

ENGAGEMENT PLAN

Mount Compass Golf Course Estate Code Amendment

Chief Executive, Attorney-General's Department

Contact details

PlanSA

Email: plansa@sa.gov.au

Phone: 1800 752 664

Background information

With the approval of the Minister for Planning and Local Government (the Minister), the Chief Executive of the Attorney-General's Department (the Department) has initiated the Mount Compass Golf Course Estate Code Amendment (the Amendment) to amend the Planning and Design Code (the Code) as it relates to the affected area.

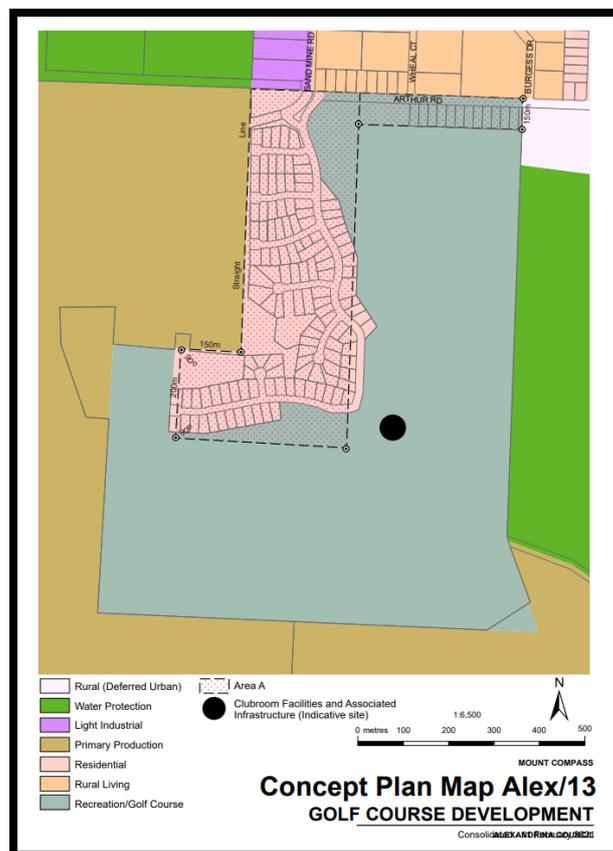
The State Planning Commission (the Commission) provided independent advice to the Minister on the proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage of the Code Amendment process.

Affected area

The affected area is located approximately one kilometre south-west of the existing township of Mount Compass, which is located within the Alexandrina Council area and the key tourism region of the Fleurieu Peninsula. The affected area is also located approximately 60 kilometres from Adelaide, 25 kilometres from the township of Victor Harbor and 30 kilometres from the Nourlunga Centre. These larger centres provide shopping, education and medical facilities for the local community.

In the 1990s, the land was rezoned from primary production/rural land to a Residential Zone. A 'Concept Plan Map Alex/13-Golf Course Development' was applied which defined a portion of the site as (Area A) to differentiate between residential and recreational areas. The 'Mount Compass Golf Course Policy Area 20' was also applied to the golf course and clubrooms. The Residential Zone assigned land division, that resulted in the creation of additional allotments as non-complying within Policy Area 20, except where it was located within Area A.

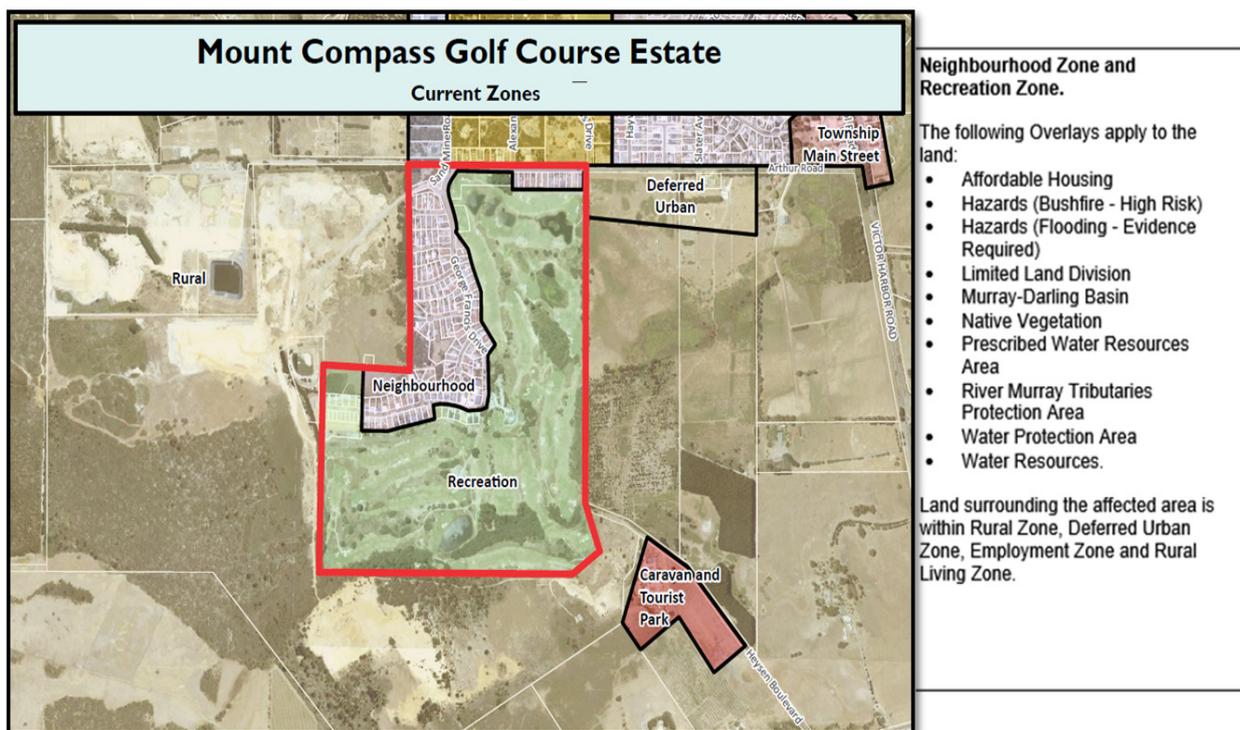
Concept Plan Map Alex/13 – Alexandrina Council Development Plan



The land was transitioned from Residential Zone to Neighbourhood Zone and Recreation Zone as part of the Phase Three (Urban Areas) Planning and Design Code Amendment, which was introduced to urban areas of South Australia on 19 March 2021. Concept Plan Map Alex/13-Golf Course Development was not transitioned into the Code.

The affected area is approximately 86 hectares and comprised of established residential land with approximately 150 residential allotments/dwellings, and an existing 18-hole golf course with associated clubrooms and facilities. A map of the affected area is shown below:

Affected area map – showing the current zone configuration and overlays.

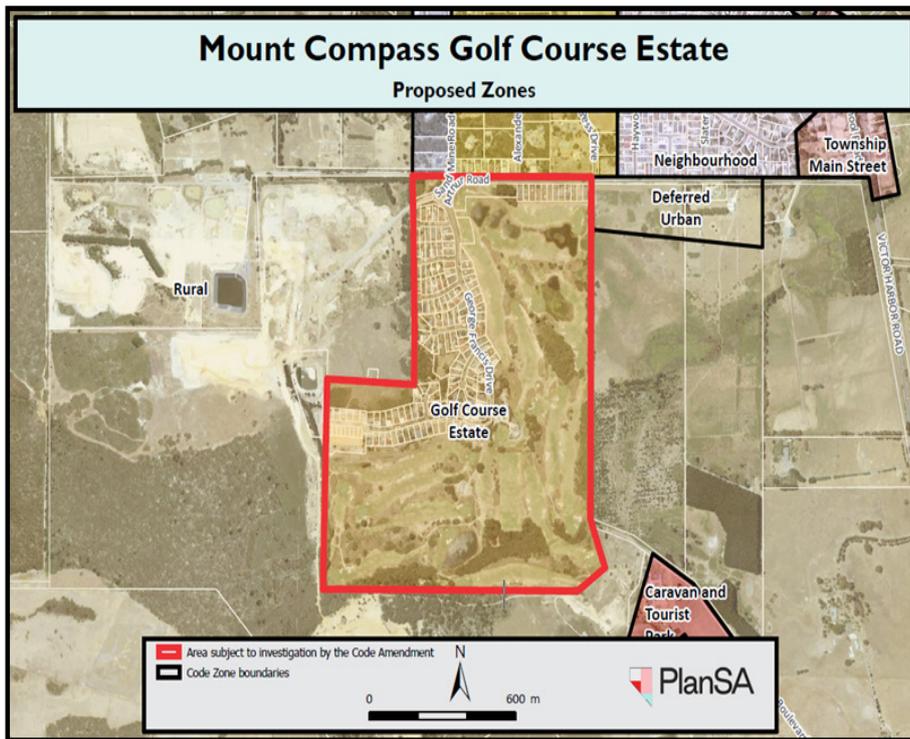


The overall intent and purpose of this Code Amendment is to rezone the Neighbourhood Zone and the Recreation Zone within the affected area to the Golf Course Estate Zone. The Golf Course Estate Zone will allow for the modest expansion of residential development and provide greater opportunities for complementary land uses and activities that will help to preserve the long term viability of the golf course, including residential development, tourist accommodation and small scale retail development, such as shops and restaurants. The amendment also seeks to introduce a new concept plan to clearly define the extent of the golf course development and help to guide the location of associated land uses and activities.

The Golf Course Estate Zone will provide opportunities for development to occur within a golf course setting and includes policies which require development to be sensitively integrated with the surrounding natural features such as topography, vegetation and watercourses.

The Golf Course Estate Zone was introduced into the Code as part of the Phase Two and Phase Three Code Amendments, and was applied to similar golf course estates in Berri Barmera, Port Hughes, Waikerie, Robe and McCracken. The proposed zone configuration is shown below:

Affected area map – showing the proposed zone configuration and overlays.



Golf Course Estate Zone.

The following Overlays apply to the land:

- Affordable Housing
- Hazards (Bushfire - High Risk)
- Hazards (Flooding - Evidence Required)
- Limited Land Division
- Murray-Darling Basin
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area
- Water Protection Area
- Water Resources.

Engagement Already Undertaken

To date, no public engagement / consultation has been undertaken on the Code Amendment.

Engagement purpose

The purpose of this engagement is to:

- Build relationships and community interest to attain feedback on the proposed Code Amendment.
- Raise awareness of the proposed Code Amendment including the location of where the proposed changes will apply.
- Provide information about what is proposed by the Code Amendment and the rationale behind the Code Amendment.
- Provide information about what the proposed zoning changes will mean for the locality, including potential land uses and development/s.
- Establish communication pathways and provide opportunities for stakeholders and the community to seek clarification and/or provide feedback on the proposal.
- Seek feedback from affected and interested persons on the Code Amendment.
- Ensure compliance with the *Planning, Development and Infrastructure Act 2016* and engage in accordance with the Community Engagement Charter.
- Provide the opportunity to respond to stakeholders and the community, to inform them of any decisions made in respect of the proposal, including any changes made as a result of the consultation process.

Engagement objectives

The engagement objectives are to:

- Ensure stakeholders and the community are aware that changes are proposed to the Planning and Design Code as it relates to the affected area
- Inform stakeholders and the community of the changes being proposed in the Code Amendment
- Obtain stakeholder and community input and feedback in relation to the proposal
- Inform participants in the engagement process of the outcome and final decision in relation to the proposal.

Scope of influence

Aspects of the project which stakeholders and the community can influence are:

- Changes to the application of the Code's spatial layers as it applies to the affected area
- Changes to the content of the proposed Concept Plan.

Aspects of the project which stakeholders and the community cannot influence are:

- Changes to policies within the Code's zones, subzones, overlays or general development policies
- Changes to other instruments which are separate to the Code, such as the Act and its associated regulations
- Changes that are beyond the scope of this Code Amendment or seek to amend the policies that apply to land outside of the affected area.

Key messages

The following key messages will underpin the engagement regarding the Mount Compass Golf Course Estate Code Amendment:

- The Code Amendment proposes to apply the Golf Course Estate Zone to the affected area, including the Mount Compass Golf Course and nearby residential estate.
- The Golf Course Estate Zone was introduced as part of the implementation of the Code, and was applied to similar golf course estates in Berri Barmera, Port Hughes, Waikerie, Robe and McCracken.
- Prior to the implementation of the Planning and Design Code on 19 March 2021:
 - the entirety of the affected area was contained within the Residential Zone
 - Concept Plan Map Alex/13 – Golf Course Development applied to the entire site
 - the 'Mount Compass Golf Course Policy Area 20' applied to the golf course and clubrooms portion of the land
 - land division that resulted in the creation of additional allotments was non-complying within Policy Area 20, except where it was located within the area defined as 'Area A' on Concept Plan Map Alex/13 – Golf Course Development.
- The land within the affected area is currently zoned Neighbourhood Zone and Recreation Zone.

- There is currently no concept plan map in the Planning and Design Code for this land.
- While residential development and land division are not specifically envisaged in the Recreation Zone, they are not 'restricted' forms of development. The Recreation Zone policies currently allow for tourist accommodation where it is subordinate to the principal recreational use of the land and land division where it supports the provision of recreational facilities.
- The Golf Course Estate Zone provides opportunities for development that is sensitively integrated with the natural features of the area, such as, topography, vegetation and watercourses.
- The Golf Course Estate Zone envisages residential development and other forms of accommodation where they are complementary to the golf course setting, including tourist accommodation, dwellings, residential flat buildings and retirement facilities.
- The Golf Course Estate Zone provides greater opportunities for non-residential forms of development that complements the open natural character of the area and help to preserve the long term viability of the golf course, including tourist accommodation and small scale retail development, such as shops and restaurants.
- The proposal only involves a spatial change to the Code utilising a zone from the existing Code framework.
- The proposal seeks to introduce a new concept plan into the Code that defines the location of the existing golf course.
- Consultation on the proposed Code Amendment will occur for a period of six calendar weeks.
- In preparing the Code Amendment, stakeholders and community will be provided with opportunities to provide input and feedback for consideration.

Stakeholder and community mapping

Stakeholder	Level of interest in the project (i.e. high, medium or low)	Nature of interest in the project and/or the potential impact of the project	Stakeholder needs/expectations for engagement in the project	Level of engagement (i.e. inform, consult, involve, collaborate)
Alexandrina Council	High	<p>The Code Amendment will affect the council by impacting the planning outcomes within the affected area.</p> <p>Council has previously provided feedback on the Phase Three (Urban Areas) Code Amendment which introduced the current zone configuration as well as the potential rezoning being considered in this Code Amendment.</p>	That they will be made aware of the proposed Code Amendment, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Owners and occupiers of land within the affected area	High	The Code Amendment will introduce a new policy framework that will impact on future planning outcomes for allotments within the affected area.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Owners and occupiers of adjacent land	Medium	Adjacent owners and occupiers may have an interest in the nature of development envisaged by proposed planning rules for the affected area.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
State and Federal Members of Parliament: <ul style="list-style-type: none"> • Ms Rebekha Sharkie MP - Member for Mayo (Federal) • Mr David Basham MP - Member for Finnis (State) 	Medium	<p>Interest in development of land in MP's electorate.</p> <p>Interest in the views of their constituents.</p>	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Mount Compass community	Medium	The local community have expressed interest in the Code Amendment and the possible rezoning of this land, and have raised concerns regarding the potential impact on the township of Mount Compass.	That they will be made aware of the proposed Code Amendment, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Department for Infrastructure and Transport	Low	Interest in potential impacts of the proposal on existing and new infrastructure.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult
Utility providers: <ul style="list-style-type: none"> • SA Power Networks • Electranet Pty Ltd • APA Group • SA Water • EPIC Energy • NBN • Telstra 	Low	Interest in potential impacts of the proposal on existing and new infrastructure.	That they be made aware of the proposal, have an opportunity to participate, influence the outcome and be kept informed.	Consult

Applying the Charter principles

Stakeholder	Engagement need or technique
Alexandrina Council	<ul style="list-style-type: none"> • Public consultation on the PlanSA website during the consultation period, including information about the Code Amendment and consultation materials, and how to provide feedback on the proposal. • Written correspondence (email / letter) to council Mayor, Chief Executive Officer and relevant council staff providing information about the Code Amendment and inviting council to provide feedback on the proposal.
Owners and occupiers of land within the affected area Owners and occupiers of land adjacent land to the affected area	<ul style="list-style-type: none"> • Public consultation on the PlanSA website during the consultation period, including information about the Code Amendment and consultation materials, and how to provide feedback on the proposal. • Written correspondence (direct letter) to landowners and occupiers providing information about the Code Amendment and inviting feedback on the proposal. • Identify the affected area subject to the Code Amendment. • Describe the proposed Code Amendment and intended outcome (e.g. additional development opportunities and the preservation of the golf course). • Indicate where and when the proposed Code Amendment may be inspected. • Provide information about the consultation process, how to engage in the process and how feedback can be provided. • Advise who to contact for further information. • Community information factsheet will be attached to the letter.
Mount Compass community	<ul style="list-style-type: none"> • Public consultation on the PlanSA website during the consultation period, including information about the Code Amendment and consultation materials, and how to provide feedback on the proposal • The provision of a community information factsheet related to the Code Amendment and list of responses to frequently asked questions • Advice on who to contact for further information and how. • Digital and social media including the Plan SA website, Planning Ahead newsletter, LinkedIn, Facebook and Twitter • Information published in local newspaper/websites and available at local council
State and Federal Members of Parliament	<ul style="list-style-type: none"> • Written correspondence (direct letter / email) to the below MPs, providing information about the Code Amendment, opportunities to provide feedback and who to contact for further information. <ul style="list-style-type: none"> ○ Ms Rebekha Sharkie MP - Member for Mayo (Federal) ○ Mr David Basham MP - Member for Finnis (State)
Minister for Planning and Local Government Minister for Infrastructure and Transport	<ul style="list-style-type: none"> • Written correspondence (email / letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.
Department for Infrastructure and Transport Utility providers: <ul style="list-style-type: none"> • SA Power Networks • Electranet Pty Ltd • APA Group • SA Water • EPIC Energy • NBN • Telstra 	<ul style="list-style-type: none"> • Written correspondence (email / letter) providing information about the Code Amendment, detailing opportunities to provide feedback, and providing details as to who to contact for further information.

Staging your engagement

Stage	Objective	Stakeholders	Level of engagement	By when
Stage 1	To inform stakeholders and the community about the proposal and provide an opportunity for feedback to be provided.	<ul style="list-style-type: none"> • Owners and occupiers of land in the affected area • Owners and occupiers of adjacent land • Alexandrina Council • State and Federal Members of Parliament • Minister for Infrastructure and Transport • Department of Infrastructure and Transport • Utility providers • Broader community 	Consult	September 2021
Stage 2	To seek feedback on the engagement process	<ul style="list-style-type: none"> • Council • All other participants who engaged in the process 	Consult	As soon as practicable following the close of consultation
Stage 3	To inform all stakeholders and the community, who engaged in the process, of the outcomes of the engagement process and any changes that have been made to the proposal as a result; and the outcome of the Code Amendment proposal.	Stakeholders and community who made a submission	Inform	As soon as practicable following a decision being made on the proposed Code Amendment.

Planning your engagement approach

Stage	Engagement activity	Engagement level and objective of activity	Stakeholders/ target audience	Timing
1: Public consultation	Electronic communications to advise of public consultation period	Consult with the public generally to seek feedback on the Code Amendment and enhance understanding of the Code Amendment's objectives and impact	The public generally	September 2021
1: Public consultation	Direct written communication to key stakeholders and affected persons to advise of public consultation period	Consult with affected stakeholders to seek feedback on the Code Amendment and enhance understanding of the Code Amendment's objectives and impact	<ul style="list-style-type: none"> • Owners and occupiers of the land • Owners and occupiers of adjacent land • State and Federal Members of Parliament • Minister for Infrastructure and Transport • Department for Infrastructure and Transport • Utility providers: <ul style="list-style-type: none"> - SA Power Networks - Electranet Pty Ltd - APA Group - SA Water - EPIC Energy - Telstra 	September 2021
1: Public consultation	Public information sessions	Consult with the local community to seek feedback on the Code Amendment and enhance understanding of the Code Amendment's objectives and impact	Local community members	September 2021

Stage	Engagement activity	Engagement level and objective of activity	Stakeholders/ target audience	Timing
2: Feedback	Feedback form/participant survey through direct email to participants	Gain feedback on the Code Amendment engagement process	Email/post evaluation form to participants who provided feedback on the Code Amendment	At conclusion of consultation period
3: Inform of outcome	Direct written communication to key stakeholders and affected persons to inform stakeholders of the outcome of the Code Amendment	Inform key stakeholders that the Code Amendment has been finalised	Persons/organisations who provided written submissions on the Code Amendment	November 2021
3: Inform of outcome	General digital communications to the public to inform of the outcome of the Code Amendment	Inform the public that the Code Amendment has been finalised	The public generally	November 2021

Applying the Charter principles in practice

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is genuine	<p>Stakeholders directly impacted by the Code Amendment will be consulted and provided with opportunities to further engage throughout the consultation period. Engagement and submissions received through the public consultation process will contribute to the substance of the Code Amendment. Opportunities will be provided to participate including options for online and face-to-face engagement. Easy to understand information released to help audiences understand why it is relevant to them and how they can have their say. The designated entity will be available to answer questions throughout the engagement process via the PlanSA Service Desk hotline. An engagement report will be prepared in accordance with section 73(7) of the PDI Act, outlining what was heard and how it was responded to and the evaluation of engagement. This will be published on the SA planning website.</p>
Engagement is inclusive and respectful	<p>Affected and interested people will have the opportunity to participate and provide feedback through multiple formats:</p> <ul style="list-style-type: none"> • Plan SA feedback form • Email feedback • Letters. <p>Background information will be readily available and all information will be provided in clear and accessible language, and will not assume prior knowledge. Timelines sufficient for people to hear/see the opportunity to have a say. PLUS staff will be available to respond to enquiries to provide any clarity during the engagement.</p>
Engagement is fit for purpose	<p>The scope of the amendment is limited because the Code Amendment is site specific and does not affect the public broadly. The scope of consultation has been tailored accordingly. Communications material will be clear about the proposed change and how it will affect development outcomes. Multiple engagement processes will be provided, to reach a wide range of stakeholders</p> <ul style="list-style-type: none"> • Stakeholders directly impacted will be directly communicated with (i.e. letters/email/ public information sessions) • Stakeholders with specific interests will be directly communicated with (i.e. letters/email) • The public will be informed through a variety of channels to gain maximum reach (Plan SA website, Planning Ahead newsletter, social media public information sessions)
Engagement is informed and transparent	<p>All relevant information will be made available online for any interested person to access. Information will clearly articulate key areas of interest, what we are gathering feedback on, how participants can get involved and how feedback will be used. Submissions will be acknowledged and advised of the next steps in the process. An engagement report will be provided to participants and be made publicly available.</p>

Charter principle	How does your engagement approach/activities reflect this principle in action?
Engagement is reviewed and improved	Engagement will be reviewed and opportunities for improvement will be considered in the engagement report to the Minister.

Measuring success

At the completion of the engagement, participants will be invited to assess the success of the engagement against performance criteria one to four, below. The designated entity will assess the success of the engagement against criteria five to nine. This evaluation will be included in the statutory report required to be prepared by the designated entity under section 73(7) of PDI Act (the engagement report). The engagement report provides details and analysis of engagement activities undertaken for the Code Amendment and is provided to the Minister for Planning and Local Government. This engagement report will also be referenced in the State Planning Commission's Parliamentary Report under section 74(3)(b) of the Act, which is issued to the Environment Resources and Development Committee of Parliament following adoption of a Code Amendment.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement
1	Principle 1: Engagement is genuine	<ul style="list-style-type: none"> People had faith and confidence in the engagement process. 	Community	I feel the engagement genuinely sought my input to help shape the proposal	Likert scale - strongly disagree to strongly agree	Per cent from each response.
2	Principle 2: Engagement is inclusive and respectful	<ul style="list-style-type: none"> Affected and interested people had the opportunity to participate and be heard. 	Community	I am confident my views were heard during the engagement	Likert scale - strongly disagree to strongly agree	Per cent from each response.
			Project Lead	The engagement reached those identified as community of interest.	<ul style="list-style-type: none"> Representatives from most community groups participated in the engagement Representatives from some community groups participated in the engagement There was little representation of the community groups in engagement. 	Per cent from each response.
3	Principle 3: Engagement is fit for purpose	<ul style="list-style-type: none"> People were effectively engaged and satisfied with the process. People were clear about the proposed change and how it would affect them. 	Community	I was given sufficient information so that I could take an informed view.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
				I was given an adequate opportunity to be heard	Likert scale - strongly disagree to strongly agree	Per cent from each response.
4	Principle 4: Engagement is informed and transparent	<ul style="list-style-type: none"> 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. 	Community	I felt informed about why I was being asked for my view, and the way it would be considered.	Likert scale - strongly disagree to strongly agree	Per cent from each response.
5	Principle 5: Engagement processes are reviewed and improved	<ul style="list-style-type: none"> The engagement was reviewed and improvements recommended. 	Project Lead	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement	<ul style="list-style-type: none"> Reviewed and recommendations made Reviewed but no system for making recommendations Not reviewed 	Per cent from each response.
6	Engagement occurs early	<ul style="list-style-type: none"> Engagement occurred before or during the drafting of the planning policy, strategy or scheme when there was an opportunity for influence. 	Project Lead	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme	<ul style="list-style-type: none"> Engaged when there was opportunity for input into scoping Engaged when there was opportunity for input into first draft Engaged when there was opportunity for minor edits to final draft Engaged when there was no real opportunity for input to be considered 	Per cent from each response.
7	Engagement feedback was considered in the development of planning policy, strategy or scheme	<ul style="list-style-type: none"> Engagement contributed to the substance of a plan or resulted in changes to a draft. 	Project Lead	Engagement contributed to the substance of the final plan	<ul style="list-style-type: none"> In a significant way In a moderate way In a minor way Not at all 	Per cent from each response.
8	Engagement includes 'closing the loop'	<ul style="list-style-type: none"> Engagement included activities that 'closed the loop' by providing feedback to participants/ community about outcomes of engagement 	Project Lead	Engagement provided feedback to community about outcomes of engagement	<ul style="list-style-type: none"> Formally (report or public forum) Informally (closing summaries) No feedback provided 	Per cent from each response.

#	Charter criteria	Charter performance outcomes	Respondent	Indicator ²	Evaluation tool ³ Exit survey / follow-up survey	Measuring success of project engagement
9	Charter is valued and useful	<ul style="list-style-type: none"> ▪ Engagement is facilitated and valued by planners 	Project Lead	Identify key strength of the Charter and Guide Identify key challenge of the charter and Guide		

Closing the loop and reporting back

How will you respond to participants?	Who's responsible?	When will you report back?
<p>All participants will be informed upon completion of the Code Amendment through the following:</p> <ul style="list-style-type: none"> • Letter/email to the Alexandrina Council • Letters/emails to identified key stakeholders • Plan SA website updated to advise of the Code Amendment adoption (if adopted) • Planning Ahead newsletter article/update • Social media posts 	<p>Planning and Land Use Services, Attorney-General's Department</p>	<p>Within four weeks of the amendment coming into effect</p>
<p>Provide a cross-section of participants with an opportunity to participate in an evaluation survey to inform the engagement report</p>	<p>Representative of the designated entity</p>	<p>As soon as practicable post-consultation</p>
<p>Prepare a s73 engagement report and make it available to stakeholders and the community, which includes a summary of the feedback received, the changes made, and evaluation of the engagement process</p>	<p>Representative of the designated entity</p>	<p>As soon as practicable after the Code Amendment comes into effect</p>
<p>Publish the engagement report on the PlanSA website (mandatory)</p>	<p>Planning and Land Use Services, Attorney-General's Department</p>	<p>As soon as practicable post-consultation</p>