Spear-grass) are unlikely to occur at the site.

While the understorey may be largely anthropogenic, the presence of species such as Swollen Spear-grass cannot be precluded from consideration. Area 1 contains an excellent representation of pre-European vegetation communities that should be retained and ideally restored to preserve the regions biodiversity and natural assets.

DEW believes that Area 1 represents an important fauna refuge for a range of common and also threatened bird and mammal species. It is significant in the urban context, especially given the number of hollows present in predominantly River Red gums. Impacts that result in a reduction of the area of habitat or its quality would represent a significant impact to the remnancy of the wider region and the Southern Mount Lofty Ranges.

Area 1 holds the higher ecological value of the two areas, it connects to a Red Gum Woodland and has a higher proportion of mature hollow-bearing trees providing habitat for threatened species. This means that obtaining approval to clear vegetation within Area 1 may present future challenges given the high ecological value and function of the woodland.

Based on the EBS Report, where possible, confine development to areas devoid of vegetation e.g. greens and fairways. Future development of the site should consider retaining vegetation in the following specific locations to be integrated into public open space or road reserve (reference images below):

- Location 1: There are a number of high value hollow-bearing trees worth retaining as part of the Red Gum Woodland. The Concept Plan for Area 1 (below) indicatively supports this outcome. The proposed road connection identified on the Concept Plan between the proposed future development and Morningside Drive will fragment the existing vegetation corridor. DEW does not support the road connection in this location however if it is a necessary requirement for the future land division then the connection should be designed and constructed to ensure the high biodiversity value trees in this vicinity are retained.
- Location 3: High fauna value trees in this area should be retained. The Concept Plan for Area 1 indicatively supports this, however an additional access road is indicated on the Concept Plan has not been assessed. It is understood there are approx. 9 scattered trees which may be impacted if this is pursued. It is recommended that the Concept

Attachment A

Plan be amended to extend the open space (green) area to span the length of Location 3.

- Location 6: Scattered Grey Box connected to broader a Grey Box Woodland are considered high environmental value for fauna and should be retained. To ensure this Woodland is retained, it is recommended that those areas of Location 6 within the Area 1 extent be included in the Concept Plan as open space to ensure their long term conservation.



Area 2

Area 2 is dominated by a smaller area of Grey box woodland that is representative of pre-European vegetation and which connects with an important corridor of remnant vegetation along Golf Club Drive. This area also contains smaller patches of regeneration, which demonstrates a high level of ecosystem function.

At a habitat level, the quality of this site is less than Area 1 nonetheless recognition of its future potential is important. The regeneration evident and the condition of the existing vegetation strongly suggest that this site will continue to develop in to a higher functioning ecosystem offering a range of provisioning and regulating services.

The development of a Concept Plan for Area 2 is recommended to identify those areas of significant biodiversity. Specifically, this would ensure the retention and long term conservation of the following:

- Location 7: Large scattered trees along the property boundary. Some trees overhang the Affected Area but are located outside the property boundary, however these could be impacted by future development. This area is recommended to be identified on a Concept Plan as an open space reserve.

Attachment A

- Location 10: Potential overhanging branches from adjoining Grey Box Woodland to the south-east. To ensure this Woodland is not impacted by future development, it is recommended to identify Location 10 (within the Area 2 extent) as being an open space reserve.
- Location 11: Mature high biodiversity trees should be retained where hollow-bearing. Identify trees (as marked in EBS report) for retention on a Concept Plan.



Future application

Should this Code Amendment progress and residential development is proposed onsite, a Native Vegetation Regulation application – Regulation 12(35) Residential subdivision would be required to be submitted to the Native Vegetation Council.

WATER SENSITIVE URBAN DESIGN

As part of any new development DEW requires that stormwater be managed to ensure that peak flows remain the same as pre-development. DEW notes that a stormwater methodology has been prepared by Greenhill which for Area 1 suggests that stormwater runoff generated by future residential development could be designed with an underground pit and pipe network which discharges to Christies Creek. Please note that any proposal to discharge stormwater into Christies Creek requires a Water Affecting Activity permit from Green Adelaide in accordance with the *Landscapes South Australia Act 2019*.

Erosion of Christies Creek is also a risk if there is an increase in high flows as the result of future development. It will be important to plan for the 1 and 5 year peak flows to ensure that erosion in Christies Creek is negligible.

DEW supports the application of the Stormwater Management and Urban Tree Canopy Overlays to the Affected Areas should the rezoning progress. DEW notes that the application

Attachment A

of the Stormwater Management Overlay and other Water Sensitive Urban Design (WSUD) policies in the Design in Urban Areas General Development Policies should result in future residential development that contain WSUD solutions that are able to manage stormwater quality and peak flows.

URBAN BIODIVERSITY

The EBS report does not highlight the importance of Black-chinned Honeyeaters (*Melithreptus gularis*). While this species is listed as “vulnerable” at a State level (under the *National Parks and Wildlife Act 1972*), in the Mount Lofty Ranges region they are “critically endangered” and have declined in numbers significantly over the last few decades. It is believed there are only 50-100 birds remaining in the region.

It is therefore essential that Eucalyptus species are protected on this site as they are critical to this species for both foraging and nesting. As mentioned in the native vegetation section above it is vital to retain as many of the trees as possible when designing for future development at this site – especially those with hollows or *Eucalyptus microcarpa*, and those classified as priority 1 or priority 1A (in the arborist’s report). As already suggested above a Concept Plan is recommended for Affected Area 2 to include an area of public open space for the protection of these species along that areas western boundary.

Nitsan Taylor

From: Sladic, Daniel (DIT) <Daniel.Sladic@sa.gov.au>
Sent: Friday, 2 September 2022 12:06 PM
To: Engagement
Subject: DIT response - draft Thaxted Park Golf Club Code Amendment

OFFICIAL

Hello Nitsan,

Thank you for the opportunity to provide comment on the Thaxted Park Golf Club Code Amendment.

The Department for Infrastructure and Transport (DIT) supports the proposed Code Amendment and makes the following comments based on information provided:

- DIT's preference is that access to/from the norther/southern areas be in accordance with Access Option 1 in the Transport Impact Assessment produced by Stantec (Ref. 301401352 dated 26 June 2022).
- Future access points to the road network should be consistent with Austroads Guidelines/Australian Standards
 - Including but not limited to, separation between accesses and appropriate sight distances
- Any future Traffic Impact Assessment at subsequent planning and development stages should include:
 - Access locations and treatments in more detail
 - Details pertaining to the proposed traffic generation of the development for the weekday AM and PM peaks and Saturday peak
 - Largest vehicle expected onsite, with appropriate turn paths
 - Delivery vehicle accessibility and movement through the site to and from loading areas
 - Analysis of warrants for turn treatments (eg urban auxiliary left-turn treatment) and sight distances for all future proposed access location points per Austroad Guidelines
 - Any staging of the development and implications for the above traffic, road user and infrastructure considerations
- Development of the subject land should be situated and designed to encourage the use of public transport through providing a safe and walkable streetscape environment through natural surveillance, and pedestrian linkages. Pedestrian linkages should be designed to create an efficient pedestrian network which integrates with the existing public transport network.

Regards,

Daniel Sladic

Project Officer - Access

Transport Network and Investment Strategy

Transport Planning and Program Development Division

Department for Infrastructure and Transport

T (08) 7109 7872 (internal 97872) • E daniel.sladic@sa.gov.au

77 Grenfell Street Adelaide SA 5000 • PO Box 1815 Adelaide SA 5001 • DX 171 • www.dit.sa.gov.au



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From: Engagement <engagement@holmesdyer.com.au>

Sent: Friday, 2 September 2022 10:57 AM

To: Sladic, Daniel (DIT) <Daniel.Sladic@sa.gov.au>



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 679-416

Ms Nitsan Taylor
Principal, Holmes Dyer Pty Ltd
Level 3, 15 Featherstone Place
Adelaide SA 5000

engagement@holmesdyer.com.au

Dear Ms Taylor

Thaxted Park Golf Club Code Amendment consultation - Lot 1002 Golf Course Drive, Woodcroft

Thank you for providing the Environment Protection Authority (EPA) with the opportunity to comment on the Thaxted Park Golf Club Code Amendment.

When reviewing documents such as this Code Amendment, the key interest of the EPA is to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in the potential environmental and human health impacts that would result from any development that may be proposed subsequent to this Code Amendment.

At the Code Amendment stage, the EPA works to ensure that appropriate zoning and overlays are applied in the Code to allow proper assessment at the development application stage. The EPA may also provide comments on any environmental reports that are included with the Code Amendment in order to assist with assessment of environmental issues at the development application stage.

The EPA understands that the affected area is the land located at Lot 1002 Golf Course Drive, Woodcroft in Certificate of Title Volume 6114, Folio 9 and Certificate of Title Volume 5462, Folio 823.

Site Contamination

The EPA understands that the affected area has been the subject of Preliminary Site Investigation report. The report titled '*Toby Carter Consulting, Preliminary Site Investigation, Affected Area of Lot 1002 Golf Course Drive, Woodcroft, SA, 5162 dated 27 May 2022*' (the PSI report) has been included in the investigations associated with the proposed amendment.

The PSI notes that no historical potentially contaminating activities (Class 1 and 2) were identified on and or near the affected area with reference to *Practice Direction 14 - Site Contamination Assessment 2021*.

Collectively, the *Planning, Development and Infrastructure (General) Regulations 2017, Practice Direction 14 - Site Contamination Assessment 2021* and the Planning and Design Code contain processes for site contamination assessment when land use changes to a more sensitive use. Any future development applications, for either the division of land or a change in land use at the affected area will be subject to the site contamination assessment scheme provisions.

The EPA does not oppose the rezoning on site contamination grounds.

Conclusion

The EPA does not object to rezoning the Affected Areas from the Recreation Zone to the General Neighbourhood Zone.

The EPA has no further comment to make on the proposed Zone or Overlays.

For further information on this matter, please contact Robert de Zeeuw on 8204 1112 or robert.dezeeuw@sa.gov.au.

Yours sincerely

Geoff Bradford

SENIOR PLANNING OFFICER - POLICY & PROJECTS

ENVIRONMENT PROTECTION AUTHORITY

29 August 2022

Bethany Hold

From: Adrian Tero <Adrian.Tero@epic.com.au>
Sent: Tuesday, 19 July 2022 3:08 PM
To: Engagement
Subject: RE: INVITATION TO PROVIDE FEEDBACK - draft Thaxted Park Golf Club Code Amendment

Hi,
Epic Energy does not have any infrastructure located in Thaxted Park and therefore has no comment on the proposed code amendment.

Regards
Adrian Tero
Risk and Compliance Advisor



Epic Energy South Australia Pty Ltd
26 High Street Dry Creek SA 5094

T +61 8 8343 8138 **F** +61 8 8349 6493 **M** +61 418 849 422
E Adrian.Tero@epic.com.au

epicenergy.com.au

From: Engagement <engagement@holmesdyer.com.au>
Sent: Monday, 18 July 2022 5:09 PM
To: Adrian Tero <Adrian.Tero@epic.com.au>
Subject: RE: INVITATION TO PROVIDE FEEDBACK - draft Thaxted Park Golf Club Code Amendment
Importance: High

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Good afternoon,
It has come to my attention that the letter I previously sent may have been corrupted and therefore could not be opened.
Please find attached a revised letter. I apologise for any inconvenience caused.

Engagement

HOLMES DYER 

Level 3, Reid House, 15 Featherstone Place Adelaide SA 5000
Unit 7, 326 Edgecliff Road Woollahra NSW 2025
T +61 8 7231 1889

engagement@holmesdyer.com.au | www.holmesdyer.com.au

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Kind regards,

Nitsan Taylor | Principal

HOLMES DYER 

Level 3, Reid House, 15 Featherstone Place Adelaide SA 5000
Unit 7, 326 Edgecliff Road Woollahra NSW 2025
T +61 8 7231 1889 | M 0457 700 131

nitsan@holmesdyer.com.au | www.holmesdyer.com.au

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From: Nitsan Taylor

Sent: Monday, 18 July 2022 12:24 PM

To: Adrian Tero <Adrian.Tero@epic.com.au>

Subject: INVITATION TO PROVIDE FEEDBACK - draft Thaxted Park Golf Club Code Amendment

Importance: High

Dear Mr Tero,

Please find attached a letter offering you / your organisation the opportunity to provide feedback on the draft Thaxted Park Golf Club Code Amendment.

Submissions close 5:00pm 29th August 2022.

Kind regards,

Nitsan Taylor

Engagement

HOLMES DYER 

Level 3, Reid House, 15 Featherstone Place Adelaide SA 5000

Unit 7, 326 Edgecliff Road Woollahra NSW 2025

T +61 8 7231 1889

engagement@holmesdyer.com.au | www.holmesdyer.com.au

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07 September 2022

Holmes Dyer Pty Ltd
Att Thaxted Park Golf Club Code Amendment
Level 3, 15 Featherstone Place
ADELAIDE SA 5000

Dear Sir/Madam,

Re: Thaxted Park Golf Club Code Amendment

I refer to the letter dated 18 July 2022 seeking our comments on the above Code Amendment and wish to advise the following:

SA Water currently provides water and sewerage services to the area subject the above Code Amendment. We note the comments made in Section 4.5 "Infrastructure Planning" in respect to the available capacity of the existing water and sewer networks to service the sites proposed for rezoning, however, please note that water and sewer networks augmentation may be required should the proposed rezoning generate an increase in existing demands. Future proposed works may differ from that already discussed.

The extent and nature of the augmentation works (if required) will be dependent on the final scope and layout of the future developments and will be required to comply with the SA Water Technical Standards including those for the minimum pipe sizing (refer to 2nd paragraph of the "Provision of Infrastructure" section on page 2). This advice should be provided to prospective developers.

Our general comments in respect to new developments or redevelopments are provided below.

SA Water Planning

- SA Water undertakes water security and infrastructure planning that considers the longer term strategic direction for a system. That planning seeks to develop a framework that ensures resources and infrastructure are managed efficiently and have the capacity to meet customer requirements into the future. The information contained in the Code Amendment document regarding future re-zoning and land development will be incorporated in SA Water's planning process.

Protection of Source Water

- Development/s shall have no deleterious effects on the quality or quantity of source water, or the natural environments that rely on this water. In particular, the following conditions shall apply:
 - Landfill shall be outside of Water Protection Zones;
 - Landfill area to include leachate collection facilities;
 - Effluent disposal systems (including leach drains) to be designed and located to prevent contamination of groundwater; and
 - Industry must be located in appropriate areas, with safeguards to ensure wastewater can be satisfactorily treated or removed from the site
- Development shall avoid or minimise erosion.

- Development shall not dam, interfere, or obstruct a watercourse
- The Natural Resources Management Act 2004 includes wide ranging powers over source water quantity issues. The Department for Environment and Water should be consulted, if in doubt, over compliance with this Act. Source water quality issues are addressed by the Environment Protection Authority through the Environment Protection Act 1993.

Provision of Infrastructure

- All applications for connections needing an extension to SA Water's water/wastewater networks will be assessed on their individual commercial merits. Where more than one development is involved, one option may be for SA Water to establish an augmentation charge for that area which will also be assessed on commercial merits
- SA Water has requirements associated with commercial and multi-storey developments as outlined below:
 - Multi-storey developments: For buildings with 5 stories and above, a minimum of DN150 water main size is required. For buildings with 8 stories and above, a minimum of DN 200 water main size is required.
 - Commercial/Industrial developments: A minimum of DN 225 receiving main size is required for sewer and a minimum DN 150 main size for water.

Trade Waste Discharge Agreements

- Any proposed industrial or commercial developments that are connected to SA Water's wastewater infrastructure will be required to seek authorisation to permit the discharge of trade waste to the wastewater network. Industrial and large dischargers may be liable for quality and quantity loading charges. The link to SA Water's Trade Waste website page is attached for your information: [Trade Waste Guidelines and Fact Sheets](#)

Thank you for the opportunity to comment on the Thaxted Park Golf Club Code Amendment. Please contact Peter Iliescu, Engineer, Systems Planning Wastewater on telephone (08) 7424 1130 or email peter.iliescu@sawater.com.au in the first instance should you have further queries regarding the above matter.

Yours sincerely

per Matt Minagall
Senior Manager, Customer Growth

Phone: 08 7424 1363
Email: Matt.Minagall@sawater.com.au

Bethany Hold

From: Kendall Laffey <kendall@sker.org.au>
Sent: Monday, 29 August 2022 2:06 PM
To: Engagement
Cc: Mish Simpson
Subject: Thaxted Park Golf Club Code Amendment Feedback
Attachments: SKER Submission.pdf

Categories: Saved To File

Dear Nitsan

Please find a formal submission of feedback attached from Southern Koala and Echidna Rescue.

--

Kind Regards,

Kendall Laffey

Southern Koala and Echidna Rescue Ltd.

Onkaparinga Hills, South Australia 5163

ABN: 76 639 222 585

sker.org.au

facebook.com/SouthernKoalaAndEchidnaRescue

I acknowledge the Kurna people as traditional custodians of the lands where I live & work, and pay respect to Elders past, present and emerging.



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Thaxted Park Golf Club Code Amendment

29/08/2022

To the Engagement team, Holmes Dyer Pty Ltd,

Thank you for the opportunity to provide feedback on the Thaxted Park Golf Club Code Amendment.

Southern Koala and Echidna Rescue Ltd (SKER) is a registered charity run by trained carers and a team of passionate volunteers based in the Onkaparinga Hills less than 2km from Thaxted Park Golf Club. Our mission is to ensure that South Australia's native wildlife continue to enjoy a quality life in the wild by providing advice, advocacy, rescue and rehabilitation services, specialising in the rehabilitation of koalas and echidnas. We protect these populations through revegetating their habitats and working alongside researchers to provide meaningful data.

SKER's remit focuses on rescue, rehabilitation, research and revegetation and with our headquarters situated very close to the land in question we have a vested interest in how the land is used. Our team has rescued and released many koalas, echidnas and other wildlife within the vicinity of Thaxted Park Golf Club over the past 5 years and as such are quite familiar with the area in question and the wildlife that inhabit it.

The release of the Commonwealth Government's *State of the Environment report 2021* has made providing a submission more important than ever. The report highlighted that:

- Australia's environment is in a poor state and it is deteriorating in the face of amplifying threats;
- Our flora and fauna are in decline, with more threatened with extinction than ever;
- Australia now has more foreign plant species than native ones;
- Koalas are already declared as endangered in Qld, NSW and ACT and our aim is to stop the South Australian koala population reaching such a dire state.

Our understanding of land in question is:

- It is a significant corridor for wildlife connecting Wilfred Taylor Reserve to the rural landscape.
- There are a number of significant trees with cavities that form homes to local arboreal wildlife
- Adjoining Panalatinga road is a known vehicle strike hotspot for koalas, echidnas, kangaroos and other wildlife supported by our rescue data;
- Houses built in this area will result in increased traffic and increased risk to wildlife.

Our concerns regarding the proposed development are:

- Likely disturbance of Pink Gum species was noted in the Flora and Fauna Ecological Assessment
- A lack of consideration given to trees which will develop hollows in the future with the majority of trees being greater than 20 years old
- Vulnerability of Common Brushtail possum and loss of habitat
- Loss of habitat for Black Chinned Honeyeater and Scarlet Robin
- Lost opportunity to reclaim Grey box woodlands through revegetation of the understory
- The recommendations of the Eco Logical Australia report to reduce Bushfire Attack Load on potential dwellings will impact the environmental recommendation.
- The proposed 140 allotments will add 560 daily trips assuming two cars per household and 1 inbound and 1 outbound trip per day, not factoring in commercial and council vehicles that service the area, will pose a risk of vehicle collision to fauna which inhabit the region.
- It is noted there is a significant difference in the number of trees recommended for retention in the EBS Ecology report (13 trees, p.70 Recommendations) and the Dean Nicolle 2022 report (79 trees, p.58 Summary of Findings and Recommendations) and feel that this should be reviewed independently.

Given the recent release of the State of Environment, we cannot support any development that significantly removes established vegetation and wildlife habitat.

However, if this development does in fact go ahead we would like to propose the following to mitigate the above identified risks:

- Protection of all locally indigenous trees greater than 20 years old above the priorities of the Development.
- Maintain all Eucalyptus Citriodora as a primary food species of the Grey Headed Flying Fox.
- Revegetation of the understory surrounding the Grey Box trees to restore Grey Box Woodlands.
- Replacement of trees removed with locally indigenous species which support the food sources and habitat of the Black chinned honeyeater, the Scarlet Robin and the Common Brushtail Possum.
- Better barriers on both sides of the road will make Panalatinga road safer for wildlife and humans alike;
- Better lighting and lower speed limits at the Panalatinga road intersection to compensate for increased traffic;
- Protect all significant native trees that already exist on this parcel of land as identified by Dean Nicolle;

Furthermore, If the project goes ahead and trees are removed by the development SKER could benefit from suitable stems as Koala food and branches to fit out enclosures. It should be noted that SKER has no current shortage of Koala food and this is less of a priority than our concerns raised.

Yours Sincerely,



Mish Simpson

Director - Southern Koala and Echidna Rescue Ltd.

Onkaparinga Hills, South Australia 5163

ABN: 76 639 222 585

Mobile: 0403 435 482

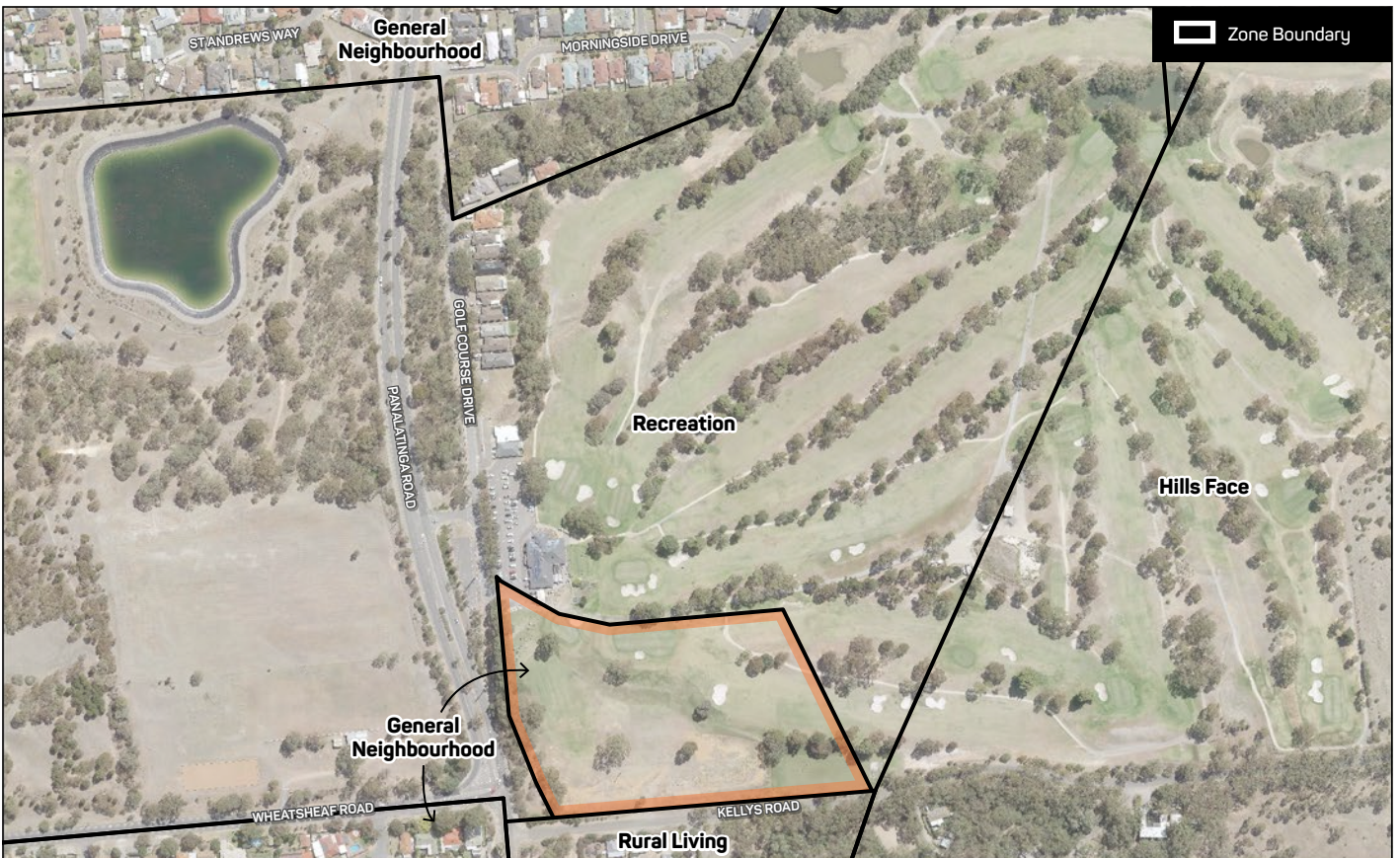
sker.org.au

facebook.com/SouthernKoalaAndEchidnaRescue

Attachment 7. Proposed Zone and Overlay Mapping



EXISTING: ZONING



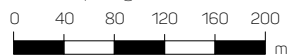
PROPOSED: ZONING

CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4





EXISTING: HAZARDS (FLOODING) OVERLAY



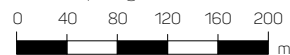
PROPOSED: HAZARDS (FLOODING) OVERLAY

CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4





EXISTING: WATER RESOURCES OVERLAY



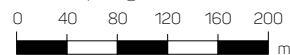
PROPOSED: WATER RESOURCES OVERLAY

CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4





EXISTING: URBAN TREE CANOPY OVERLAY



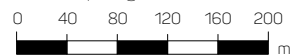
PROPOSED: URBAN TREE CANOPY OVERLAY

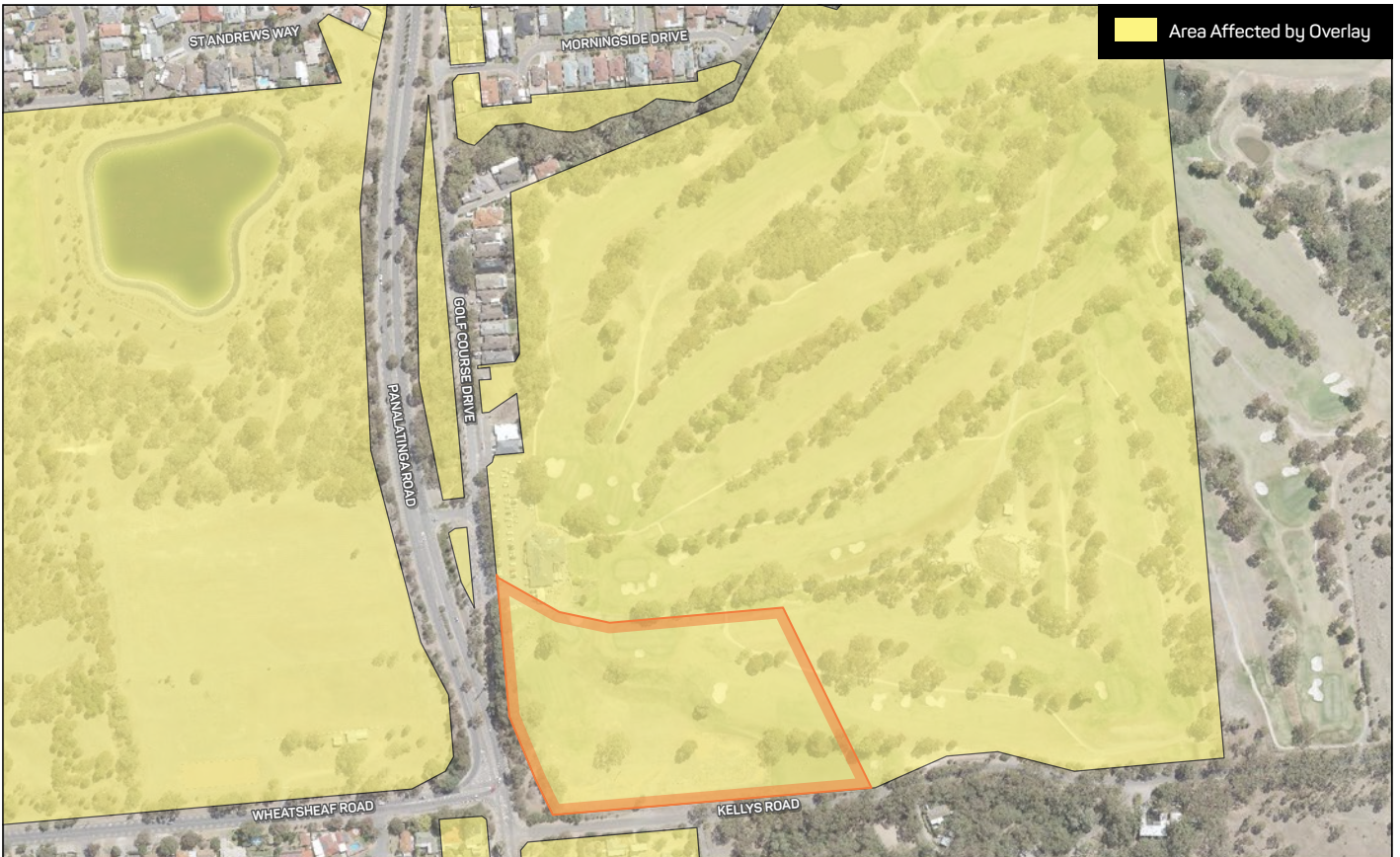
CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4





EXISTING: URBAN TRANSPORT ROUTES OVERLAY



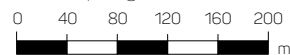
PROPOSED: URBAN TRANSPORT ROUTES OVERLAY

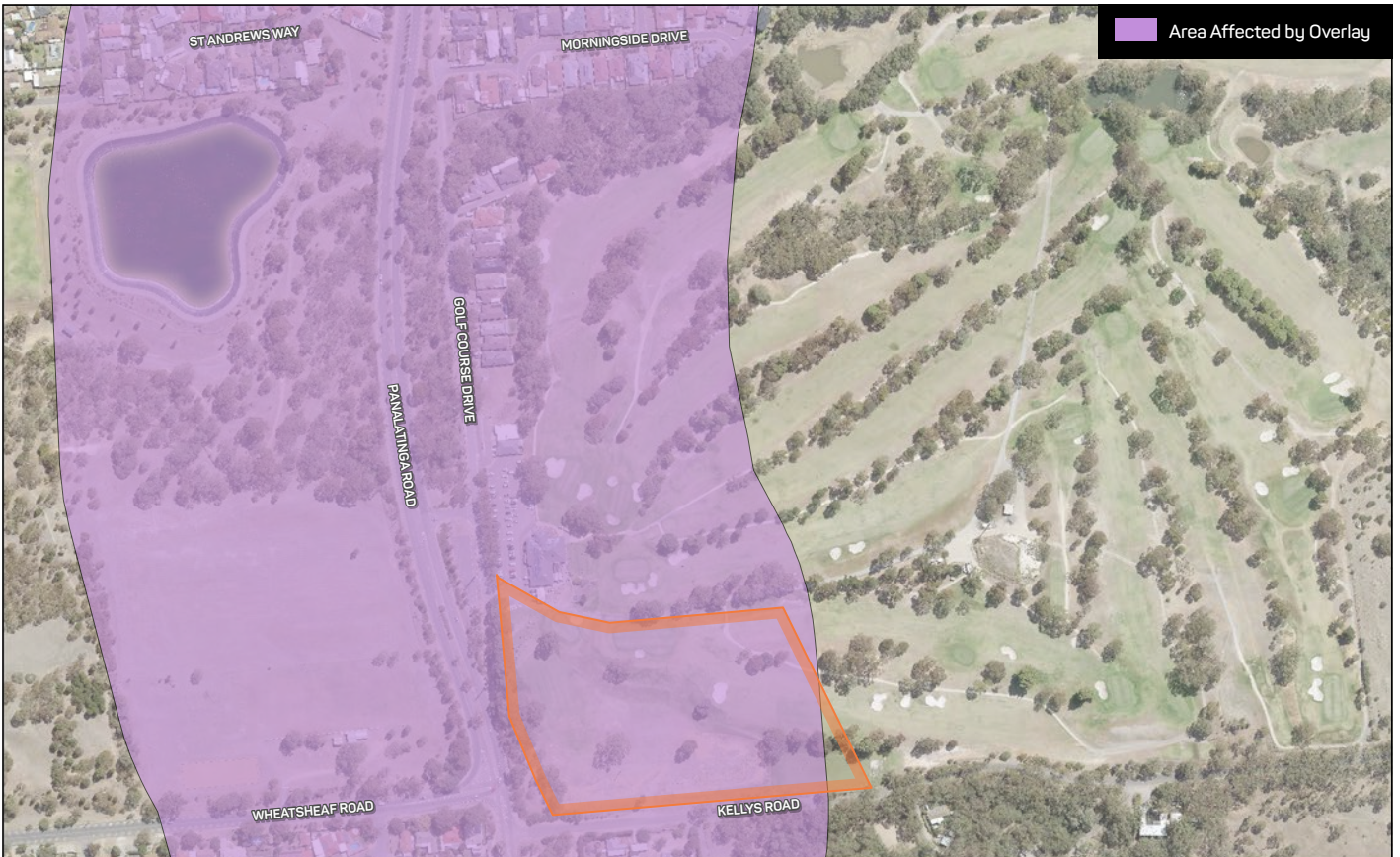
CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



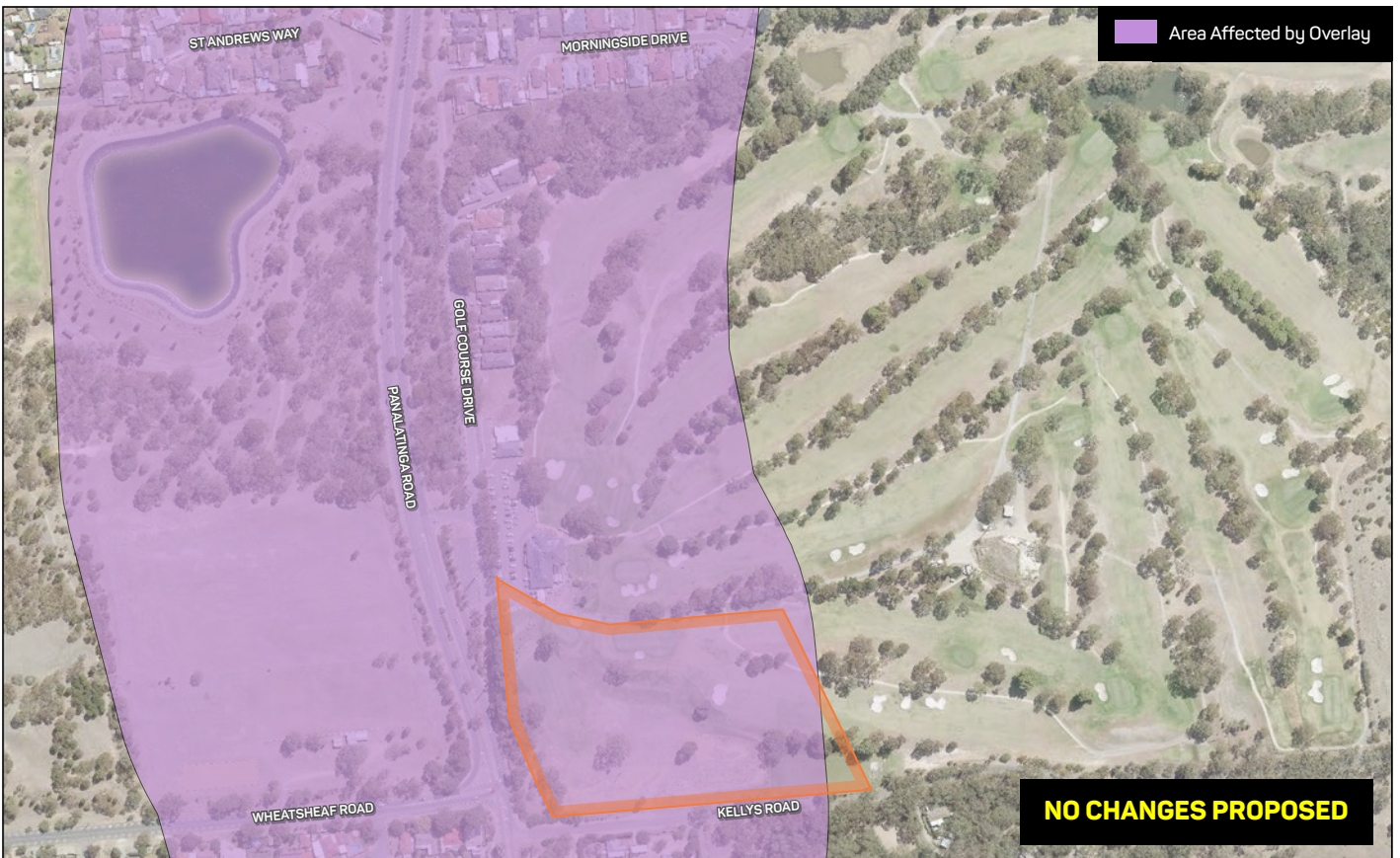
SCALE: 16,000 @ A4





Area Affected by Overlay

EXISTING: TRAFFIC GENERATING DEVELOPMENT OVERLAY



Area Affected by Overlay

NO CHANGES PROPOSED

PROPOSED: TRAFFIC GENERATING DEVELOPMENT OVERLAY

CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4





EXISTING: STORMWATER MANAGEMENT OVERLAY



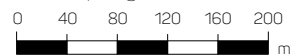
PROPOSED: STORMWATER MANAGEMENT OVERLAY

CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4





EXISTING: REGULATED SIGNIFICANT TREE OVERLAY



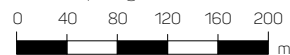
PROPOSED: REGULATED SIGNIFICANT TREE OVERLAY

CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4



ekistics



EXISTING: NATIVE VEGETATION OVERLAY



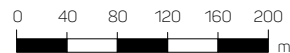
PROPOSED: NATIVE VEGETATION OVERLAY

CODE OVERLAY MAPS

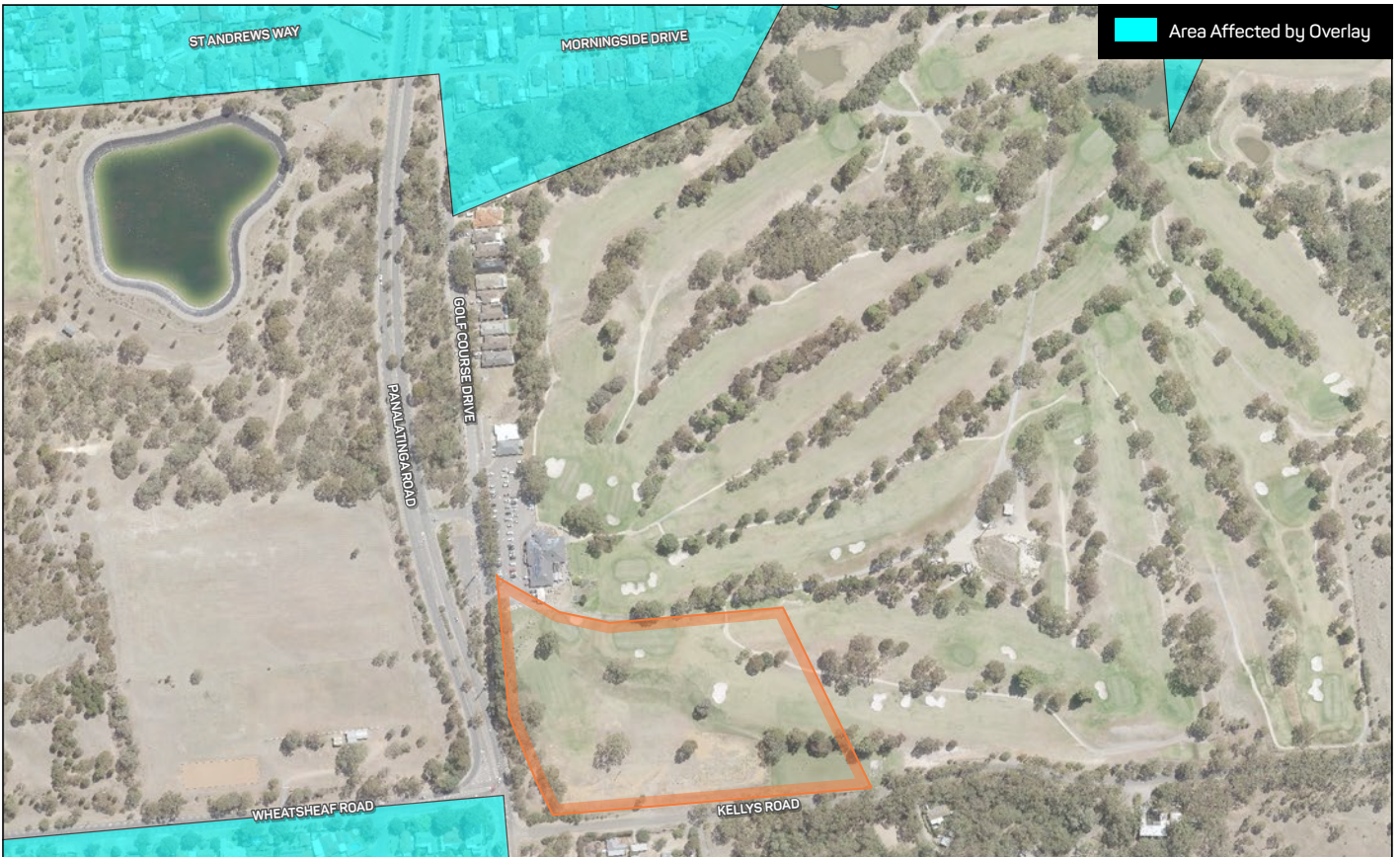
Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4



ekistics



EXISTING: AFFORDABLE HOUSING OVERLAY



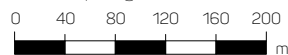
PROPOSED: AFFORDABLE HOUSING OVERLAY

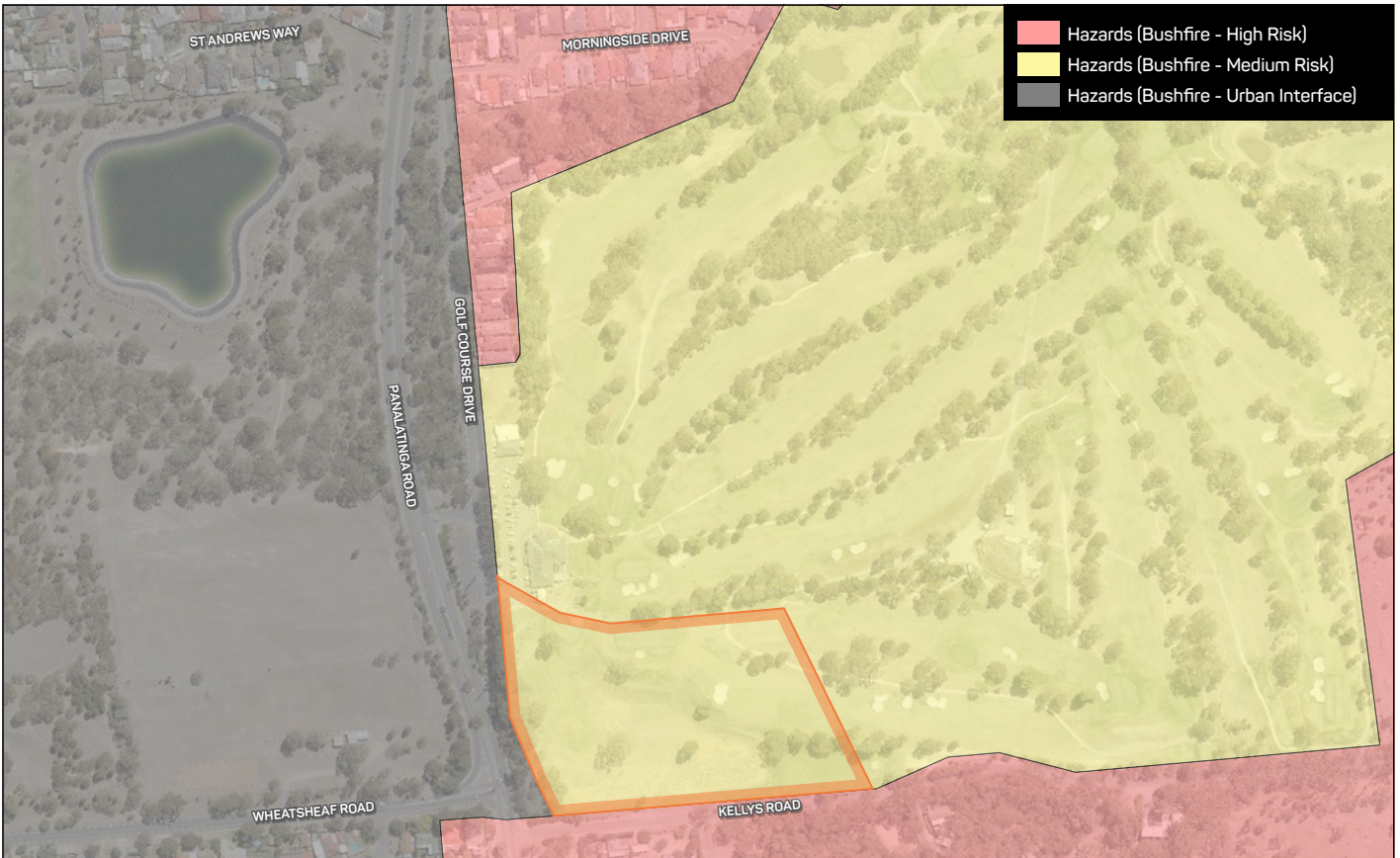
CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment

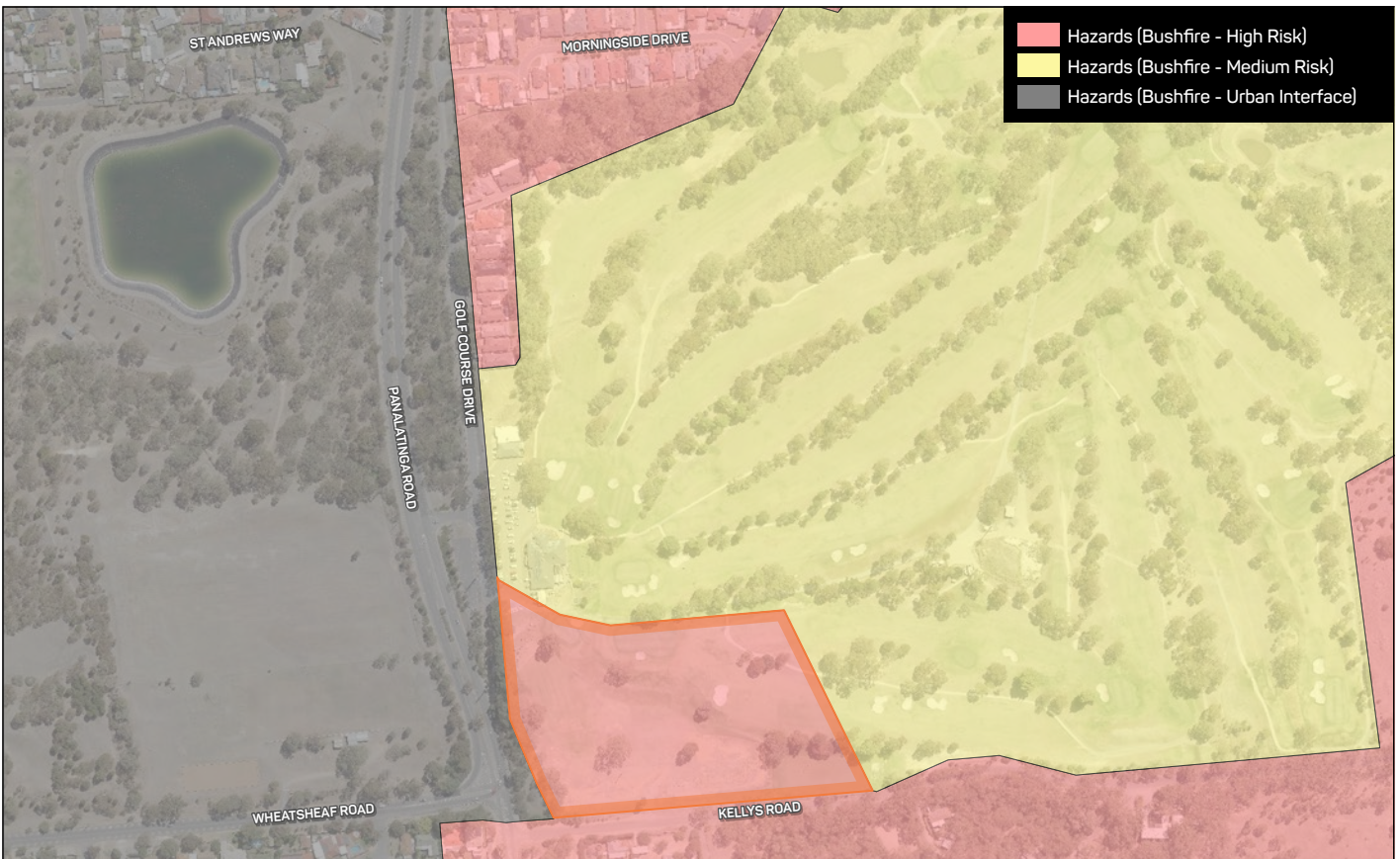


SCALE: 16,000 @ A4





EXISTING: HAZARDS (BUSHFIRE) OVERLAY



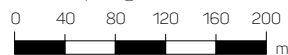
PROPOSED: HAZARDS (BUSHFIRE) OVERLAY

CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4





EXISTING: PRESCRIBED WELLS AREA



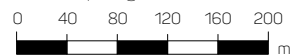
PROPOSED: PRESCRIBED WELLS AREA

CODE OVERLAY MAPS

Thaxted Park Golf Club Code Amendment



SCALE: 16,000 @ A4



Attachment 8. Sonus – Acoustic Assessment

Thaxted Park Golf Club Code Amendment

Acoustic Assessment

S7525C2

November 2022

sonus.

Sonus Pty Ltd
17 Ruthven Ave
Adelaide SA 5000
Phone: +61 (8) 8231 2100
Email: info@sonus.com.au
www.sonus.com.au

Document Title : Thaxted Park Golf Club Code Amendment
Acoustic Assessment

Client : Creation Homes (SA) Pty Ltd

Document Reference : S7525C2

Date : November 2022

Author : Alexander Lee, MAAS

Reviewer : Chris Turnbull, MAAS

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1 INTRODUCTION

An environmental noise assessment has been undertaken for Area 2 of the Affected Area for the Thaxted Park Golf Club Planning and Design Code Amendment (the **Code Amendment**) at Kellys Road, Onkaparinga Hills.

Area 2 is currently within a Recreation Zone of the *South Australian Planning and Design Code* (the **Code**). The proposed Code Amendment seeks to rezone Area 2 to a *General Neighbourhood Zone* which promotes residential land use. Area 2 is shown as **RED** in Figure 1.

As part of the process, a submission has been received from a commercial land use in the vicinity. The submission, from Dogs and Mogs within the Hills Face Zone, highlights that their commercial land use (dog and cat kennels) produces noise (barking dogs) which may impact future residences and result in complaints. The location of Dogs and Mogs is shown in shown in Figure 1 as **BLUE**.



Figure 1: Site Locality

Therefore, this assessment has been conducted to determine the noise level within Area 2 from the existing land use and determines if adequate levels of residential amenity will be achieved at any future dwellings. The assessment determines if residences will be protected from unreasonable noise levels and if the commercial land use will be protected from complaints regarding noise from the ongoing operation.

The assessment has been based upon:

- A site visit and discussions with the commercial land use owner on 26 October 2022;
- The South Australian Planning and Design Code, version 2022.20, dated 27 October 2022; and,
- The *South Australia Environment Protection (Noise) Policy 2007*.

2 CRITERIA

The Code includes provisions which require noise sensitive developments to consider existing noise sources in the vicinity and for new noise sources to not unreasonably impact existing residences. The provisions considered relevant to this assessment are included as Appendix A.

The *Environment Protection (Noise) Policy 2007* (the **Policy**) is referenced by the Code provisions for new noise sources and provides objective criteria (goal noise levels) to be achieved at noise sensitive locations, such as residences.

Where the goal noise levels are achieved, the noise source is protected from action under the *Environment Protection Act 1993* (the **Act**). Further, the Policy is based on the World Health Organisation *Guidelines for Community Noise* to prevent annoyance, sleep disturbance and unreasonable interference on the amenity of an area. Therefore, compliance with the Policy is also considered to be sufficient to achieve an appropriate level of amenity for future residents.

The Policy establishes the goal noise levels based on the Planning and Design Code Zones in which the noise source (Dogs and Mogs) and the noise sensitive receivers (future residences) are located, and the land uses which the zones principally promote.

In this instance, the Policy provides the following goal noise levels to be achieved at the future residences for activity at the Dogs and Mogs site:

- an average noise level ($L_{Aeq,15min}$) of 52 dB(A) during the day (7:00am to 10:00pm); and,
- an average noise level ($L_{Aeq,15min}$) of 45 dB(A) at night (10:00pm to 7:00am).

When measuring or predicting noise levels for comparison with the Policy, penalties may be applied to the average goal noise levels for each characteristic of tonality, impulsiveness, low frequency and modulation that the noise source may exhibit. To apply a penalty, the characteristic(s) must be considered dominant in the ambient noise environment at the time of the measurement. A penalty of 5 dB(A) is applied where a single character is present, 8 dB(A) for two and 10 dB(A) for three or more characters. The application of a penalty is discussed further in the Assessment section.

3 ASSESSMENT

The assessment has been based on a site visit of the Dogs and Mogs facility on 26 October 2022. Based on the site visit, it is understood that the facility operates as follows:

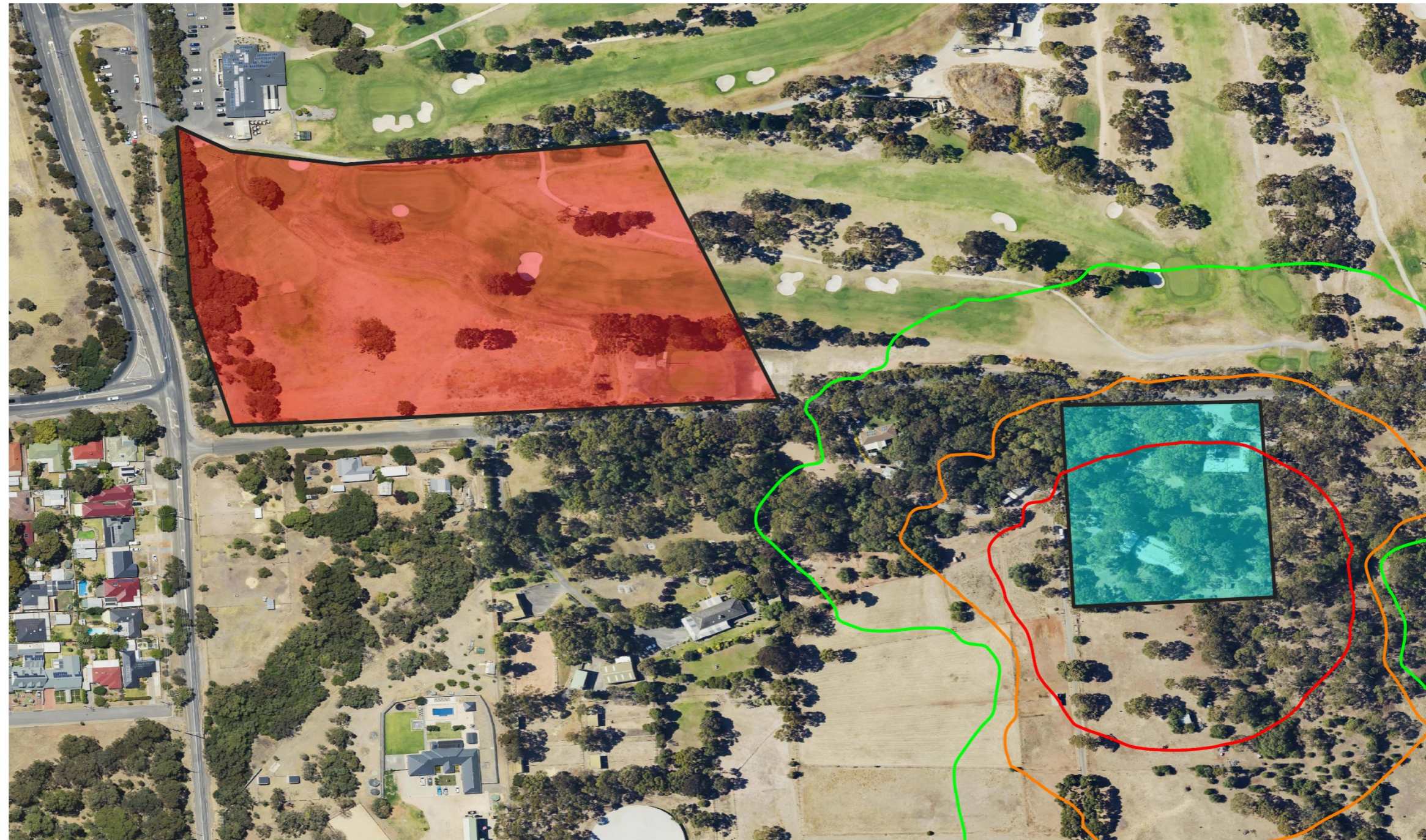
- No more than 25 dogs on site at any time;
- Dogs will be outside for approximately 3 hours in the morning and afternoon (7:30am and 4:30pm). There will be no dogs outside between the hours of 10:00pm and 7:00am (the night period under the Policy);
- At other times dogs will be inside the kennel building with the doors closed;
- The kennel building consists of concrete blockwork walls, sheet metal roofing and doors into and out of the kennel area, which are a sheet metal construction.

The noise from dogs barking both outside and inside the building has been predicted based on the facility operating at full capacity (25 dogs) and the noise levels measured at other similar kennel facilities.

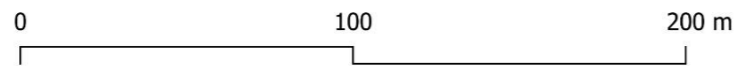
A noise model of the Subject Site and the Dogs and Mogs facility has been developed using the SoundPLAN noise prediction software. The noise prediction model considers the separation distance between sources and receivers, the effect of barriers, topography and worst-case meteorological conditions that are conducive to noise propagation, resulting in the highest noise levels at the receiver. Based on the noise character of dogs barking, it is considered two penalties may apply. The predictions therefore include the addition of an 8 dB(A) adjustment.

The results of the noise predictions are shown in Figure 2 for dogs being outside and Figure 3 for dogs being inside, corresponding to the day and night periods respectively. The figures show that the goal noise levels of the Policy will be achieved without any specific acoustic treatment being implemented. That is, noise levels are predicted to be less than 52 dB(A) during the day period and less than 45 dB(A) at night.

Based on the above, reasonable levels of residential amenity will be achieved at any future residences developed in the Area 2 and the ongoing operation of Dogs and Mogs will be protected against complaints under the Act.








Thaxted Park Code Amendment
Worst Case Operational Noise - Day



Date: November 2022
Prepared by: Sonus
Prepared for: Creation Homes (SA) Pty Ltd

Legend:

-  Subject Site
-  Dogs and Mogs
-  52 dB(A)
-  56 dB(A)
-  60 dB(A)

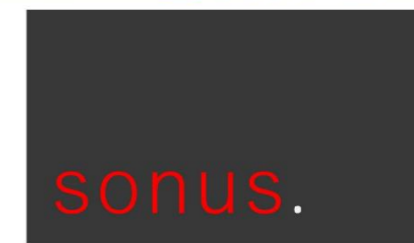
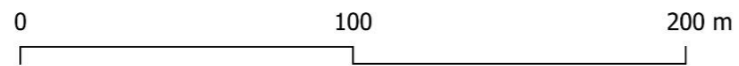


Figure 2: Day Time Predictions - Including 8 dB(A) Penalty



Thaxted Park Code Amendment
Worst Case Operational Noise - Night



Date: November 2022
Prepared by: Sonus
Prepared for: Creation Homes (SA) Pty Ltd

Legend:






-  Subject Site
-  Dogs and Mogs
-  45 dB(A)
-  49 dB(A)
-  53 dB(A)



Figure 3: Night Time Predictions - Including 8 dB(A) Penalty

4 CONCLUSION

An environmental noise assessment has been undertaken for the proposed Planning and Design Code Amendment at Kellys Road, Onkaparinga Hills.

The assessment considers the submission from Dogs and Mogs, which identifies the potential for noise from the ongoing operations to impact residences.

Appropriate noise criteria for the assessment have been based upon the *Environment Protection (Noise) Policy 2007*. The criteria will ensure that the ongoing operation will be protected from complaints and that reasonable residential amenity relating to noise will be achieved at any future residences in Area 2.

The assessment shows that with no acoustic treatment, the objective noise criteria can be achieved and therefore both residences and the commercial land use will be protected.

APPENDIX A: Planning and Design Code Provisions

Part 4 – General Development Policies – Interface between Land Uses

<i>Desired Outcomes</i>	
<i>DO 1</i>	<i>Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.</i>

<i>Performance Outcome (PO)</i>	<i>Deemed-to-Satisfy Criteria / Designated Performance Feature (DTS/DPF)</i>
<i>General Land Use Compatibility</i>	
<i>PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</i>	<i>DTS/DPF 1.1 None are applicable.</i>
<i>Activities Generating Noise or Vibration</i>	
<i>PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</i>	<i>DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</i>

Attachment 9. Stantec – Traffic Survey Review

27 October 2022

Project/File: 301401352

Chris Buttignol

Level 3, 60 Hindmarsh Square,
Adelaide SA 5000

Reference: Thaxted Code Amendment – Suitability of Previous Traffic Surveys

Dear Chris,

It is understood that following community consultation, concerns have been raised that the traffic surveys were undertaken during COVID and that travel volumes/patterns had changed as a result. Previous traffic surveys were conducted on Monday 30th of November and 07th of December 2020 at the intersections of Panalatinga Road/Wheatsheaf Road/Kellys Road, Panalatinga Road/Golf Course Drive and Bains Road/Potter Drive during the initial traffic assessment for the Code amendment.

To determine the potential traffic volume/pattern changes, historic SCATS traffic detector volumes at the intersection of Bains Road and Panalatinga Road have been sourced from the Department for Infrastructure and Transport (DIT), to compare the total daily traffic volumes through the intersection between 2019, 2020, 2021 and 2022. This intersection has been selected as it is in close proximity to the other intersections which our previous intersection traffic surveys were undertaken as illustrated in Figure 1).

Figure 1 – DIT Traffic Data Locality



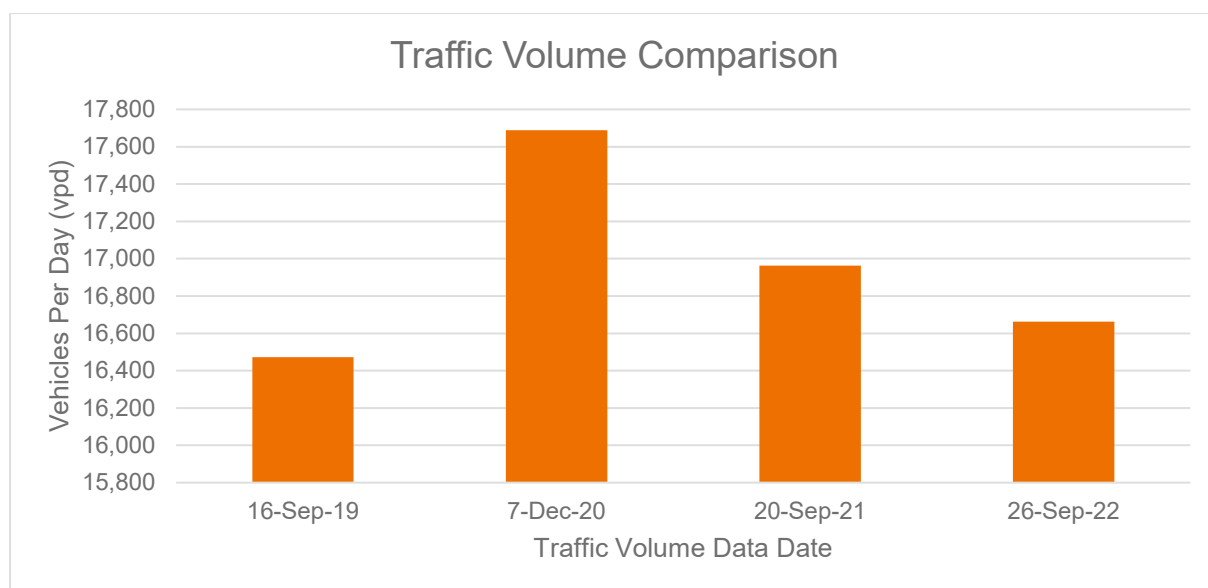
Reference: Thaxted Code Amendment

A summary of the daily traffic volumes is outlined in Table 1 and presented in Figure 2.

Table 1 – Traffic Volume Comparison Table

	Total Detector Volumes	Increase/Decrease compared to 2020
Monday 07 December 2020	17,689 vpd	N/A
Monday 16 September 2019	16,472 vpd	-6.9%
Monday 20 September 2021	16,962 vpd	-4.1%
Monday 26 September 2022	16,663 vpd	-5.8%

Figure 2 – Traffic Volume Comparison Graph

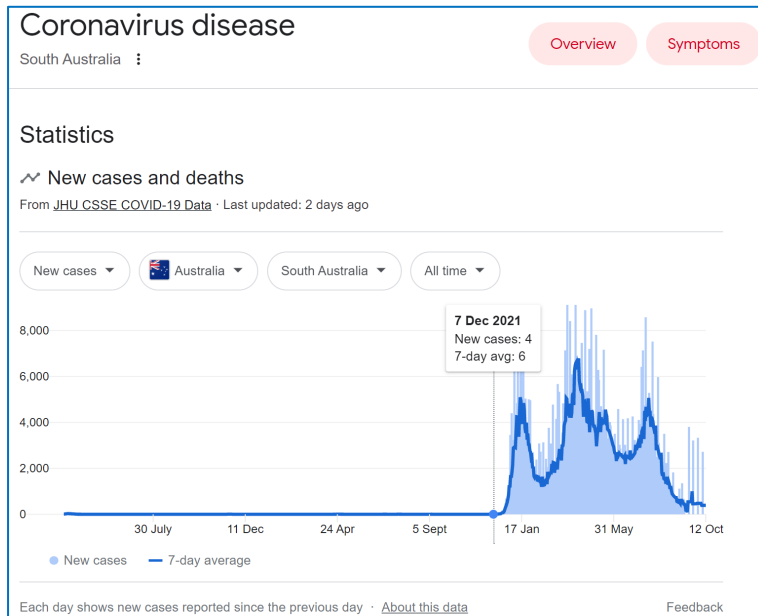


The above table and graph indicate that following the lifting of lockdowns and a large portion of restrictions in mid to late 2020, the daily traffic volumes increased compared to that of 2019 (pre-Covid). It is also noted that the traffic volumes have decreased slowly across 2021 and 2022, returning to similar levels to that of 2019. The outcomes of the above have been reflected in various news articles and publications from 2020 and 2021 that indicated a change in the traffic volumes on the arterial road network.

It is noted that the most recent Delta and Omicron waves affected South Australia in late December 2021, which is reflected in the South Australia case number graph in Figure 3 below.

Reference: Thaxted Code Amendment

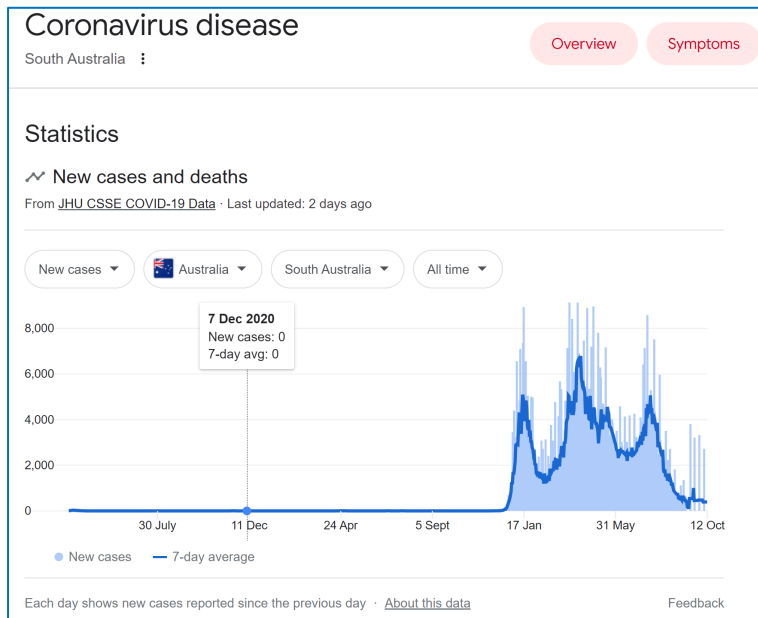
Figure 3 – SA COVID Case Numbers Graph – 7 Dec 2021 Shown



Source: Google

The traffic surveys previously completed in 2020 were undertaken when there were low COVID case numbers, as demonstrated in Figure 4.

Figure 4 – SA COVID Case Numbers Graph – 7 Dec 2020 Shown



Source: Google

Reference: Thaxted Code Amendment

Notwithstanding the above, the graph in Figure 2 indicates that current 2022 traffic volumes are returning to that similar to 2019 (prior to COVID). Therefore, the traffic outcomes and findings of the Code Amendment are considered to be appropriate and would be an appropriate dataset for when the surveys were undertaken compared with the current traffic volumes present on the road network (and pre-Covid) within the vicinity of the subject site.

Regards,

STANTEC AUSTRALIA PTY LTD



David Kwong
Senior Principal Transportation Engineer
Phone: +61 8 8334 3600
david.kwong@stantec.com

HOLMES DYER

Attachment 10. Post-Engagement Letter

5 September 2022

Reference: 0714

Dear Community Member

Draft Thaxted Park Golf Club Code Amendment – Post-Engagement Feedback

Thank you for your interest in the draft Thaxted Park Golf Club Code Amendment.

The community consultation on the Code Amendment has now concluded; therefore I am writing to provide you with a summary of the submissions that we received and seek your feedback on the engagement process to help improve future processes.

Summary

We received 87 submissions in total:

- 79 x submissions from members of the public/local community
- 1 x submission from Nat Cook MP
- 1 x submission from the City of Onkaparinga
- 6 x submissions from State government agencies/stakeholder groups.

What We Heard

Community Submissions

There were a number of submissions from the community that indicated support for the draft Code Amendment, however many were less supportive and raised concerns.

While some of the submissions objected to the re-zoning of recreation land on principle, others had more specific concerns relating to potential impacts on their properties and neighbourhood.

More submissions were received regarding the re-zoning of Area 1 than Area 2.

Some of the key matters raised in the submissions are summarised below.

Traffic

Morningside Drive

The submissions indicated that there was greater concern with access to Area 1 being gained from Morningside Drive than from Golf Course Drive.

The main concerns related to:

- The increase in traffic, particularly as Morningside Drive is very narrow and already hard to navigate when cars are parked on either side.
- The impact of increased traffic along Potter Drive, which is already a busy road due to providing the main access to Bains Road.
- Impact on safety within the area, which is currently a low-speed, pedestrian-friendly environment.

- Impact on emergency service vehicles trying to enter/exit the area.
- Additional traffic via Morningside Drive would result in on-street parking restrictions, which is not desired by residents of Morningside Drive.

Golf Course Drive

Regarding access being gained from Golf Course Drive, there was confusion about where the access would be located and how it would connect to Panalatinga Road. Some submissions suggested that access should be provided through the golf club and golf club car park.

Other submissions expressed concern with any access via Golf Course Drive.

Traffic Surveys

A number of submissions questioned the accuracy of the traffic surveys, suggesting that they were undertaken when people were likely to be working from home due to COVID-19 restrictions; and were not undertaken during peak times.

Panalatinga Road

Submissions also expressed concern with the existing conditions along Panalatinga Road and the intersection with Wheatsheaf Road in terms of current speed limits, visibility, and traffic congestion. Some submissions raised the existing truck route along Panalatinga Road as a factor that requires further consideration.

Kellys Road

Some of the submissions also expressed concern with a new access road onto Kellys Road and questioned the ability for this road (as well as the Kellys Road/Panalatinga Road intersection) to support an increase in traffic volume.

Flora and Fauna

Many submissions were concerned about the impact of the re-zoning on wildlife and their habitat, in particular koalas, kangaroos, echidnas, ducks and native bird species. Other submissions were concerned about the impact on existing horse agistments and the boarding kennels and cattery adjacent Area 2 and the Tom Roberts Riding Trail, both in terms of use of Kellys Road to ride/walk horses and on the impact that new residences will have on the viability of legitimate businesses in terms of noise, odour etc.

Environmental Impacts

Concerns were raised about the removal of trees (particularly locally indigenous trees that provide habitat and food sources for fauna) and green space/recreation land to make way for housing and the impacts this would have on the environment. A number of submissions raised concerns regarding existing seasonal flooding that particularly affects Area 1. There is concern that the development of Area 1 will exacerbate the existing flood risk. Some submissions also expressed concern with flooding of Area 2, suggesting that the south-western corner of the Golf Course is already subject to inundation.

Views and Amenity

A number of submissions were concerned about the impact future development of Areas 1 and 2 would have on existing views of the golf course and on the rural outlook from Kellys Road. This was a particular concern for residents living along Golf Course Drive, which was marketed as 'Golf Club View Estate'.

Submissions also raised concerns with the impact that future housing would have on both areas in terms of increased noise, domestic pets, loss of the rural feel of the area, and a decrease in property values.

Local wildlife was also identified as a key attribute which positively contributes to local amenity. Concern was raised with how the loss of wildlife could negatively impact on residential amenity.

Character Impacts

Some concern was expressed with the impact of the proposed rezoning on the established residential character of the locality. In particular, it was suggested that the minimum lot sizes permitted by the General Neighbourhood Zone would not reflect the size of the allotments evident within the locality, and that the proposed rezoning would not result in a logical extension of established zoning within the locality (particularly Area 2). Because of this as well as other factors (such as the loss of golf course views) a number of submissions expressed concern with the impact of the Code Amendment on existing property values.

Golf Course

There was some concern that the proposed re-zoning would affect the viability of the golf course by removing the 17th and 18th holes and the practice range.

Within some submissions (particularly those submitted by existing Club members), it was also suggested that the Thaxted Park Golf Club has not confirmed how the funds from the sale of Areas 1 and 2 would be reinvested back into the Club, including to make up for the removal of part of the existing golf course.

Infrastructure

There was general concern about the creation of additional residential properties in an area that requires infrastructure improvements and upgrades (roads, intersections, schools and hospital/medical services etc). Some submissions mentioned the poor condition of Potter Drive and the current difficulty entering/exiting Bains Road without separate slip lanes.

Other Submissions

Submissions were received from the City of Onkaparinga, Nat Cook MP, Southern Koala and Echidna Rescue, Environment Protection Authority (EPA), Department of Environment and Water (DEW), Department of Transport and Infrastructure (DIT), the Country Fire Service (CFS), the Attorney-General's Department (Aboriginal Affairs and Reconciliation), and Epic Energy.

In summary:

- The City of Onkaparinga advised that it does not support the re-zoning of Area 1 but does support the re-zoning of Area 2.
- Nat Cook advised that she has received many representations from community members who are concerned with the re-zoning of Area 1, with no objections received regarding Area 2.
- The Southern Koala and Echidna Rescue made a number of recommendations on how to mitigate impacts on established vegetation and wildlife habitat.
- EPA advised that it does not oppose the rezoning on site contamination grounds.
- DEW recommended a number of amendments to the Code Amendment to minimise impacts on native vegetation, including the preparation of a Concept Plan for Area 2 to guide future development.

- DIT advised that it supports Access Option 1 (unrestricted access through Morningside Drive and emergency access through Golf Course Drive for Area 1; and access to Area 2 via Kellys Road and Golf Course Drive).
- CFS advised that:
 - » The application of the Hazards (Bushfire – High Risk) Overlay to Area 1 and Area 2 is supported.
 - » Access Option 3 (unrestricted access to both Morningside Drive and Golf Course Drive for Area 1; and access to Area 2 via Kellys Road and Golf Course Drive) is supported as it will provide a minimum of 2 access points for emergency services and residents.
 - » Future development should incorporate a perimeter road and avoid cul-de-sacs.
- AGD recommended a search of the Aboriginal Heritage Register (this has been undertaken, with no heritage items registered over the land)
- Epic Energy had no comment to make.

What Happens Next

- We have forwarded all submissions to the Designated Entity (Creation Homes Pty Ltd) for consideration. The Designated Entity will determine if further investigations are required and/or whether any changes should be made to the draft Code Amendment in response to the submissions.
- Once the Designated Entity has completed any further investigations and made any final changes to the Code Amendment, Holmes Dyer will prepare an Engagement Report that summarises the submissions that were received and outlines any changes that have been made to the Code Amendment as a result. The Engagement Report and final Code Amendment will then be sent to the Planning and Land Use Services Division (PLUS) of the Department for Trade and Investment for review.
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The Minister may seek advice from the State Planning Commission to assist with the decision-making process.
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There is no set timeline for the process outlined above, but it is anticipated that the process would be concluded by the end of 2022.

In due course, I will write to advise you of the outcome of the Code Amendment and where you can access a copy of the final Code Amendment, Engagement Report and submissions.

Engagement Evaluation

As part of the Code Amendment process, we must undertake an evaluation of the community engagement processes that have been utilised throughout the consultation period to identify what worked well and any areas for improvement for future engagement.

To assist us with this, we would appreciate it if you could take a moment to respond to a brief survey.

The survey can be accessed by following the link below, or copying it into your browser:

<https://www.surveymonkey.com/r/K8PDXYM>

The evaluation survey will be open until 5:00pm Monday 19th September 2022.

Questions?

If you have any questions regarding the Code Amendment process or the survey, please do not hesitate to contact me on 7231 1889 or engagement@holmesdyer.com.au.

Yours sincerely,



Nitsan Taylor
Principal Consultant

6 September 2022

Reference: 0714

Julia Grant
A/Chief Executive Officer
City of Onkaparinga

By Email: Julia.grant@onkaparinga.sa.gov.au; mail@onkaparinga.sa.gov.au
cc Simon.McMahon@onkaparinga.sa.gov.au; craig.jones@onkaparinga.sa.gov.au

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Principal Consultant

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The main concerns related to:

- The increase in traffic, particularly as Morningside Drive is very narrow and already hard to navigate when cars are parked on either side.
- The impact of increased traffic along Potter Drive, which is already a busy road due to providing the main access to Bains Road.
- Impact on safety within the area, which is currently a low-speed, pedestrian-friendly environment.

- Impact on emergency service vehicles trying to enter/exit the area.
- Additional traffic via Morningside Drive would result in on-street parking restrictions, which is not desired by residents of Morningside Drive.

Golf Course Drive

Regarding access being gained from Golf Course Drive, there was confusion about where the access would be located and how it would connect to Panalatinga Road. Some submissions suggested that access should be provided through the golf club and golf club car park.

Other submissions expressed concern with any access via Golf Course Drive.

Traffic Surveys

A number of submissions questioned the accuracy of the traffic surveys, suggesting that they were undertaken when people were likely to be working from home due to COVID-19 restrictions; and were not undertaken during peak times.

Panalatinga Road

Submissions also expressed concern with the existing conditions along Panalatinga Road and the intersection with Wheatsheaf Road in terms of current speed limits, visibility, and traffic congestion. Some submissions raised the existing truck route along Panalatinga Road as a factor that requires further consideration.

Kellys Road

Some of the submissions also expressed concern with a new access road onto Kellys Road and questioned the ability for this road (as well as the Kellys Road/Panalatinga Road intersection) to support an increase in traffic volume.

Flora and Fauna

Many submissions were concerned about the impact of the re-zoning on wildlife and their habitat, in particular koalas, kangaroos, echidnas, ducks and native bird species. Other submissions were concerned about the impact on existing horse agistments and the boarding kennels and cattery adjacent Area 2 and the Tom Roberts Riding Trail, both in terms of use of Kellys Road to ride/walk horses and on the impact that new residences will have on the viability of legitimate businesses in terms of noise, odour etc.

Environmental Impacts

Concerns were raised about the removal of trees (particularly locally indigenous trees that provide habitat and food sources for fauna) and green space/recreation land to make way for housing and the impacts this would have on the environment. A number of submissions raised concerns regarding existing seasonal flooding that particularly affects Area 1. There is concern that the development of Area 1 will exacerbate the existing flood risk. Some submissions also expressed concern with flooding of Area 2, suggesting that the south-western corner of the Golf Course is already subject to inundation.

Views and Amenity

A number of submissions were concerned about the impact future development of Areas 1 and 2 would have on existing views of the golf course and on the rural outlook from Kellys Road. This was a particular concern for residents living along Golf Course Drive, which was marketed as 'Golf Club View Estate'.

Submissions also raised concerns with the impact that future housing would have on both areas in terms of increased noise, domestic pets, loss of the rural feel of the area, and a decrease in property values.

Local wildlife was also identified as a key attribute which positively contributes to local amenity. Concern was raised with how the loss of wildlife could negatively impact on residential amenity.

Character Impacts

Some concern was expressed with the impact of the proposed rezoning on the established residential character of the locality. In particular, it was suggested that the minimum lot sizes permitted by the General Neighbourhood Zone would not reflect the size of the allotments evident within the locality, and that the proposed rezoning would not result in a logical extension of established zoning within the locality (particularly Area 2). Because of this as well as other factors (such as the loss of golf course views) a number of submissions expressed concern with the impact of the Code Amendment on existing property values.

Golf Course

There was some concern that the proposed re-zoning would affect the viability of the golf course by removing the 17th and 18th holes and the practice range.

Within some submissions (particularly those submitted by existing Club members), it was also suggested that the Thaxted Park Golf Club has not confirmed how the funds from the sale of Areas 1 and 2 would be reinvested back into the Club, including to make up for the removal of part of the existing golf course.

Infrastructure

There was general concern about the creation of additional residential properties in an area that requires infrastructure improvements and upgrades (roads, intersections, schools and hospital/medical services etc). Some submissions mentioned the poor condition of Potter Drive and the current difficulty entering/exiting Bains Road without separate slip lanes.

Other Submissions

Submissions were received from the City of Onkaparinga, Nat Cook MP, Southern Koala and Echidna Rescue, Environment Protection Authority (EPA), Department of Environment and Water (DEW), Department of Transport and Infrastructure (DIT), the Country Fire Service (CFS), the Attorney-General's Department (Aboriginal Affairs and Reconciliation), and Epic Energy.

In summary:

- The City of Onkaparinga advised that it does not support the re-zoning of Area 1 but does support the re-zoning of Area 2.
- Nat Cook advised that she has received many representations from community members who are concerned with the re-zoning of Area 1, with no objections received regarding Area 2.
- The Southern Koala and Echidna Rescue made a number of recommendations on how to mitigate impacts on established vegetation and wildlife habitat.
- EPA advised that it does not oppose the rezoning on site contamination grounds.
- DEW recommended a number of amendments to the Code Amendment to minimise impacts on native vegetation, including the preparation of a Concept Plan for Area 2 to guide future development.

- DIT advised that it supports Access Option 1 (unrestricted access through Morningside Drive and emergency access through Golf Course Drive for Area 1; and access to Area 2 via Kellys Road and Golf Course Drive).
- CFS advised that:
 - » The application of the Hazards (Bushfire – High Risk) Overlay to Area 1 and Area 2 is supported.
 - » Access Option 3 (unrestricted access to both Morningside Drive and Golf Course Drive for Area 1; and access to Area 2 via Kellys Road and Golf Course Drive) is supported as it will provide a minimum of 2 access points for emergency services and residents.
 - » Future development should incorporate a perimeter road and avoid cul-de-sacs.
- AGD recommended a search of the Aboriginal Heritage Register (this has been undertaken, with no heritage items registered over the land)
- Epic Energy had no comment to make.

What Happens Next

- We have forwarded all submissions to the Designated Entity (Creation Homes Pty Ltd) for consideration. The Designated Entity will determine if further investigations are required and/or whether any changes should be made to the draft Code Amendment in response to the submissions.
- Once the Designated Entity has completed any further investigations and made any final changes to the Code Amendment, Holmes Dyer will prepare an Engagement Report that summarises the submissions that were received and outlines any changes that have been made to the Code Amendment as a result. The Engagement Report and final Code Amendment will then be sent to the Planning and Land Use Services Division (PLUS) of the Department for Trade and Investment for review.
- If PLUS is satisfied that the Engagement Report complies with the Community Engagement Charter and the final Code Amendment meets the information requirements, the Engagement Report and final Code Amendment will be submitted to the Minister for Planning for consideration.
- If the Minister resolves to approve the Code Amendment, it will be consolidated within the online Planning and Design Code and reflected in the online mapping tool (SAPPA); and the Engagement Report and all submissions will be published on the SA Planning Portal as a public document, noting that private information such as names and addresses will be redacted to maintain your privacy.

The Minister may resolve to refuse the proposed Code Amendment or make alterations to the Code Amendment.

The Minister may seek advice from the State Planning Commission to assist with the decision-making process.
- If the Minister resolves to approve the Code Amendment, the Code Amendment must be referred to the Environment, Resources and Development Committee (ERDC) of Parliament for scrutiny. The ERDC will then have 28 days to determine whether it objects to the Code Amendment or requests amendments.

If you are concerned by the Minister’s decision to approve the Code Amendment, you can lodge a submission with the ERDC, who may make recommendations to the Minister about possible changes to the Code Amendment.

There is no set timeline for the process outlined above, but it is anticipated that the process would be concluded by the end of 2022.

In due course, I will write to advise you of the outcome of the Code Amendment and where you can access a copy of the final Code Amendment, Engagement Report and submissions.

Engagement Evaluation

As part of the Code Amendment process, we must undertake an evaluation of the community engagement processes that have been utilised throughout the consultation period to identify what worked well and any areas for improvement for future engagement.

To assist us with this, we would appreciate it if you could take a moment to respond to a brief survey.

The survey can be accessed by following the link below, or copying it into your browser:

<https://www.surveymonkey.com/r/K8PDXYM>

The evaluation survey will be open until 5:00pm Monday 19th September 2022.

Questions?

If you have any questions regarding the Code Amendment process or the survey, please do not hesitate to contact me on 7231 1889 or engagement@holmesdyer.com.au.

Yours sincerely,



Nitsan Taylor
Principal Consultant

6 September 2022

Reference: 0714

Nat Cook MP
Member for Hurtle Vale

By email: hurtlevale@parliament.sa.gov.au; Lorraine.Kristaly@parliament.sa.gov.au

Dear Nat,

Draft Thaxted Park Golf Club Code Amendment – Post-Engagement Feedback

Thank you for your interest in the draft Thaxted Park Golf Club Code Amendment.

The community consultation on the Code Amendment has now concluded; therefore I am writing to provide you with a summary of the submissions that we received and seek your feedback on the engagement process to help improve future processes.

Summary

We received 87 submissions in total:

- 79 x submissions from members of the public/local community
- 1 x submission from Nat Cook MP
- 1 x submission from the City of Onkaparinga
- 6 x submissions from State government agencies/stakeholder groups.

What We Heard

Community Submissions

There were a number of submissions from the community that indicated support for the draft Code Amendment, however many were less supportive and raised concerns.

While some of the submissions objected to the re-zoning of recreation land on principle, others had more specific concerns relating to potential impacts on their properties and neighbourhood.

More submissions were received regarding the re-zoning of Area 1 than Area 2.

Some of the key matters raised in the submissions are summarised below.

Traffic

Morningside Drive

The submissions indicated that there was greater concern with access to Area 1 being gained from Morningside Drive than from Golf Course Drive.

The main concerns related to:

- The increase in traffic, particularly as Morningside Drive is very narrow and already hard to navigate when cars are parked on either side.
- The impact of increased traffic along Potter Drive, which is already a busy road due to providing the main access to Bains Road.
- Impact on safety within the area, which is currently a low-speed, pedestrian-friendly environment.
- Impact on emergency service vehicles trying to enter/exit the area.
- Additional traffic via Morningside Drive would result in on-street parking restrictions, which is not desired by residents of Morningside Drive.

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Traffic Surveys

A number of submissions questioned the accuracy of the traffic surveys, suggesting that they were undertaken when people were likely to be working from home due to COVID-19 restrictions; and were not undertaken during peak times.

Panalatinga Road

Submissions also expressed concern with the existing conditions along Panalatinga Road and the intersection with Wheatsheaf Road in terms of current speed limits, visibility, and traffic congestion. Some submissions raised the existing truck route along Panalatinga Road as a factor that requires further consideration.

Kellys Road

Some of the submissions also expressed concern with a new access road onto Kellys Road and questioned the ability for this road (as well as the Kellys Road/Panalatinga Road intersection) to support an increase in traffic volume.

Flora and Fauna

Many submissions were concerned about the impact of the re-zoning on wildlife and their habitat, in particular koalas, kangaroos, echidnas, ducks and native bird species. Other submissions were concerned about the impact on existing horse agistments and the boarding kennels and cattery adjacent Area 2 and the Tom Roberts Riding Trail, both in terms of use of Kellys Road to ride/walk horses and on the impact that new residences will have on the viability of legitimate businesses in terms of noise, odour etc.

Environmental Impacts

Concerns were raised about the removal of trees (particularly locally indigenous trees that provide habitat and food sources for fauna) and green space/recreation land to make way for housing and the impacts this would have on the environment. A number of submissions raised concerns regarding existing seasonal flooding that particularly affects Area 1. There is concern that the development of Area 1 will exacerbate the

existing flood risk. Some submissions also expressed concern with flooding of Area 2, suggesting that the south-western corner of the Golf Course is already subject to inundation.

Views and Amenity

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Some concern was expressed with the impact of the proposed rezoning on the established residential character of the locality. In particular, it was suggested that the minimum lot sizes permitted by the General Neighbourhood Zone would not reflect the size of the allotments evident within the locality, and that the proposed rezoning would not result in a logical extension of established zoning within the locality (particularly Area 2). Because of this as well as other factors (such as the loss of golf course views) a number of submissions expressed concern with the impact of the Code Amendment on existing property values.

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Other Submissions

Along with your submission, we also received submissions from the City of Onkaparinga, Southern Koala and Echidna Rescue, Environment Protection Authority (EPA), Department of Environment and Water (DEW), Department of Transport and Infrastructure (DIT), the Country Fire Service (CFS), the Attorney-General's Department (Aboriginal Affairs and Reconciliation), and Epic Energy.

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<https://www.surveymonkey.com/r/K8PDXMY>

The evaluation survey will be open until **5:00pm Monday 19th September 2022**.

Questions?

If you have any questions regarding the Code Amendment process or the survey, please do not hesitate to contact me on 7231 1889 or engagement@holmesdyer.com.au.

Yours sincerely,



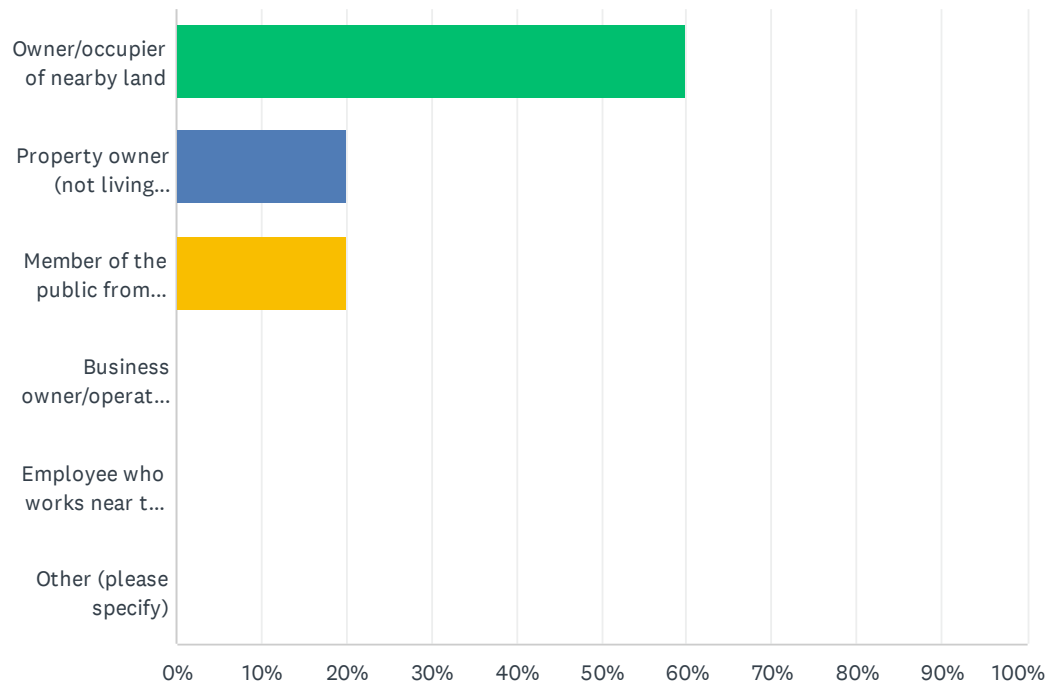
Nitsan Taylor
Principal Consultant

HOLMES DYER

Attachment 11. Survey Responses

Q1 I am interested in the draft Code Amendment as a

Answered: 5 Skipped: 0

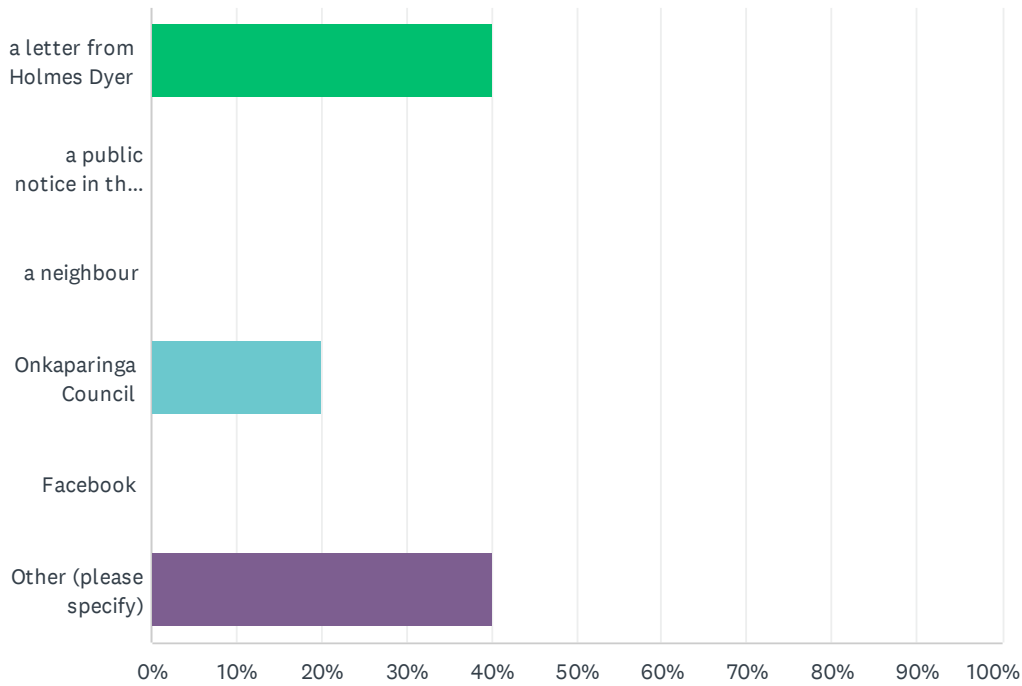


ANSWER CHOICES	RESPONSES	
Owner/occupier of nearby land	60.00%	3
Property owner (not living near the site)	20.00%	1
Member of the public from outside the area	20.00%	1
Business owner/operator near the site	0.00%	0
Employee who works near the site	0.00%	0
Other (please specify)	0.00%	0
TOTAL		5

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q2 I found out about the draft Code Amendment through...(pick all that apply)

Answered: 5 Skipped: 0

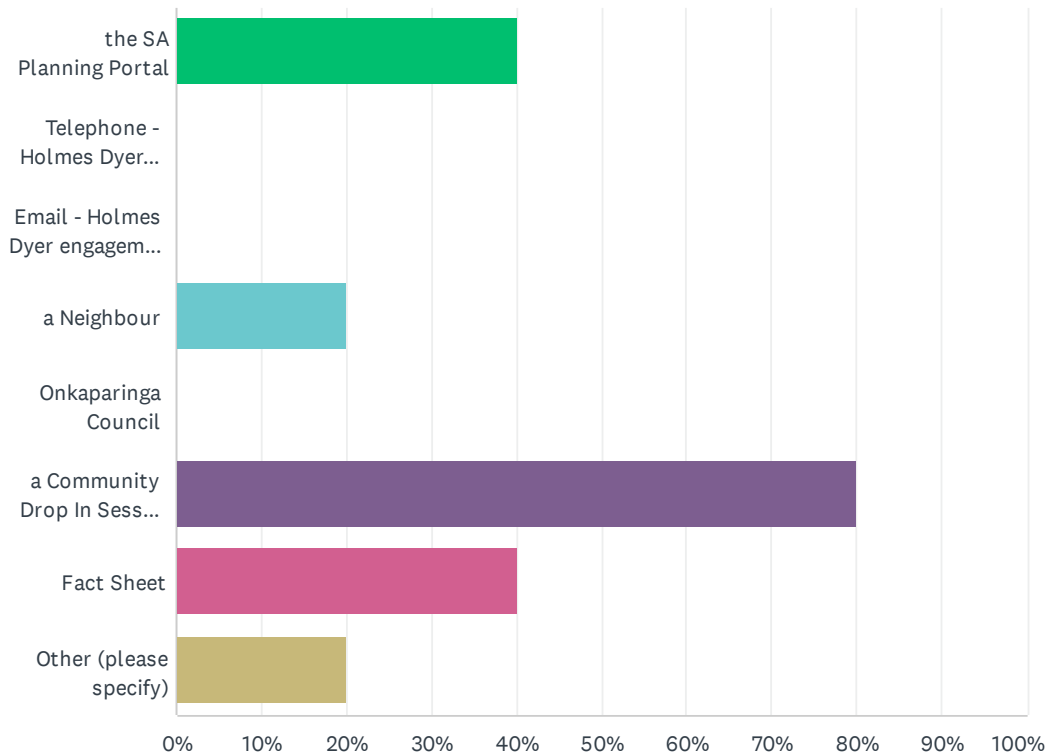


ANSWER CHOICES	RESPONSES
a letter from Holmes Dyer	40.00% 2
a public notice in the on-line edition of The Advertiser	0.00% 0
a neighbour	0.00% 0
Onkaparinga Council	20.00% 1
Facebook	0.00% 0
Other (please specify)	40.00% 2
Total Respondents: 5	

#	OTHER (PLEASE SPECIFY)	DATE
1	MP	9/6/2022 9:44 AM
2	golf club	9/5/2022 5:15 PM

Q3 I found out more information about the draft Code Amendment via... (pick as many as apply)

Answered: 5 Skipped: 0

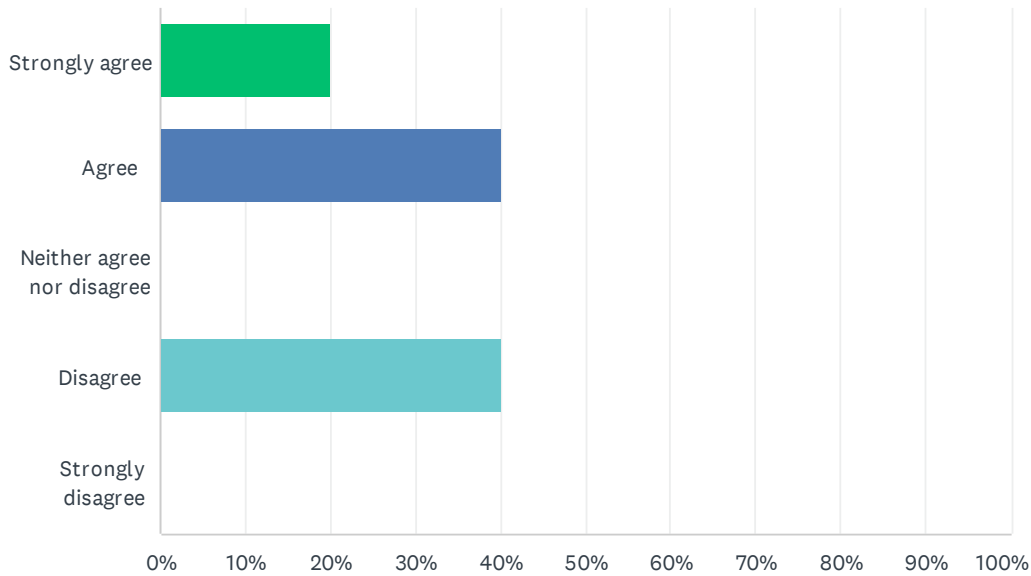


ANSWER CHOICES	RESPONSES
the SA Planning Portal	40.00% 2
Telephone - Holmes Dyer engagement number	0.00% 0
Email - Holmes Dyer engagement address	0.00% 0
a Neighbour	20.00% 1
Onkaparinga Council	0.00% 0
a Community Drop In Session held by Holmes Dyer	80.00% 4
Fact Sheet	40.00% 2
Other (please specify)	20.00% 1
Total Respondents: 5	

#	OTHER (PLEASE SPECIFY)	DATE
1	Community Information Session at the golf club	9/5/2022 6:32 PM

Q4 I found it easy to obtain the information I needed to help me understand the draft Code Amendment.

Answered: 5 Skipped: 0

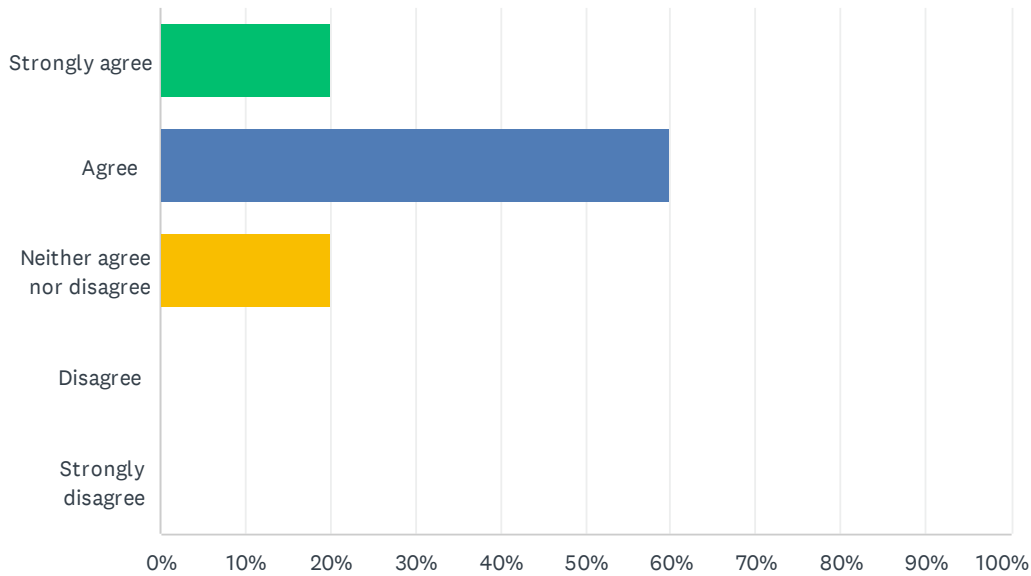


ANSWER CHOICES	RESPONSES
Strongly agree	20.00% 1
Agree	40.00% 2
Neither agree nor disagree	0.00% 0
Disagree	40.00% 2
Strongly disagree	0.00% 0
TOTAL	5

#	PLEASE LET US KNOW MORE ABOUT WHY YOU CHOSE THIS RESPONSE.	DATE
1	As a 60+ resident, I found some of the information hard to find and the way in which it was written hard to understand	9/5/2022 6:58 PM
2	Not all questions could be answered at the Community Information Session, they seemed to struggle and had to go away to get answers!	9/5/2022 6:32 PM

Q5 The information that was provided helped me form a view on the proposal.

Answered: 5 Skipped: 0

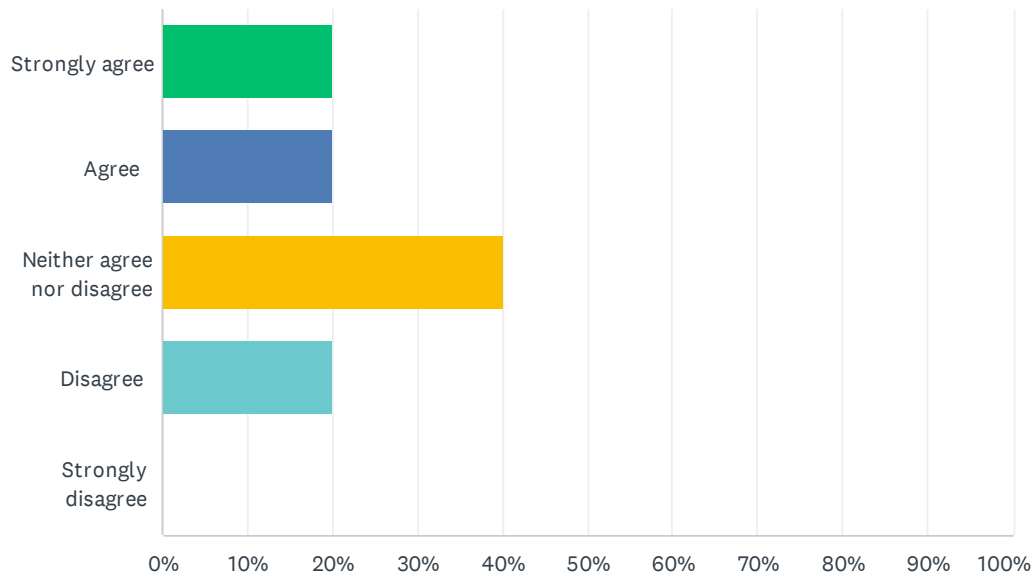


ANSWER CHOICES	RESPONSES
Strongly agree	20.00% 1
Agree	60.00% 3
Neither agree nor disagree	20.00% 1
Disagree	0.00% 0
Strongly disagree	0.00% 0
TOTAL	5

#	PLEASE LET US KNOW MORE ABOUT WHY YOU CHOSE THIS RESPONSE.	DATE
1	Yes definitely a NO to doing this!	9/5/2022 6:32 PM
2	doubt if my view actually counts	9/5/2022 5:15 PM

Q6 I feel that the consultation genuinely sought my input.

Answered: 5 Skipped: 0

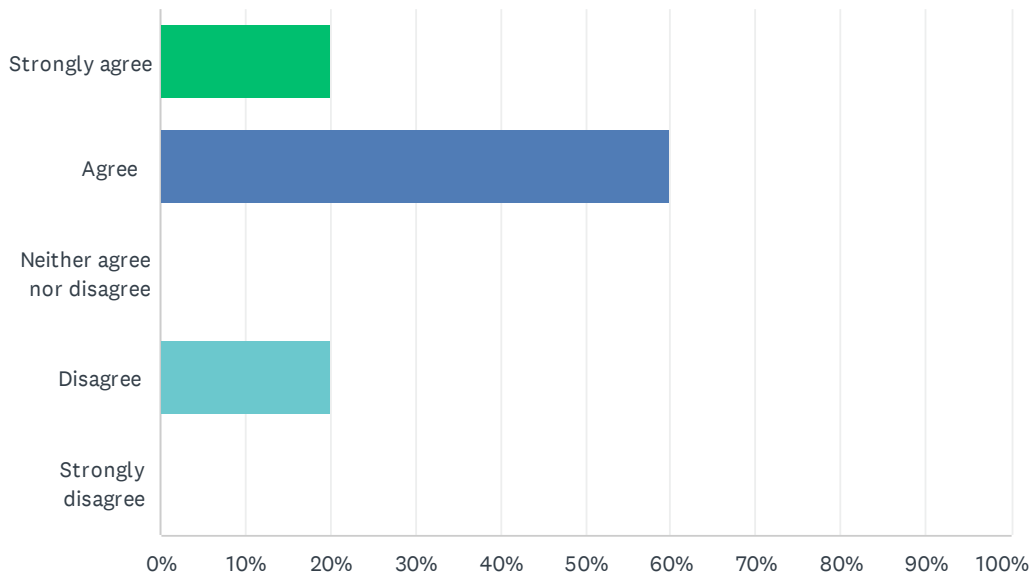


ANSWER CHOICES	RESPONSES
Strongly agree	20.00% 1
Agree	20.00% 1
Neither agree nor disagree	40.00% 2
Disagree	20.00% 1
Strongly disagree	0.00% 0
TOTAL	5

#	PLEASE LET US KNOW MORE ABOUT WHY YOU CHOSE THIS RESPONSE.	DATE
1	These decisions are already made, they are just moving through the process because they have to. It's going to be approved because there will be 140 more rates for council to collect, without Council or DIT doing anything about the roads to be used lots	9/5/2022 6:58 PM
2	doubt if the consultants really wanted feedback acted like it was a done deal	9/5/2022 5:15 PM

Q7 I think the draft Code Amendment has been explained clearly.

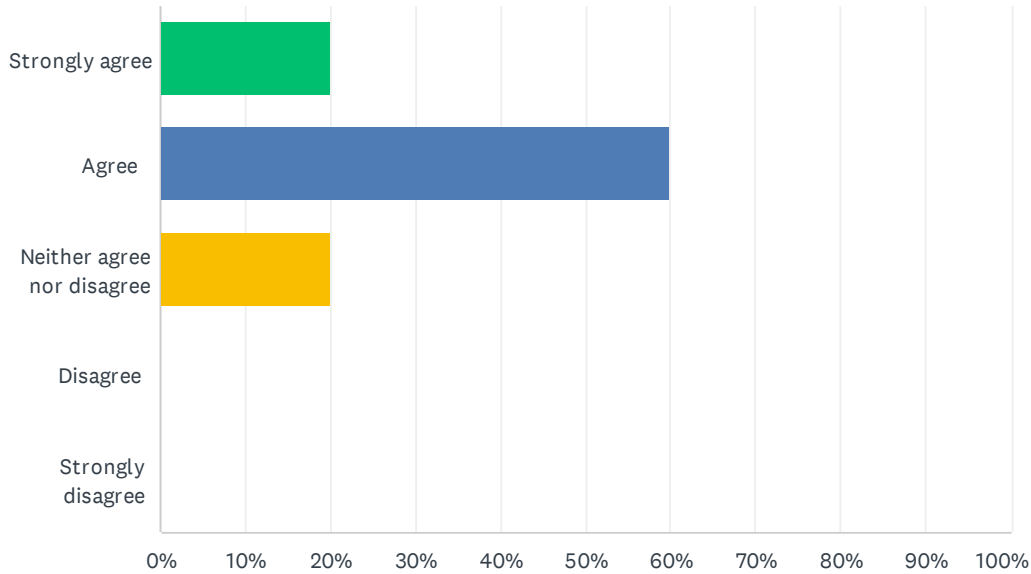
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	20.00%	1
Agree	60.00%	3
Neither agree nor disagree	0.00%	0
Disagree	20.00%	1
Strongly disagree	0.00%	0
TOTAL		5

Q8 I believe I was given adequate opportunity to provide my feedback.

Answered: 5 Skipped: 0

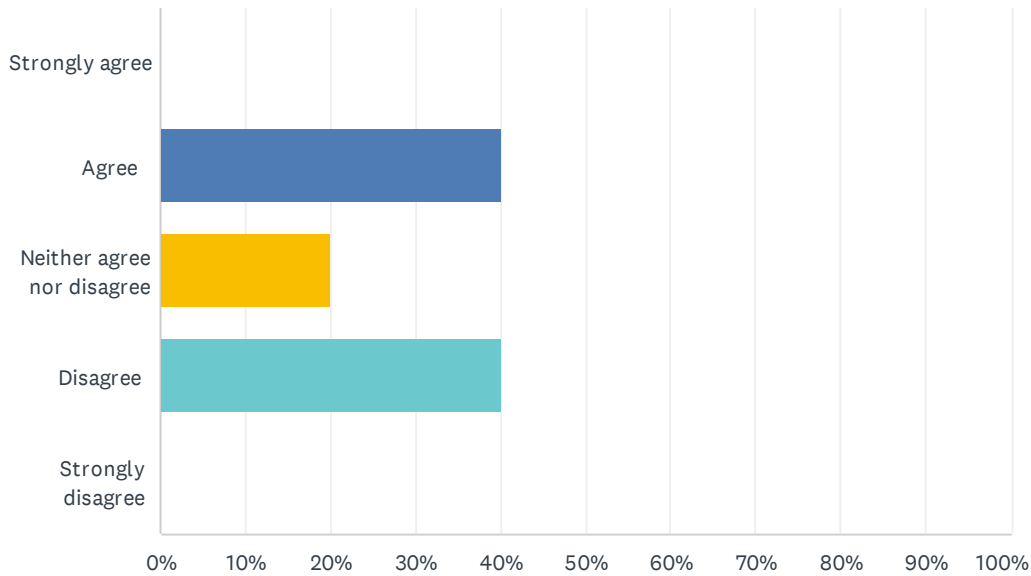


ANSWER CHOICES	RESPONSES
Strongly agree	20.00% 1
Agree	60.00% 3
Neither agree nor disagree	20.00% 1
Disagree	0.00% 0
Strongly disagree	0.00% 0
TOTAL	5

#	PLEASE LET US KNOW MORE ABOUT WHY YOU CHOSE THIS RESPONSE.	DATE
1	Not that it will make any difference	9/5/2022 6:58 PM
2	opportunity but fell like it falls on deaf ears	9/5/2022 5:15 PM

Q9 I understand how my views will be considered in the draft Code Amendment process.

Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES
Strongly agree	0.00% 0
Agree	40.00% 2
Neither agree nor disagree	20.00% 1
Disagree	40.00% 2
Strongly disagree	0.00% 0
TOTAL	5

#	PLEASE LET US KNOW MORE ABOUT WHY YOU CHOSE THIS RESPONSE.	DATE
	There are no responses.	

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 05, 2022 6:11:34 PM
Last Modified: Monday, September 05, 2022 6:15:03 PM
Time Spent: 00:03:28
IP Address: 60.230.84.173

Page 1

Q1 **Property owner (not living near the site)**

I am interested in the draft Code Amendment as a

Q2 **Other (please specify):**
I found out about the draft Code Amendment through...
(pick all that apply) golf club

Q3 **the SA Planning Portal,**
I found out more information about the draft Code
Amendment via...(pick as many as apply) **a Community Drop In Session held by Holmes Dyer**

Q4 **Agree**
I found it easy to obtain the information I needed to help
me understand the draft Code Amendment.

Q5 **Neither agree nor disagree,**
The information that was provided helped me form a
view on the proposal. Please let us know more about why you chose this
response.:
doubt if my view actually counts

Q6 **Neither agree nor disagree,**
I feel that the consultation genuinely sought my input. Please let us know more about why you chose this
response.:
doubt if the consultants really wanted feedback acted like
it was a done deal

Q7 **Agree**
I think the draft Code Amendment has been explained
clearly.

Q8 **Neither agree nor disagree,**
I believe I was given adequate opportunity to provide my
feedback. Please let us know more about why you chose this
response.:
opportunity but fell like it falls on deaf ears

Q9

Disagree

I understand how my views will be considered in the draft Code Amendment process.

Q10

Respondent skipped this question

I would like to provide the following feedback on how the consultation process could be improved.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 05, 2022 7:21:58 PM
Last Modified: Monday, September 05, 2022 7:32:22 PM
Time Spent: 00:10:23
IP Address: 124.184.81.28

Page 1

Q1 **Owner/occupier of nearby land**

I am interested in the draft Code Amendment as a

Q2 **a letter from Holmes Dyer**

I found out about the draft Code Amendment through...
(pick all that apply)

Q3 **a Community Drop In Session held by Holmes Dyer,**

I found out more information about the draft Code Amendment via...(pick as many as apply)

Fact Sheet ,
Other (please specify):

Community Information Session at the golf club

Q4 **Disagree,**

I found it easy to obtain the information I needed to help me understand the draft Code Amendment.

Please let us know more about why you chose this response.:

Not all questions could be answered at the Community Information Session, they seemed to struggle and had to go away to get answers!

Q5 **Agree,**

The information that was provided helped me form a view on the proposal.

Please let us know more about why you chose this response.:
Yes definitely a NO to doing this!

Q6 **Neither agree nor disagree**

I feel that the consultation genuinely sought my input.

Q7 **Agree**

I think the draft Code Amendment has been explained clearly.

Q8

Agree

I believe I was given adequate opportunity to provide my feedback.

Q9

Agree

I understand how my views will be considered in the draft Code Amendment process.

Q10

I would like to provide the following feedback on how the consultation process could be improved.

People presenting the information sessions know their stuff

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 05, 2022 7:39:29 PM
Last Modified: Monday, September 05, 2022 7:58:23 PM
Time Spent: 00:18:53
IP Address: 120.18.101.193

Page 1

Q1 **Owner/occupier of nearby land**

I am interested in the draft Code Amendment as a

Q2 **a letter from Holmes Dyer**

I found out about the draft Code Amendment through...
(pick all that apply)

Q3 **a Community Drop In Session held by Holmes Dyer**

I found out more information about the draft Code Amendment via...(pick as many as apply)

Q4 **Disagree,**
Please let us know more about why you chose this response.:
As a 60+ resident, I found some of the information hard to find and the way in which it was written hard to understand

Q5 **Agree**

The information that was provided helped me form a view on the proposal.

Q6 **Disagree,**
Please let us know more about why you chose this response.:
These decisions are already made, they are just moving through the process because they have to. It's going to be approved because there will be 140 more rates for council to collect, without Council or DIT doing anything about the roads to be used lots

Q7 **Disagree**

I think the draft Code Amendment has been explained clearly.

Q8

I believe I was given adequate opportunity to provide my feedback.

Agree,

Please let us know more about why you chose this response.:

Not that it will make any difference

Q9

I understand how my views will be considered in the draft Code Amendment process.

Disagree

Q10

I would like to provide the following feedback on how the consultation process could be improved.

I think a more communicative approach to residents is required as Only one letter sent out Re the information sessions, and three sessions wasn't enough.

A lot of households in the area didn't really understand how these changes would impact them, and the roads etc around their homes.

The current submission report that we have just received, should now be sent to all households within a 3km radius and also to ALL Members of the Golf Club, as this will give them a clearer understanding of the impact and the current concerns of their neighborhood

Once that is done they should have the opportunity to voice their opinions via phone or email, a simple process

To do a submission online would have been very daunting for a lot of older residents in our area, some of which I have spoken to and they wouldn't submit due to it being an online process, which they were unable to use, therefore is a need to have a simpler process, possibly a phone number for them to call to give feedback verbally to the Consulting firm, who could then submit on their behalf

#4

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 06, 2022 10:35:55 AM
Last Modified: Tuesday, September 06, 2022 10:43:48 AM
Time Spent: 00:07:53
IP Address: 203.122.199.34

Page 1

Q1 **Member of the public from outside the area**

I am interested in the draft Code Amendment as a

Q2 Other (please specify):
MP
I found out about the draft Code Amendment through...
(pick all that apply)

Q3 **the SA Planning Portal,**
a Community Drop In Session held by Holmes Dyer,
I found out more information about the draft Code
Amendment via...(pick as many as apply) **Fact Sheet**

Q4 **Strongly agree**
I found it easy to obtain the information I needed to help
me understand the draft Code Amendment.

Q5 **Strongly agree**
The information that was provided helped me form a
view on the proposal.

Q6 **Strongly agree**
I feel that the consultation genuinely sought my input.

Q7 **Strongly agree**
I think the draft Code Amendment has been explained
clearly.

Q8 **Strongly agree**
I believe I was given adequate opportunity to provide my
feedback.

Q9

Neither agree nor disagree

I understand how my views will be considered in the draft Code Amendment process.

Q10

Respondent skipped this question

I would like to provide the following feedback on how the consultation process could be improved.

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 07, 2022 2:31:19 AM
Last Modified: Wednesday, September 07, 2022 3:08:37 AM
Time Spent: 00:37:18
IP Address: 1.124.28.223

Page 1

Q1 **Owner/occupier of nearby land**

I am interested in the draft Code Amendment as a

Q2 **Onkaparinga Council**

I found out about the draft Code Amendment through...
(pick all that apply)

Q3 **a Neighbour**

I found out more information about the draft Code Amendment via...(pick as many as apply)

Q4 **Agree**

I found it easy to obtain the information I needed to help me understand the draft Code Amendment.

Q5 **Agree**

The information that was provided helped me form a view on the proposal.

Q6 **Agree**

I feel that the consultation genuinely sought my input.

Q7 **Agree**

I think the draft Code Amendment has been explained clearly.

Q8 **Agree**

I believe I was given adequate opportunity to provide my feedback.

Q9

Agree

I understand how my views will be considered in the draft Code Amendment process.

Q10

Respondent skipped this question

I would like to provide the following feedback on how the consultation process could be improved.

Q10 I would like to provide the following feedback on how the consultation process could be improved.

Answered: 2 Skipped: 3

#	RESPONSES	DATE
1	I think a more communicative approach to residents is required as Only one letter sent out Re the information sessions, and three sessions wasn't enough. A lot of households in the area didn't really understand how these changes would impact them, and the roads etc around their homes. The current submission report that we have just received, should now be sent to all households within a 3km radius and also to ALL Members of the Golf Club, as this will give them a clearer understanding of the impact and the current concerns of their neighborhood Once that is done they should have the opportunity to voice their opinions via phone or email, a simple process To do a submission online would have been very daunting for a lot of older residents in our area, some of which I have spoken to and they wouldn't submit due to it being an online process, which they were unable to use, therefore is a need to have a simpler process, possibly a phone number for them to call to give feedback verbally to the Consulting firm, who could then submit on their behalf	9/5/2022 6:58 PM
2	People presenting the information sessions know their stuff	9/5/2022 6:32 PM



HOLMES DYER

13

Community Information Session - 1 August 2022 - draft Thaxted Park Golf Club Code Amendment

Thank you for attending the Community Information Session on 1 August 2022. To assist us in determining whether the session was useful to you, we would be grateful if you could take a couple of minutes to answer the following questions.



* 1. I am interested in the draft Code Amendment as a...

- Owner/occupier of nearby land
- Business owner/operator near the site
- Property owner (not living near the site)
- Employee who works near the site
- Member of the public from outside the area
- Other (please specify)

* 2. I found out about the Community Information Session through...(pick all that apply)

- a letter from Holmes Dyer
- a public notice in the on-line Advertiser
- the SA Planning Portal
- a neighbour
- signage on the land
- Onkaparinga Council
- Other (please specify)

* 3. The Community Information Session was held at a time and location that suited me.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 4. I was able to obtain the information I needed at the Community Information Session.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

Please let us know more about why you chose this response.

* 5. The information that was provided helped me form a view on the draft Code Amendment.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

Please let us know more about why you chose this response.

* 6. The engagement material has explained the proposed Code Amendment in a way that I can understand.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

7. I have been provided with the details of who to contact if I require further information.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

8. I would like to provide the following additional feedback on the Community Information Session.

HOLMES DYER

16/8/22
Community Information Session - 1 August 2022 - draft
Thaxted Park Golf Club Code Amendment 16/8



Thank you for attending the Community Information Session on 1 August 2022. To assist us in determining whether the session was useful to you, we would be grateful if you could take a couple of minutes to answer the following questions.

* 1. I am interested in the draft Code Amendment as a...

- Owner/occupier of nearby land Business owner/operator near the site
 Property owner (not living near the site) Employee who works near the site
 Member of the public from outside the area
 Other (please specify)

* 2. I found out about the Community Information Session through...(pick all that apply)

- a letter from Holmes Dyer a public notice in the on-line Advertiser
 the SA Planning Portal a neighbour
 signage on the land Onkaparinga Council
 Other (please specify)

* 3. The Community Information Session was held at a time and location that suited me.

- Strongly agree Disagree
 Agree Strongly disagree
 Neither agree nor disagree

Please let us know more about why you chose this response.

* 4. I was able to obtain the information I needed at the Community Information Session.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Please let us know more about why you chose this response.

Road entrances and Intersection

* 5. The information that was provided helped me form a view on the draft Code Amendment.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Please let us know more about why you chose this response.

Don't No details of entrance from Kellys Road.

* 6. The engagement material has explained the proposed Code Amendment in a way that I can understand.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

7. I have been provided with the details of who to contact if I require further information.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

8. I would like to provide the following additional feedback on the Community Information Session.

Too late I found out only last meeting

HOLMES DYER

16/8/22

Community Information Session - ~~1 August~~ 2022 - draft Thaxted Park Golf Club Code Amendment



Thank you for attending the Community Information Session on ~~1 August~~ 2022. To assist us in determining whether the session was useful to you, we would be grateful if you could take a couple of minutes to answer the following questions.

* 1. I am interested in the draft Code Amendment as a...

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- Property owner (not living near the site) Employee who works near the site
- Member of the public from outside the area
- Other (please specify)

* 2. I found out about the Community Information Session through...(pick all that apply)

- a letter from Holmes Dyer a public notice in the on-line Advertiser
- the SA Planning Portal a neighbour
- signage on the land Onkaparinga Council
- Other (please specify)

* 3. The Community Information Session was held at a time and location that suited me.

- Strongly agree Disagree
- Agree Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 4. I was able to obtain the information I needed at the Community Information Session.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

THE PROPOSAL HAS NOT BEEN DEVELOPED TO THE STAGE THAT I AM INTERESTED IN

* 5. The information that was provided helped me form a view on the draft Code Amendment.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

AS ABOVE

* 6. The engagement material has explained the proposed Code Amendment in a way that I can understand.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

7. I have been provided with the details of who to contact if I require further information.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

8. I would like to provide the following additional feedback on the Community Information Session.

Community Information Session - 1 August 2022 - draft Thaxted Park Golf Club Code Amendment



Thank you for attending the Community Information Session on 1 August 2022. To assist us in determining whether the session was useful to you, we would be grateful if you could take a couple of minutes to answer the following questions.

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- Other (please specify)

* 2. I found out about the Community Information Session through...(pick all that apply)

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- the SA Planning Portal a neighbour
- signage on the land Onkaparinga Council
- Other (please specify)

* 3. The Community Information Session was held at a time and location that suited me.

- Strongly agree Disagree
- Agree Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 4. I was able to obtain the information I needed at the Community Information Session.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 5. The information that was provided helped me form a view on the draft Code Amendment.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 6. The engagement material has explained the proposed Code Amendment in a way that I can understand.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

7. I have been provided with the details of who to contact if I require further information.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

8. I would like to provide the following additional feedback on the Community Information Session.

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- a letter from Holmes Dyer a public notice in the on-line Advertiser
- the SA Planning Portal a neighbour
- signage on the land Onkaparinga Council
- Other (please specify)

* 3. The Community Information Session was held at a time and location that suited me.

- Strongly agree Disagree
- Agree Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 4. I was able to obtain the information I needed at the Community Information Session.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

Please let us know more about why you chose this response.

Not all questions could be answered

* 5. The information that was provided helped me form a view on the draft Code Amendment.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

Please let us know more about why you chose this response.

* 6. The engagement material has explained the proposed Code Amendment in a way that I can understand.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

7. I have been provided with the details of who to contact if I require further information.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

8. I would like to provide the following additional feedback on the Community Information Session.

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* 2. I found out about the Community Information Session through...(pick all that apply)

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- the SA Planning Portal a neighbour
- signage on the land Onkaparinga Council
- Other (please specify)

* 3. The Community Information Session was held at a time and location that suited me.

- Strongly agree Disagree
- Agree Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 4. I was able to obtain the information I needed at the Community Information Session.

- Strongly agree Disagree
 Agree Strongly disagree
 Neither agree nor disagree

Please let us know more about why you chose this response.

* 5. The information that was provided helped me form a view on the draft Code Amendment.

- Strongly agree Disagree
 Agree Strongly disagree
 Neither agree nor disagree

Please let us know more about why you chose this response.

* 6. The engagement material has explained the proposed Code Amendment in a way that I can understand.

- Strongly agree Disagree
 Agree Strongly disagree
 Neither agree nor disagree

7. I have been provided with the details of who to contact if I require further information.

- Strongly agree Disagree
 Agree Strongly disagree
 Neither agree nor disagree

8. I would like to provide the following additional feedback on the Community Information Session.

HOLMES DYER

Community Information Session - 1 August 2022 - draft Thaxted Park Golf Club Code Amendment

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- Property owner (not living near the site) Employee who works near the site
- Member of the public from outside the area
- Other (please specify)

* 2. I found out about the Community Information Session through...(pick all that apply)

- a letter from Holmes Dyer a public notice in the on-line Advertiser
- the SA Planning Portal a neighbour
- signage on the land Onkaparinga Council
- Other (please specify)

* 3. The Community Information Session was held at a time and location that suited me.

- Strongly agree Disagree
- Agree Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 4. I was able to obtain the information I needed at the Community Information Session.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

DIDNT PROVIDE TRAFFIC SOLUTIONS

* 5. The information that was provided helped me form a view on the draft Code Amendment.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

NEED TO KNOW IMPORTANT INTO BEFORE RE-ZONING APPROVED SO WE CAN MAKE AN INFORMED DECISION TO SUPPORT OR NOT

* 6. The engagement material has explained the proposed Code Amendment in a way that I can understand.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

7. I have been provided with the details of who to contact if I require further information.

- Strongly agree
- Disagree
- Agree
- Strongly disagree
- Neither agree nor disagree

8. I would like to provide the following additional feedback on the Community Information Session.

[Empty box for additional feedback]

HOLMES DYER

Community Information Session - 1 August 2022 - draft Thaxted Park Golf Club Code Amendment



Thank you for attending the Community Information Session on 1 August 2022. To assist us in determining whether the session was useful to you, we would be grateful if you could take a couple of minutes to answer the following questions.

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- Member of the public from outside the area
- Other (please specify)

* 2. I found out about the Community Information Session through...(pick all that apply)

- a letter from Holmes Dyer a public notice in the on-line Advertiser
- the SA Planning Portal a neighbour
- signage on the land Onkaparinga Council
- Other (please specify)

* 3. The Community Information Session was held at a time and location that suited me.

- Strongly agree Disagree
- Agree Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 4. I was able to obtain the information I needed at the Community Information Session.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Please let us know more about why you chose this response.

* 5. The information that was provided helped me form a view on the draft Code Amendment.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Please let us know more about why you chose this response.

* 6. The engagement material has explained the proposed Code Amendment in a way that I can understand.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

7. I have been provided with the details of who to contact if I require further information.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

8. I would like to provide the following additional feedback on the Community Information Session.

HOLMES DYER

Community Information Session - 1 August 2022 - draft Thaxted Park Golf Club Code Amendment



Thank you for attending the Community Information Session on 1 August 2022. To assist us in determining whether the session was useful to you, we would be grateful if you could take a couple of minutes to answer the following questions.

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- Owner/occupier of nearby land Business owner/operator near the site
- Property owner (not living near the site) Employee who works near the site
- Member of the public from outside the area
- Other (please specify)

* 2. I found out about the Community Information Session through...(pick all that apply)

- a letter from Holmes Dyer a public notice in the on-line Advertiser
- the SA Planning Portal a neighbour
- signage on the land Onkaparinga Council
- Other (please specify)

* 3. The Community Information Session was held at a time and location that suited me.

- Strongly agree Disagree
- Agree Strongly disagree
- Neither agree nor disagree

Please let us know more about why you chose this response.

* 4. I was able to obtain the information I needed at the Community Information Session.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

Please let us know more about why you chose this response.

The options provided for Access points was not satisfactory

* 5. The information that was provided helped me form a view on the draft Code Amendment.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

Please let us know more about why you chose this response.

* 6. The engagement material has explained the proposed Code Amendment in a way that I can understand.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

7. I have been provided with the details of who to contact if I require further information.

Strongly agree

Disagree

Agree

Strongly disagree

Neither agree nor disagree

8. I would like to provide the following additional feedback on the Community Information Session.

Attachment 12. Project Lead Evaluation

Attachment 12 – Project Lead Evaluation

The engagement was evaluated by Nitsan Taylor, Principal, Holmes Dyer, Pty Ltd

Evaluation statement	Response options
<p>1 Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme (Principle 1)</p>	<p><input checked="" type="checkbox"/> Engaged when there was opportunity for minor edits to final draft</p>
<p><i>Comment:</i> <i>As a proponent-led Code Amendment, the scope of influence was limited to consultation, whereby the community, Council and key stakeholders were provided the opportunity to learn more about the Code Amendment, how it will affect them, and provide feedback on the proposed rezoning.</i></p> <p><i>It is considered that the engagement occurred at the appropriate stage of the Code Amendment process and allowed sufficient time and opportunity for feedback to be provided and considered.</i></p> <p><i>It is considered that the engagement complies with Principle 1 of the Community Engagement Charter.</i></p>	
<p>2 Engagement contributed to the substance of the Code Amendment (Principle 1)</p>	<p><input checked="" type="checkbox"/> In a minor way</p>
<p><i>Comment:</i> <i>As a proponent-led Code Amendment, the substance of the Code Amendment had largely been determined following extensive investigations by the Designated Entity. The scope of influence was therefore limited to consultation on the proposed Code Amendment, with the view to any feedback provided offering opportunities for minor amendments to be made where appropriate.</i></p> <p><i>The draft Code Amendment was clear about which areas feedback from the community could influence.</i></p> <p><i>It is considered that the engagement complies with Principle 1 of the Community Engagement Charter.</i></p>	
<p>3 The engagement reached those identified as the community of interest (Principle 2)</p>	<p><input checked="" type="checkbox"/> Representatives from most community groups participated in the engagement</p>
<p><i>Comment:</i> <i>The Engagement Plan sought to engage the owners and occupiers of adjacent land (as the community directly impacted) and the wider community (as the community generally impacted).</i></p>	

Evaluation statement	Response options
<p><i>Of the 71 members of the community who made a submission, 35 were identified as people who had been directly notified of the proposal (i.e., people considered to be specifically impacted by the Code Amendment), and 36 were members of the wider community, i.e., people considered to be more generally impacted.</i></p> <p><i>Based on this data, it is considered that the engagement successfully reached the intended community groups and therefore complied with Principle 2 of the Community Engagement Charter.</i></p>	
<p>4 Engagement included the provision of feedback to community about outcomes of their participation</p>	<p><input checked="" type="checkbox"/> Formally (report or public forum) <input checked="" type="checkbox"/> Informally (closing summaries)</p>
<p><i>Comment:</i> <i>A post-engagement letter was sent to all members of the community who had been involved in the engagement. The letter provided a summary of the submissions received ('What We Have Heard') and an outline of the next steps in the Code Amendment process. The letter advised that the formal Engagement Report prepared in accordance with section 73 of the Act would be made publicly available and that a follow up letter would be sent to all those involved in the engagement to advise them of the outcome of the Code Amendment.</i></p> <p><i>It is considered that the 'closing the loop' strategies undertaken as part of the engagement were appropriate and comply with Principle 4 of the Community Engagement Charter.</i></p>	
<p>5 Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)</p>	<p><input checked="" type="checkbox"/> Reviewed and recommendations made in a systematic way</p>
<p><i>Comment:</i> <i>Engagement was reviewed throughout the process and improvements put in place as needed.</i></p> <p><i>While no significant improvements were identified, there were a number of learning from each activity that have been documented and will inform future engagement activities.</i></p> <p><i>It is considered that Principle 5 of the Community Engagement Charter has been met.</i></p>	

	Evaluation statement	Response options
6	Identify key strength of the Charter and Guide	<p><i>Comment:</i> The intention that the Charter provides greater flexibility in the engagement process is welcomed, as this allows for engagement to be tailored to reflect the Code Amendment and local community.</p>
7	Identify key challenge of the charter and Guide	<p><i>Comment:</i> While the charter and guide offer flexibility for the engagement process, the absence of guidance around how to determine what is acceptable in terms of timeframes and engagement activities remains an area of concern. It is recommended that this is reviewed, and greater guidance provided on what minimum level of engagement is acceptable relative to the scale of the Code Amendment.</p> <p><i>It is also considered that further guidance is required regarding the extent of direct notification required for a proposed Code Amendment. The Act refers to land that is specifically impacted as compared to land generally impacted, however this is very subjective and is open to contest. It is suggested that the Department or the State Planning Commission (SPC) provide greater clarity in this regard.</i></p> <p><i>It is considered that the evaluation statements and response options are leading and limiting and do not necessarily reflect the varying scopes of influence that can occur within the Code Amendment process. The Engagement Plan provides the opportunity to define the scopes of influence, however this scope is not reflected in the evaluation statements.</i></p> <p><i>Greater consideration needs to be given to how a flexible system can be appropriately quantified and measured in the absence of minimum baselines being provided.</i></p>