

# 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 300m<sup>2</sup>, 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](mailto: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](http://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](http://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](http://plan.sa.gov.au/have_your_say/general_consultations)
- **Email:** [engagement@holmesdyer.com.au](mailto: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](mailto:engagement@holmesdyer.com.au)