

The Hon Vickie Chapman MP



21MPL1605

 June 2021

Creation Homes (SA) Pty Ltd  
c/- Richard Dwyer  
Director  
Ekistics

By email: [rdwyer@ekistics.com.au](mailto:rdwyer@ekistics.com.au)

**Government  
of South Australia**

Deputy Premier

Attorney-General

Minister for Planning  
and Local Government

GPO Exchange  
10 Franklin Street  
Adelaide SA 5000

GPO Box 464  
Adelaide SA 5001  
DX 336

Tel 08 8207 1723  
Fax 08 8207 1736

Dear Mr Dwyer

I write to advise that under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), I have considered the advice of the State Planning Commission (the Commission) and approved the Proposal to Initiate the Thaxted Park Golf Club Code Amendment.

The initiation approval is on the basis that under section 73(4)(a) of the Act, Creation Homes (SA) Pty Ltd will be the Designated Entity responsible for undertaking the Code Amendment process.

Pursuant to section 73(5) of the Act, the approval is also subject to the following conditions:

- The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, or technical and numerical variations provided for under the published Planning and Design Code (on the date the Amendment is released for consultation).
- The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional – Planning Level 1 under the Act.

The Commission has specified under section 73(6)(e) of the Act that the Designated Entity must consult with the following stakeholders:

- Department for Infrastructure and Transport
- Country Fire Service
- Department for Environment and Water
- Utility providers including SA Power Networks, Electranet Pty Ltd, APA Group, SA Water, EPIC Energy, NBN and other telecommunications providers
- The State Members of Parliament for the electorates in which the proposed Code Amendment applies.

Further, the Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations or information requirements in addition to that outlined in the Proposal to Initiate:

- Explore the possible application of the Golf Course Estate Zone to the affected area, having consideration to the desired development outcomes for the site and longer term viability of the golf course.
- Consider the role of the golf course in the broader open space and recreation strategy for the area, including consideration of any relevant Council open space strategies.

It should be noted that further investigations may be required in response to feedback or advice received through the engagement process.

#### Notes

1. In accordance with sections 44(6) & 73(6)(d) of the Act, consultation in writing must be undertaken with:
  - The City of Onkaparinga
  - Owners or occupiers of the land and adjacent land in accordance with Regulation 20 of the Planning, Development and Infrastructure (General) Regulations 2017.
2. Engagement must meet the Community Engagement Charter as guided by the Community Engagement Charter toolkit at:  
[https://plan.sa.gov.au/resources/learning\\_and\\_toolkits/community\\_engagement\\_charter\\_toolkit/overview](https://plan.sa.gov.au/resources/learning_and_toolkits/community_engagement_charter_toolkit/overview)

I will make a determination on whether to approve the proposed amendments at the completion of the Code Amendment process.

Please contact Ms Belinda Monier, Senior Planner, from the Attorney-General's Department on 8343 2719 or email [belinda.monier@sa.gov.au](mailto:belinda.monier@sa.gov.au) if you would like to discuss further.

Yours sincerely



**VICKIE CHAPMAN MP**  
DEPUTY PREMIER  
MINISTER FOR PLANNING AND LOCAL GOVERNMENT