

## Heritage Desktop Assessment Summary

**Project Title:** Thaxted Park Golf Course  
**Client:** Creation Homes (SA) Pty Ltd  
**Date:** April 2022  
**Version:** Final



Creation Homes (SA) Pty Ltd. is proposing to initiate an amendment to the planning and design code, to rezone two parcels, which currently comprise a portion of the land located at lot 1002 Golf Course Drive, Woodcroft, and accommodates the Thaxted Park Golf Course.

Under the planning and design code, the two parcels are located within a recreation zone, which primarily seeks to accommodate a range of recreational activities. Residential development is not contemplated under the existing zoning. Planning studies have indicated that the two land parcels are capable of being serviced by all essential services and infrastructure, with existing road infrastructure supporting a growth in future residential development. The proposed code amendment seeks to implement a more favourable policy outcome which is supportive of low-rise, low-medium density residential development, consistent with the established residential character found in the area. This will be achieved by rezoning the land to either the General Neighbourhood Zone or Golf Course Estate Zone.

**Site 1:** occupies the north-west corner of the golf course site and comprises approximately 3.16 hectares. Site 1 is bound by a recycled water dam and golf course grounds to the east. To the west, Site 1 adjoins residential allotments fronting Golf Course Drive.

**Site 2:** is located at the south-western corner of the golf course site and comprises approximately 3.926 hectares, Site 2 has a frontage along Kelly's Road and the western boundary abuts the road reserves of Golf Course Drive and Panalatinga Road.

Independent Heritage Consultants (IHC) has been engaged by Creation Homes (SA) Pty Ltd to undertake an Aboriginal and European heritage desktop for the affected areas.

### Aboriginal Heritage

The heritage assessment determined that there are no known Aboriginal heritage sites recorded within the affected area. Considering the Aboriginal heritage context for the area, the environmental landforms, and the level of previous development, it was assessed that there is a **low** risk of works impacting unknown Aboriginal heritage sites, however, the best way to be certain about the level of risk of impacting ethnographic sites is to consult with the relevant Aboriginal group/s.

As there are no known Aboriginal heritage sites within the affected area and therefore there is no need to seek Ministerial authorisation to impact heritage under section 23 of the *Aboriginal Heritage Act 1988* (AHA). However, all Aboriginal heritage sites are protected under the AHA, whether reported/registered or undocumented. Therefore, if a previously unknown Aboriginal heritage site is discovered during works and cannot be avoided, Ministerial authorisation under section 23 of the AHA will be required.

Although not mandated by the AHA, a number of management options have been recommended to mitigate the low level of heritage risk for the project.

### Native Title

The current project is within the native title claim area of the Kurna People. The Federal Court has made a determination in relation to Native Title and determined that native title does not exist in the affected areas. There is an ILUA, established at the time of Native Title determination between the Kurna People and the Attorney General for the State of South Australia (Tribunal no. SI2018/004), however, this is not applicable in areas where native title has been determined to not exist.

### Historic Heritage

The heritage assessment determined that there are no listed heritage places within the affected areas. There is a local heritage item at 10 Kellys Road near Site 2 (ID 5340) but this is not within the amendment footprint. Based on historic context for the area, it was assessed that there is a **low** risk of works encountering the remains of built heritage and archaeological features of heritage significance.

All historic heritage and archaeological features, whether listed or not, are protected and must be managed in line with the requirements of the *HPA* and the *PDIA*. While, there is a low assessed risk of undocumented built heritage and archaeological features of heritage significance in the affected areas, if any unexpected, potentially significant, European items are found, finds should be immediately reported to Heritage SA.

Although not mandated by heritage legislation, a number of management options have been recommended to mitigate the low level of heritage risk for the project.