

DRAFT - FOR CONSULTATION

Mount Compass Golf Course Estate Code Amendment

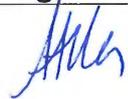
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HAVE YOUR SAY

This Code Amendment is on consultation from **Friday 10 September 2021** until **Friday 22 October 2021**.

During this time you are welcome to lodge a written submission about any of the changes proposed in this Code Amendment.

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Completing an online submission via the PlanSA portal at plan.sa.gov.au/en/codeamendments
- Providing a written submission by email to:
Email: plansasubmissions@sa.gov.au
(subject: Submission – Mount Compass Golf Course Estate Code Amendment)
- Providing a written submission by post to:
Code Amendment Team
Attorney-General's Department
GPO Box 1815
ADELAIDE SA 5001
- Providing a written submission in person by attending an information drop-in session.

There are public information sessions planned within the consultation period. You must register to attend a session via [EventBrite](#).

For more information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

1. WHAT IS THE PLANNING AND DESIGN CODE?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

1.1. Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land.

1.2. Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply cross one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay trumps the zone policy.

1.3. Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

1.4. Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide Centre Subzone, which has many different characteristics when compared to typical shopping centres due to its maritime activities and uses.

1.5. General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

1.6. Amending the Planning and Design Code

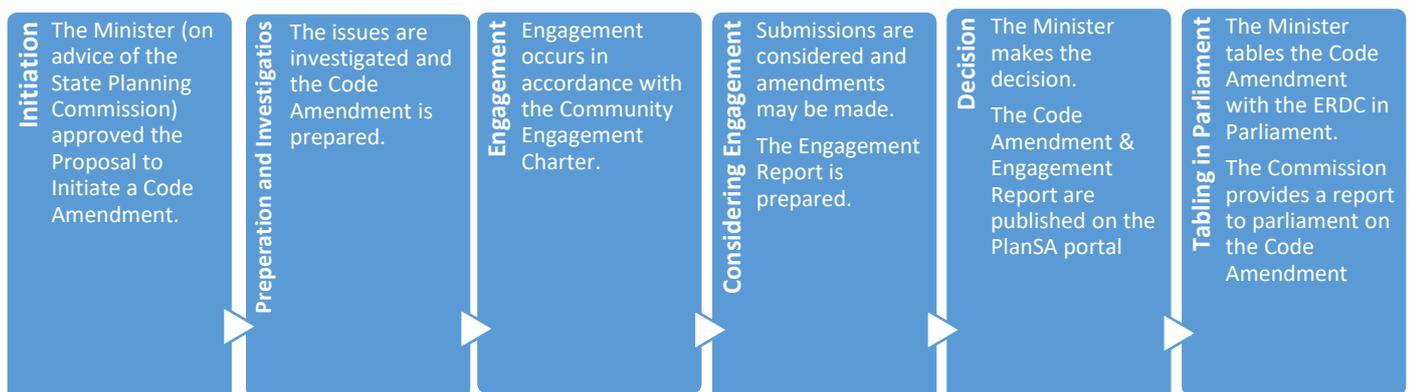
The Planning, Development and Infrastructure Act 2016 (the Act) provides the legislative framework for undertaking amendments to the Code. With approval of the Minister for Planning and Local Government (the Minister) the Chief Executive of the Attorney-General's Department (the Department), a Council, Joint Planning Board, Government Agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

The Mount Compass Golf Course Estate Code Amendment was initiated by the Chief Executive of the Department on 30 July 2021.

An approved Proposal to Initiate defines the scope of the Amendment and prescribes the investigations which must occur to enable an assessment of whether the Code Amendment should take place and in what form. A copy of the Proposal to Initiate for the Mount Compass Golf Course Estate Code Amendment can be downloaded from plan.sa.gov.au/en/codeamendments.

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

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



2. WHAT IS PROPOSED IN THIS CODE AMENDMENT?

2.1. Need for the amendment

The proposed Mount Compass Golf Course Estate Code Amendment (the Amendment) proposes to rezone the subject land from Neighbourhood Zone and Recreation Zone to Golf Course Estate Zone.

The proposal seeks to apply a more suitable Code zone to the existing golf course estate and associated residential development. The rezoning seeks to maintain the existing residential development and preserve the existing golf course and clubrooms, while providing greater opportunities for housing and tourism development and other complementary land uses and activities that will support recreation and tourism within the area, including the long term viability of the 18-hole golf course.

This rezoning proposal does not support the full redevelopment of the Mount Compass Golf Course for residential purposes and requires the retention of an 18 hole golf course.

2.2. Affected Area

The area affected by the proposed amendment is described as follows and as shown in the map at **Attachment A**:

- The affected area is located approximately 1 kilometre south-west of the existing township of Mount Compass, on the southern side of Arthur Road. It is approximately 86 hectares in size.
- The Mount Compass Township is located approximately 60 kilometres from Adelaide and 25 kilometres from the township of Victor Harbor situated within the key tourism region of the Fleurieu Peninsula.
- The affected area has existing vehicle access onto local roads and is approximately 1 kilometre from Victor Harbor Road, which can be accessed directly via the Southern Expressway.

2.3. Summary of proposed policy changes

2.3.1. Current Code Policy

The Affected Area is currently located in the Recreation Zone and Neighbourhood Zone in the Code, as shown in **Attachment B**.

The following overlays also apply to this area:

- Affordable Housing
- Environment and Food Production Area
- Bushfire and Flooding Hazards
- Limited Land Division
- Murray Darling Basin
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area
- Water Resources.

Technical and Numeric Variations (TNVs) currently apply in the area covered by the Neighbourhood Zone, which prescribe a maximum building height of 8 metres and 2 building levels.

Current use

The subject land is currently defined by two areas comprising distinctly different land uses; an established residential area with approximately 150 residential allotments/dwellings and an 18-hole golf course and clubrooms. The residential area has been substantially developed with only a small number of vacant or undeveloped allotments. The recreation zone in the affected area is approximately 67 hectares.

Previous zoning – Development Act 1993

The land was previously within the 'Residential Zone' and Mount Compass Golf Course Policy Area 20. 'Concept Plan Map Alex/13-Golf Course Development' (Concept Plan Alex/13) also applied to the entire site.

Concept Plan Alex/13 was introduced to show the location of the recreation/golf course land and the parts of the affected area where residential development was envisaged. The Concept Plan included an area marked Area A and within the Residential Zone land division, which resulted in the creation of additional allotments, was non-complying within Policy Area 20, except where it was located within Area A.

New Code

With the introduction of the Planning & Design Code, the new zone configurations resulted in the Neighbourhood Zone being applied to the established residential area and the Recreation Zone being applied to the golf course and clubrooms. The Concept Plan for the Golf Course was not carried over from the previous Development Plan.

2.3.2. Proposed Code Policy

The Code Amendment seeks to rezone the Neighbourhood Zone and the Recreation Zone within the affected area to Golf Course Estate Zone, to allow for the modest expansion of residential development and provide greater opportunities for land uses and activities that complement the ongoing operation of the golf course.

This amendment also seeks to introduce a new Concept Plan that illustrates the location of the 18 hole golf course.

The Golf Course Estate Zone provides a policy framework that envisages a golf course with associated clubrooms and facilities as well as housing and tourism development that is sensitively integrated to incorporate natural features such as topography, vegetation and watercourses. The zone allows for additional residential development and other opportunities for land uses, which are complementary to the operation of the golf course and may help to preserve the viability of the golf course.

The Golf Course Estate Zone was introduced into the Code as part of the Phase Two and Phase Three implementation of the Code to rural and urban areas of South Australia, respectively, and was applied to similar golf course estates in Berri Barmera, Port Hughes, Waikerie, Robe and McCracken at Victor Harbor.

The proposed policy changes are shown in **Attachment C**.

The policy within the proposed Golf Course Estate Zone includes maximum building heights of 2 levels and 9 metres, and therefore it is proposed to remove the Technical and Numeric Variations for building height which currently apply to the affected area.

The proposed Concept Plan seeks to protect the area for the 18 hole golf course as illustrated below:



— Concept Plan Boundary
Open Space (18 hole golf course)



DRAFT
Concept Plan 122
MOUNT COMPASS
GOLF COURSE ESTATE DEVELOPMENT

3. WHAT ARE THE NEXT STEPS FOR THIS CODE AMENDMENT?

3.1. Engagement

Engagement on the Code Amendment must occur in accordance with the Community Engagement Charter principles, which require that engagement:

- is genuine
- is inclusive and respectful
- is fit for purpose
- is informed and transparent
- processes are reviewed and improved.

An Engagement Plan has been prepared for this Code Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. Information on the Community Engagement Charter can be found on the PlanSA portal at

plan.sa.gov.au/our_planning_system/instruments/community_engagement_charter).

A summary of the engagement that is occurring for this Code Amendment is as follows:

In accordance with sections 44(6) & 73(6)(d) of the Act, consultation must be undertaken with:

- Alexandrina Council
- Owners and/or occupiers of the land and adjacent land

The Commission has determined to specify the following further persons or bodies the Designated Entity must consult with in relation to the proposed Code Amendment (under section 73(6)(e) of the Act):

- Department of Infrastructure and Transport (DIT)
- Utility providers including SA Power Networks, Electranet Pty Ltd, APA group, SA Water, EPIC Energy, NBN and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies
- Local Government Association (LGA).

3.2. How can I have my say on the Code Amendment?

There are several ways in which you can provide feedback on the Code Amendment. This includes:

- Completing an online submission via the PlanSA portal at plan.sa.gov.au/en/codeamendments

- Providing a written submission by email to:
 Email: plansasubmissions@sa.gov.au
 (subject: Submission – Mount Compass Golf Course Estate Code Amendment)
- Providing a written submission by post to:
 Code Amendment Team
 Attorney-General's Department
 GPO Box 1815
 ADELAIDE SA 5001
- Providing a written submission in person by attending an information drop-in session.

There are public information sessions planned within the consultation period. You must register to attend a session via [EventBrite](#).

For more information, contact PlanSA on 1800 752 664 or at plansa@sa.gov.au.

3.3. What changes to the Code Amendment can my feedback influence?

Your feedback can influence the Code Amendment in the following ways:

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

The scope of this Code Amendment does not include changes to policies within the Code's zones, subzones, overlays or general development policies.

Feedback cannot influence instruments which are separate to the Code, such as the Act and its associated regulations.

3.4. What will happen with my feedback?

The Chief Executive is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Chief Executive when determining whether the proposed Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the PlanSA portal. Personal addresses, email and phone numbers will not be published, however company details will be.

The Chief Executive will consider the feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment may be changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the PlanSA portal.

3.5. Decision on the Code Amendment

After receiving the Engagement Report, the Minister may decide to undertake further consultation with the Commission, if the Code Amendment is considered to be significant.

The Minister will then either adopt the Code Amendment (with or without changes) or determine that the Code Amendment should not proceed. The Minister's decision will then be published on the PlanSA portal.

If adopted, the Code Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will also provide the ERDC with a report on the Code Amendment, including the engagement undertaken on the Code Amendment and its compliance with the Community Engagement Charter.

4. ANALYSIS

4.1. Strategic Planning Outcomes

4.1.1. Summary of Strategic Planning Outcomes

The Golf Course Estate Zone was applied to a number of similar sites throughout the state, as part of the Phase Three (Urban Areas) Code Amendment, and was introduced to provide a policy framework to manage the assessment of development on golf course estates, which contain a mix of residential development and a golf course. The policies within the zone allow for residential development, tourist accommodation and small scale retail development, such as shops and restaurants.

The subject land is located within the key tourism region of the Fleurieu Peninsula and comprises an established residential area and existing golf course and associated clubrooms. If this land was rezoned to Golf Course Estate Zone it would allow for the modest expansion of the residential development and provide opportunities for complementary land uses and activities that would help preserve the long term viability of the golf course.

This rezoning proposal does not support the full redevelopment of the golf course for residential purposes and requires the retention of an 18 hole golf course. Should such a comprehensive rezoning ever be contemplated, it would require a full evaluation of the existing

infrastructure and community services, which has not been undertaken as part of this rezoning process.

4.1.2. Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code (including any Code Amendments) must comply with any principle prescribed by a State Planning Policy.

This Code Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment D**.

4.1.3. Consistency with the Regional Plan

The directions set out in Regional Plans provide the long term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Information on Regional Plans and the Commission's program for implementing Regional Plans throughout South Australia can be found on the PlanSA portal at

plan.sa.gov.au/our_planning_system/instruments/planning_instruments/regional_plans)

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

The 30 Year Plan for Greater Adelaide (2017 Update) is the relevant volume of the Planning Strategy for this Code Amendment.

This Code Amendment is considered to be consistent with the Regional Plan as shown in **Attachment D**.

4.1.4. Consistency with other key strategic policy documents

This Code Amendment aligns with the following key strategic policy documents:

- Alexandrina 2040 Strategic Management Plan – Liveable. Green. Connected. (mysay.alexandrina.sa.gov.au/a2040)

- Alexandrina Council Community Strategic Plan 2014-23.
([www.alexandrina.sa.gov.au/ data/assets/pdf file/0022/195700/2014-23-Our-Community-Strategic-Plan.pdf](http://www.alexandrina.sa.gov.au/data/assets/pdf_file/0022/195700/2014-23-Our-Community-Strategic-Plan.pdf))

The Golf Course Estate Zone will provide greater opportunities for development that can support the long term viability of the golf course. This is consistent with the community's priorities outlined in the Alexandrina 2040 Strategic Management Plan, which highlights the need for distinctive townships, places, spaces and transport networks that support active lifestyles, vibrant cultures and productive enterprise. Furthermore, the Strategic Management Plan found that the social and recreational needs of young families was integral to encouraging and retaining new residents and businesses into the region.

A policy framework that supports the retention of the golf course is consistent with the Alexandrina Council Community Strategic Plan 2014-23, which seeks to encourage sport and recreation for community well-being, and enhance the amenity and quality of recreation and open space areas that support natural environments.

4.2. Infrastructure planning

The affected area is adequately serviced by relevant infrastructure and the proposed amendment is unlikely to require significant extensions to infrastructure. Currently, dwellings within the Golf Course Estate access water through a private water supplier.

4.3. Investigations

4.3.1. Investigations undertaken

The extent of investigations that have been undertaken as part of the Code Amendment process have been agreed by the Minister in the Proposal to Initiate.

The following investigations have been undertaken to inform this Code Amendment:

- A review of the existing and proposed Code policies was undertaken to determine the potential impacts of the proposed amendment, including a review of the development types currently envisaged in each of the existing zones and the development types envisaged in the Golf Course Estate Zone. The review was undertaken to determine the suitability of those uses and to determine if the Golf Course Estate Zone is appropriate for the subject land.

- A review of the previous Concept Plan Map and the creation of a new Concept Plan that clearly identifies the extent of the existing golf course development and clubrooms and defines the parts of the Golf Course Estate Zone where residential development is envisaged.

A summary of the investigations is contained within **Attachment E**.

4.3.2. Recommended policy changes

Following is a list of the recommended policy framework, which is proposed in response to the investigations undertaken in support of this Code Amendment:

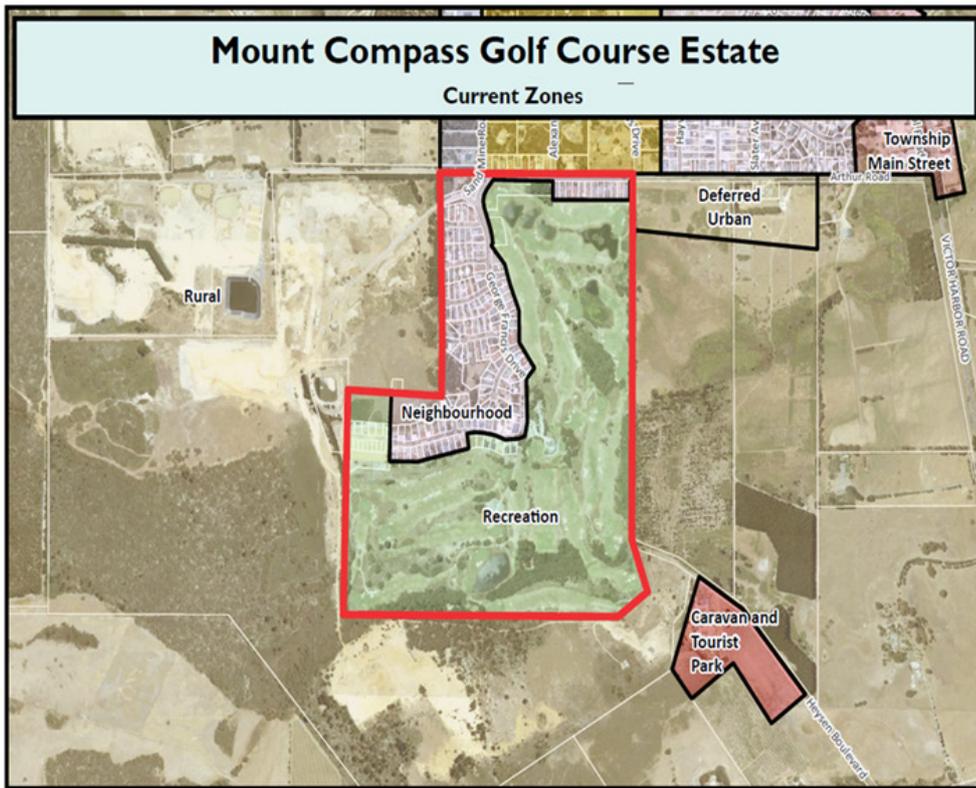
1. Apply the Golf Course Estate Zone over the Affected Area
2. Insert the Concept Plan (**Attachment C – Proposed Concept Plan**) into Part 12 of the Code, and reference the Concept Plan in DTS/DPF 12.1 of the Golf Course Estate Zone.
3. Remove the following Technical and Numeric Variations (TNV) in the Affected Area –
 - a. Maximum Building Height (Metres) – 8 Metres
 - b. Maximum Building Height (Levels) – 2 Levels

5. REFERENCES

- Alexandrina 2040 – Liveable, Green, Connected (Strategic Management Plan)
- Alexandrina Council Community Strategic Plan 2014-23

ATTACHMENT A – AFFECTED AREA MAPPING

Current Zone Configuration



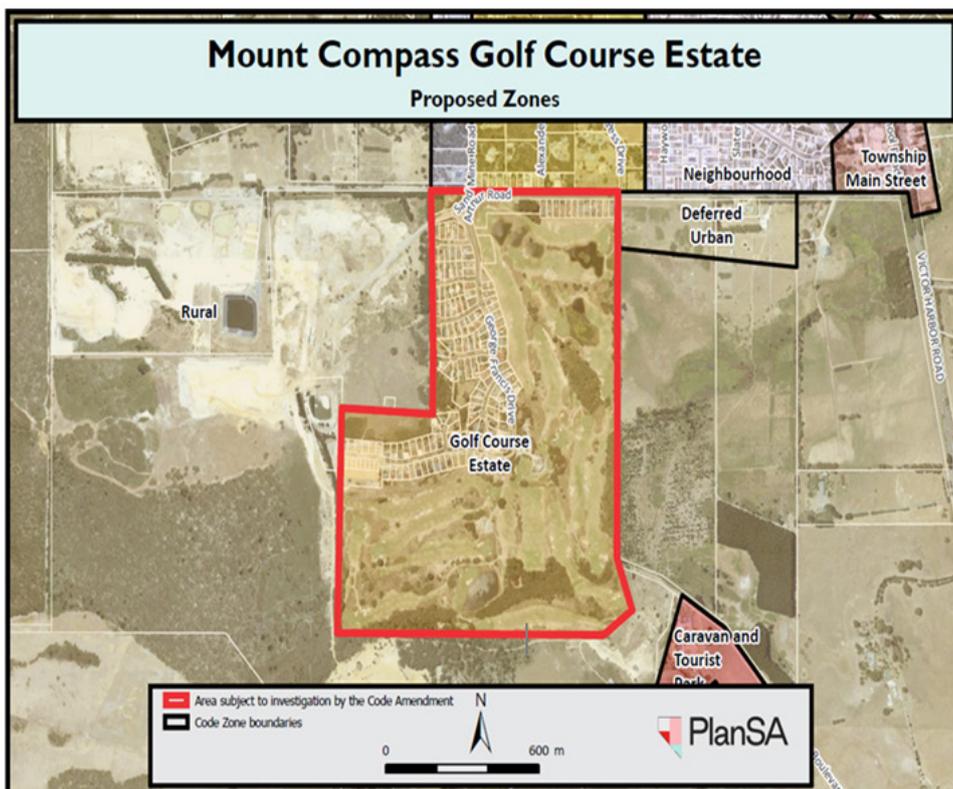
Neighbourhood Zone and Recreation Zone.

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.

Land surrounding the affected area is within Rural Zone, Deferred Urban Zone, Employment Zone and Rural Living Zone.

Proposed Zone Configuration



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.

ATTACHMENT B – CURRENT CODE POLICY

Current Code Policy	<p>Zones</p> <ul style="list-style-type: none">• Neighbourhood Zone• Recreation Zone <p>Overlays</p> <ul style="list-style-type: none">• Affordable Housing• Environment and Food Production Area• 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. <p>Technical and Numeric Variation (TNV) (applies in area covered by the Neighbourhood Zone)</p> <ul style="list-style-type: none">• Maximum Building Height (Metres) – 8 Metres• Maximum Building Height (Levels) – 2 Levels
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ATTACHMENT C – PROPOSED CODE POLICY & CONCEPT PLAN

Proposed Code Policy	Zone <ul style="list-style-type: none">• Golf Course Estate Zone Overlays <ul style="list-style-type: none">• Affordable Housing• Environment and Food Production Area• 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. Concept Plan <ul style="list-style-type: none">• Mount Compass Golf Course Estate Concept Plan
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Policies within the proposed zone and overlays can be viewed at code.plan.sa.gov.au

Proposed Concept Plan



-  Concept Plan Boundary
-  Open Space (18 hole golf course)



DRAFT

Concept Plan 122

MOUNT COMPASS

GOLF COURSE ESTATE DEVELOPMENT

Golf Course Estate Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A golf course and associated club facilities as well as housing and tourism development sensitively integrate with natural features such as topography, vegetation and watercourses. Services and facilities support recreation and tourism.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation, housing and complementary uses support tourism and residential living in a golf course setting.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Consulting room (b) Dwelling (c) Golf course (d) Office (e) Outbuilding (f) Residential flat building (g) Retirement facility (h) Shop (i) Sporting clubrooms (j) Tourist accommodation.
PO 1.2 Non-residential development is complementary to a golf course, such as tourist accommodation, sporting clubrooms and associated shops.	DTS/DPF 1.2 None are applicable.
PO 1.3 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.3 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: <ul style="list-style-type: none"> (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> (i) does not exceed 50m² gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it is ancillary to and integrated with golf course facilities.
Site Dimensions and Land Division	
PO 2.1 Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant <i>Minimum Site Area Technical and Numeric Variation</i> and <i>Minimum Frontage Technical and Numeric Variation</i> , or are otherwise generally consistent with the	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or

<p>prevailing pattern of development in the locality and suitable for their intended use.</p>	<p>Allotments/sites for residential purposes accord with the following:</p> <p>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System:</p> <ul style="list-style-type: none"> (i) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building): (ii) site frontages are not less than: <p>(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:</p> <ul style="list-style-type: none"> (i) site areas are not less than the greater of: <ul style="list-style-type: none"> (A) 1200m² (B) the following: (ii) site frontages are not less than the greater of: <ul style="list-style-type: none"> (A) 20m (B) the following: <p>In relation to DTS/DPF 2.1, in instances where:</p> <ol style="list-style-type: none"> 1. more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development 2. no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e. there is a blank field), then non are applicable and the relevant development cannot be classified as deemed-to-satisfy 3. no value is returned for 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) (i.e. there is a blank field), then the value for 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero.
<p>PO 2.2</p> <p>Development results in sites suitable for their intended purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <ol style="list-style-type: none"> 1. The balance of the allotment accords with site areas and frontage requirements specified in DTS / DPF 2.1 and DTS/DPF 2.2 2. If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: <ul style="list-style-type: none"> (a) Private open space requirements specified in Design in Rural Areas Table 1 - Private Open Space (b) Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
<p>Building Height</p>	<p>DTS/DPF 3.1</p>
<p>PO 3.1</p>	<p>DTS/DPF 3.1</p>

Buildings of a height that complements the open natural character of the golf course.	Building height (excluding garages, carports and outbuildings) are no greater than 2 building levels and 9m and wall height is no greater than 7m except in the case of gable end.
Primary Street Setback	
<p>PO 4.1</p> <p>Buildings are set back from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape.</p>	<p>DTS/DPF 4.1</p> <p>The building line of a building set back from the primary street boundary:</p> <ul style="list-style-type: none"> (a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment) (b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that building or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.
Secondary Street Setback	
<p>PO 5.1</p> <p>Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.</p>	<p>DTS/DPF 5.1</p> <p>Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.</p>
Boundary Walls	
<p>PO 6.1</p> <p>Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 6.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:</p> <ul style="list-style-type: none"> (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: <ul style="list-style-type: none"> (i) exceed 3.2 m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a maximum 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.
Side Boundary Setback	
<p>PO 7.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>separation between dwellings in a way that complements the established character of the locality</p> <p>access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 7.1</p> <p>Building walls are set back from the side boundary at least:</p> <ul style="list-style-type: none"> (a) On sites greater than 800m²:

	<ul style="list-style-type: none"> (i) Other than a wall facing a southern boundary 1900mm (ii) At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern boundary <p>(b) On sites 800m² or less, and other than walls located on a side boundary:</p> <ul style="list-style-type: none"> (i) at least 900mm where the wall height is up to 3m (ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (iii) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
<p>Rear Boundary Setback</p>	
<p>PO 8.1 Dwelling walls are set back from rear boundaries to provide:</p> <p>separation between dwellings in a way that contributes to a suburban character access to natural light and ventilation for neighbours private open space space for landscaping and vegetation a consistent character when viewed from a golf course.</p>	<p>DTS/DPF 8.1 Dwelling walls are set back from the rear boundary at least:</p> <ol style="list-style-type: none"> 1. where the rear boundary fronts a golf course, no less than the average rear setback of any existing dwellings on adjoining allotments. 2. where the rear boundary adjoins a laneway - 0m 3. In all other cases: <ul style="list-style-type: none"> a. 3m for the first building level and b. 5m for any second building level.
<p>Ancillary Buildings and Structures</p>	
<p>PO 9.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 9.1 Ancillary buildings and structures:</p> <ol style="list-style-type: none"> 1. are ancillary to a dwelling erected on the site 2. have a floor area not exceeding: <ul style="list-style-type: none"> (i) 60m² on sites less than 800m² (ii) 80m² on sites 800m² or more 3. are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary (ii) within 5.5m from the boundary of the primary street (iii) within 900mm of a boundary of the allotment with a secondary street 4. in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street 5. if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 11m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 6. if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary do not exceed 45% of the length of that boundary 7. will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure

	<p>8. have a wall height or post height not exceeding 3m above natural ground level</p> <p>9. have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>10. if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>11. retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p style="padding-left: 40px;">(i) a total area as determined by the following table:</p> <table border="1" data-bbox="751 412 1465 801"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #1a3d54; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p style="padding-left: 40px;">(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 9.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision and car parking requirements.</p>	<p>DTS/DPF 9.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design Table 1 - Private Open Space</p> <p>(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p>										
<p>PO 9.3</p> <p>Ancillary buildings are sited and designed to minimise visibility from the golf course and not dominate the appearance of public places.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>										
<p>Site Coverage</p>											
<p>PO 10.1</p> <p>Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 10.1</p> <p>The development does not result in site coverage exceeding 60%.</p>										
<p>Built Form and Character</p>											
<p>PO 11.1</p> <p>Dwellings on sites/allotments that overlook the golf course are designed to take advantage of golf course views while providing attractive frontages to public streets.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>										
<p>PO 11.2</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>										

<p>Service areas associated with dwellings such as open storage and clothes drying are screened from the golf course and public view.</p>	
<p>Concept Plans</p>	
<p>PO 12.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 12.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 12.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 12.1 is met.

ATTACHMENT D – STRATEGIC PLANNING OUTCOMES

1. State Planning Policies

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Code Amendment.

SPP Key Principles

There are 16 SPPs that include Objectives, Policies and Principles for Statutory Instruments (including the Planning and Design Code). The most critical SPPs in the context of this Code Amendment are summarised below:

State Planning Policy		Code Amendment Outcome
1	Integrated Planning Objective: To apply principles of integrated planning to shape regions in a way that enhances our liveability, economic prosperity and sustainable future.	
1.6	Plan for strategic infrastructure that helps to shape the pattern of settlement in a way that enhances quality of life and supports long-term sustainability.	The proposed amendment will provide greater opportunities to support the long term viability of the golf course. The Golf course provides recreational land, which improves the quality of life for people living in the township.
1.4	Protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion of urban areas, towns and settlements.	The Affected Area is not located in a rural zone, character/ historic area overlay, nor the environment and food protection area.
6	Housing Supply and Diversity Objective: To promote the development of a well-serviced and sustainable housing and land choices where and when required.	
6.3	Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.	The proposal will provide the opportunity for the modest expansion of the existing established residential area as well opportunities for other forms of accommodation associated with the existing golf course. The preservation of the golf course will help to maintain a healthy neighbourhood with access to quality open space, recreation and sporting facilities.
15	Natural Hazards	

	<p>Objective To build the resilience of communities, development and infrastructure from the adverse impacts of natural hazards.</p> <p>The Hazards (Bushfire – High Risk) Overlay applies to the entire affected area, including the established residential area which is currently located within the existing Neighbourhood Zone. Therefore residential forms of development, including dwellings and accommodation, will currently need to be referred to the Country Fire Service (CFS). The purpose of the referral is for the CFS to provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.</p> <p>A review of the Hazards (Bushfire – High Risk) Overlay to the subject area is currently being considered through the State-wide Bushfire Hazards Overlay Code Amendment and therefore a review of this overlay has not been included in the scope of this Code Amendment.</p>
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The proposed amendment will provide greater opportunities to support the long term viability of the golf course. The Golf Course Estate Zone provides the opportunity for a range of residential and non-residential forms of development to be developed in association with the existing golf course recreational land. The proposed zone will help to maintain a healthy neighbourhood that continues to contribute to the quality of life for people living within and around the affected area.

2. Regional Plans

30-Year Plan for Greater Adelaide

The key policies and targets of The 30-Year Plan for Greater Adelaide which are most relevant to this Code Amendment are open space, sport and recreation, health, wellbeing and inclusion, and tourism development.

The investigations undertaken to date and outlined in this Code Amendment, demonstrate that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below:

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>Policy 47: Plan future suburbs and regenerate and renew existing ones to be healthy neighbourhoods that include:</p> <ul style="list-style-type: none"> • sporting and recreation facilities <p>Policy 63: Provide for sustainable tourism development across Greater Adelaide by:</p> <ul style="list-style-type: none"> • protecting, enhancing and promoting the qualities that attract tourism and are of value to the whole community 	<p>The proposal seeks to maintain a healthy neighbourhood and promote physical activity and participation in sports and clubs by helping to preserve the existing golf course and clubrooms. The existing golf course is located adjacent to an established residential development and approximately</p>

<ul style="list-style-type: none"> • providing appropriate support infrastructure for tourism • facilitating sustainably designed tourism accommodation in suitable locations • facilitating tourism-related developments such as restaurants, specialty retail accommodation and other value adding activities. <p>Policy 102: Strategically locate sports and recreational facilities to cater for community needs.</p> <p>Policy 118: Minimise risk to people, property and the environment from exposure to hazards (including bushfire, terrestrial and coastal flooding, erosion, dune drift and acid sulphate soils) by designing and planning for development in accordance with a risk hierarchy of:</p> <ul style="list-style-type: none"> • avoidance • adaptation • protection <p>Policy 119: Improve the integration of disaster risk reduction and hazard avoidance policies and land use planning.</p> <p>Policy 120: Decrease the risk of loss of life and property from extreme bushfires through creating buffers in new growth areas that are in or adjacent to areas identified as high risk from bushfires.</p>	<p>1 kilometre from the Mount Compass Township, it is therefore well positioned to cater to the needs of the local community and visitors to the region.</p> <p>The Hazards (Bushfire – High Risk) Overlay applies to the entire affected area and this will ensure that the appropriate referral mechanisms are in place to minimise risk to people, property and the environment.</p> <p>The subject land is located within the key tourism region of the Fleurieu Peninsula and the Golf Course Estate Zone will provide greater opportunities for sustainable tourism development including tourism accommodation and tourism-related developments such as restaurants, specialty retail accommodation and other value adding activities.</p>
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3. Other Strategic Plans

- Alexandrina 2040 – Liveable, Green, Connected (Strategic Management Plan)
- Alexandrina Council Community Strategic Plan 2014-23

ATTACHMENT E: SUITABILITY OF GOLF COURSE ESTATE ZONE

The affected area is currently zoned Neighbourhood and Recreation Zone (as identified in Attachment A).

The Golf Course Estate Zone was specifically created to guide development in ‘golf course estates’ where residential development has been developed in a golf course setting. Key characteristics of the zone are that it –

- Facilitates development of a golf course and associated club facilities (e.g. clubrooms, office, shop);
- Provides additional complementary value-add opportunities, such as tourist accommodation, to support the ongoing viability of golf courses and promote the tourism economy ;
- Includes policy specific to the design of development in a golf course setting, such as:
 - Sensitively integrating housing and tourism development with natural features such as topography, vegetation and watercourses;
 - Limiting building heights to complement the open natural character of the golf course;
 - Designing residential development to overlook the golf course and screening ancillary structures and service areas from public view;
- Includes the ability to introduce minimum allotment areas, frontages and concept plans to provide additional guidance when land division is proposed.

The following tables provide a policy comparison of the existing Neighbourhood Zone and Recreation Zone with the proposed Golf Course Estate Zone:

Recreation Zone v. Golf Course Estate Zone

Policy type	Outcome sought by the existing Recreation Zone policies	Outcome sought by the proposed Golf Course Estate Zone policies	Summary of Change
Land use and intensity	The 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.	The zone policies seek recreation, housing and complementary uses that support tourism and residential living in a golf course setting. The development types envisaged in the zone include recreation in the form of a golf course, clubrooms, and other small scale non-residential development that is complementary to a golf course, such as residential development, retirement facilities, tourist accommodation, sporting clubrooms and associated shops, offices and consulting rooms.	Compared to the Recreation Zone the Golf Course Estate Zone is focused on the golf course and associated residential estate rather than a broader range of recreational land uses. The policies within the Golf Course Estate Zone better reflect the established land uses and activities and will help to support the long-term viability of the golf course through a modest expansion of residential development, and complementary uses such as tourist accommodation.
Site dimensions and land division	The policies in the zone support land division for recreational facilities and generally limit land division to where: <ul style="list-style-type: none"> • it is for the creation of a road or public reserve; or 	The policies in the zone will allow for allotments/sites to be created for residential purposes where they are consistent with the prevailing pattern of development in the	The Recreation Zone does not envisage land division for residential purposes. The Golf Course Estate Zone provides additional guidance for residential land division and will allow for the modest

Policy type	Outcome sought by the existing Recreation Zone policies	Outcome sought by the proposed Golf Course Estate Zone policies	Summary of Change
	<ul style="list-style-type: none"> it is for a minor adjustment of allotment boundaries to remove an anomaly with respect to the location of existing buildings or structures 	locality and suitable for their intended use.	expansion of residential development in a golf course setting.
Building height	There is currently no maximum height requirement, however, there is a building envelope, which limits wall heights to 3 metres on residential allotment boundaries. The policies require buildings to be designed to mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.	The Maximum Building Height in the Golf Course Estate Zone is 2 building levels and 9 metres.	Currently, there is no maximum building height within the Recreation Zone. The Golf Course Estate Zone will introduce a maximum building height of 2 levels and 9 metres which will result in design outcomes more suited to the natural golf course setting and consistent with the adjoining residential character.
Building Setback	Buildings relate to recreation uses (e.g. club rooms and recreation centres) and are required to be setback no closer to a public road than an existing building on an adjoining allotment, or 8m where no building exists.	<p>Provides more guidance to residential development.</p> <p>Buildings are required to be setback no closer to a public road than an existing building on an adjoining allotment, or 5m where no building exists. The secondary street frontage setback requirement is 900mm.</p> <p>Walls can be built on boundaries, however, if they are not they are required to be 1900mm off the boundary if the site area is greater than 800m², and 900mm if the site area is less.</p> <p>The rear boundary setback requirements are 3m for ground floor and 5m for the second floor. Or the average rear setback of any existing dwellings on adjoining allotments, where the rear boundary fronts a golf course.</p>	<p>The zone provides appropriate guidance for both recreation and residential buildings. The minimum street frontage setback policy is consistent with existing policy, except where no building exists on an adjoining allotment. In this case the Minimum street frontage setback would be reduced from 8m to 5m.</p> <p>The side and rear setback policies in the Golf Course Estate Zone do not currently apply within the existing Recreation Zone and are more relevant to residential development.</p>
Built form and character	Development is required to include building, landscape and streetscape design elements that achieve high visual amenity particularly along public roads and open spaces.	The policies within the Golf Course Estate Zone require development to be sensitively integrated with natural features such as topography, vegetation and watercourses, including building heights that complement the open natural character of the golf course.	The policies are more specific to achieving development outcomes that are sensitive to a golf course setting.

Policy type	Outcome sought by the existing Recreation Zone policies	Outcome sought by the proposed Golf Course Estate Zone policies	Summary of Change
Site coverage	There is no maximum site coverage requirement	In relation to residential development, the maximum site coverage is 60% of the site and development is required to retain sufficient space around buildings to limit visual impact, enable an attractive outlook and provide access to light and ventilation.	There is currently no maximum site coverage applied to the golf course site, the policy is appropriate for this area and will provide for the application of a consistent policy framework for the entire golf course estate.
Ancillary buildings and structures	The policies allow for a range of land uses and activities that are ancillary to recreational activities including shops, offices, tourist accommodation, outbuildings, car parking and clubrooms.	The policies allow for a range of land uses and activities that are ancillary to the golf course development, such as tourist accommodation, sporting clubrooms and associated shops. Housing and recreational land uses are anticipated where supporting tourism and residential living in a golf course setting.	The range of ancillary uses envisaged in the Golf Course Estate Zone are similar however, they are required to be ancillary to the golf course development rather than a broader range of recreational land uses and activities. The Golf Course Estate Zone also envisages a more diverse range of residential development and accommodation including dwellings and retirement facilities. The proposed policies better reflect the pattern of development and built form that currently exists in the area.

Neighbourhood Zone v. Golf Course Estate Zone

Policy type	Outcome sought by the existing Neighbourhood Zone	Outcome sought by the proposed Golf Course Estate Zone Policies	Summary of Change
Land use and intensity	<p>The zone predominately seeks residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood including housing, community facilities, shops, offices, pre-schools and recreation areas.</p> <p>New dwellings can follow a Deemed-to-satisfy pathway (meaning planning consent must be granted) including detached dwellings, dwelling additions and semi-detached dwellings.</p>	<p>The zone policies seek recreation, housing and complementary uses that support tourism and residential living in a golf course setting. The development types envisaged in the zone include recreation in the form of a golf course, clubrooms, small scale non-residential development that is complementary to a golf course, such as residential development, retirement facilities, tourist accommodation, sporting clubrooms and associated shops, offices and consulting rooms.</p> <p>New dwellings cannot follow a Deemed-to-satisfy pathway, but rather require performance assessment on their merits to ensure</p>	<p>The Golf Course Estate Zone is intended to apply to golf course estates that include a golf course, an integrated residential estate and ancillary land uses and activities that support the operation of the golf course.</p> <p>The policies within the Golf Course Estate Zone allow for a more diverse range of land uses and activities to occur within the existing Neighbourhood Zone land. The built form policies within the Golf Course Estate Zone, however, are generally consistent in terms of height, setback and site coverage. Furthermore they require development to be complementary to the golf course and sensitively integrated with natural features such as topography, vegetation and watercourses.</p>

Policy type	Outcome sought by the existing Neighbourhood Zone	Outcome sought by the proposed Golf Course Estate Zone Policies	Summary of Change
		<p>dwelling on sites/allotments that overlook the golf course are designed to take advantage of golf course views while providing attractive frontages to public streets.</p>	
<p>Site dimensions and land division</p>	<p>The policies require land division to be for residential purposes, suitable for their intended use and consistent with the density and dimensions of the prevailing pattern of development in the locality. Nearly all of the established allotments within the existing Neighbourhood Zone land are approximately 800m² or more.</p>	<p>The policies allow for allotments / sites to be created for residential purposes where they are consistent with the prevailing pattern of development in the locality and suitable for their intended use.</p>	<p>Both the existing Neighbourhood Zone and the Golf Course Estate Zone allow for residential allotments. Furthermore, neither zone contains a specific minimum allotment size or frontage requirement. Both zones rely on policies that require allotments to be consistent with the existing pattern of development in terms of density or dimension. Furthermore, the existing Residential Zone has been mostly developed and therefore it is unlikely that the new policy framework will have any noticeable impact on the established pattern of development.</p>
<p>Building height</p>	<p>There is a maximum building height requirement of 8 metres and 2 building levels currently applying over the Neighbourhood Zone through TNV. However, this maximum building height does not apply across all residential allotments near the golf course. Policies also require building height to be consistent with the prevailing character of the locality and complement the height of nearby buildings.</p>	<p>The Maximum Building Height in the Golf Course Estate Zone is 2 building levels and 9 metres.</p>	<p>The Maximum Building Height requirements in the Golf Course Estate Zone, of 2 building levels and 9 metres, are generally consistent with the Maximum Building Height of 2 building levels and 8 metres in the existing Neighbourhood Zone. Amending the policy from 8 metres to 9 metres is considered appropriate to provide for a consistent policy framework to be applied across the entire golf course estate. Furthermore, the maximum building height will apply consistently across the entire residential estate and golf course, providing a clear maximum building height for the locality.</p>
<p>Building Setbacks</p>	<p>The policies require buildings to have a street frontage setback that is consistent with adjoining properties and not less than 5 metres. The secondary street frontage setback requirement is 900mm.</p> <p>Walls can be built on boundaries, however, if they are not they are required to be 1900mm off the boundary if</p>	<p>Buildings are required to be setback no closer to a public road than an existing building on an adjoining allotment, or 5m where no building exists. The secondary street frontage setback requirement is 900mm.</p> <p>Walls can be built on boundaries, however if they are not, they are required to</p>	<p>The minimum street frontage setback policies are the same for both zones.</p> <p>The side and rear setback policies in the Golf Course Estate Zone are more tailored to a golf course estate setting, ensuring consistent setbacks fronting the golf course. Furthermore, the proposed Golf Course Estate Zone will allow for a consistent policy</p>

Policy type	Outcome sought by the existing Neighbourhood Zone	Outcome sought by the proposed Golf Course Estate Zone Policies	Summary of Change
	<p>the site area is greater than 800m² and 900mm if the site area is less.</p> <p>The rear boundary setback requirements are 3m for ground floor and 5m for the second floor where the site is less than 301m², and 4m for ground floor and 6m for second floor where the site is 301m² or greater.</p>	<p>be 1900mm off the boundary if the site area is greater than 800m² and 900mm if the site area is less.</p> <p>The rear boundary setback requirements are 3m for ground floor and 5m for the second floor, or the average rear setback of any existing dwellings on adjoining allotments, where the rear boundary fronts a golf course.</p>	<p>framework to be applied across the entire golf course estate.</p>
Built form and character	No specific built form and character policies	<p>The policies within the Golf Course Estate Zone seek for dwellings on sites/allotments that overlook the golf course to be designed to take advantage of golf course views while providing attractive frontages to public streets.</p> <p>Service areas associated with dwellings such as open storage and clothes drying should be screened from the golf course and public view.</p>	<p>The Golf Course Estate Zone provides additional policies to guide residential development which overlooks the golf course. These policies are considered appropriate for this area and better reflect the existing pattern of development and the integrated nature of the golf course estate.</p>
Site coverage	The maximum site coverage is 60% of the site and development is required to retain sufficient space around buildings to limit visual impact, enable an attractive outlook and provide access to light and ventilation.	The maximum site coverage is 60% of the site and development is required to retain sufficient space around buildings to limit visual impact, enable an attractive outlook and provide access to light and ventilation.	The maximum site coverage of 60% of the site is the same for both zones and appropriate for the area.
Ancillary buildings and structures	<p>The policies allow for buildings and structures ancillary to dwellings which do not exceed:</p> <ul style="list-style-type: none"> • 60m² on sites less than 800m² • 80m² on sites 800m² or more <p>amongst other criteria, including minimum area of soft landscaping and maximum wall length of 11m along the boundary.</p> <p>Accepted and/or Deemed-to-satisfy pathways available for verandahs, carports, outbuildings and ancillary accommodation.</p>	<p>The policies allow for buildings and structures ancillary to dwellings which do not exceed:</p> <ul style="list-style-type: none"> • 60m² on sites less than 800m² • 80m² on sites 800m² or more <p>amongst other criteria, including minimum area of soft landscaping and maximum wall length of 11m along the boundary.</p> <p>Additional policy seeks for ancillary buildings to be sited and designed to minimise visibility from the golf course and not dominate the appearance of public places.</p>	<p>The Golf Course Estate Zone allows for residential ancillary buildings and structures such as outbuildings, carports and verandahs, of the same size as anticipated in the Neighbourhood Zone.</p> <p>However, there is no Accepted or Deemed-to-satisfy pathway for outbuildings or carports in the Golf Course Estate Zone in order to ensure that ancillary buildings are sited and designed to minimise visibility from the golf course and not dominate the appearance of public places.</p>

Policy type	Outcome sought by the existing Neighbourhood Zone	Outcome sought by the proposed Golf Course Estate Zone Policies	Summary of Change
		Accepted and Deemed-to-satisfy pathways available for verandahs.	

Concept Plan

The Concept Plan has been drafted to indicate where the existing 18-hole golf course is located in the affected area. The policy framework, including the Concept Plan, provides opportunities for development to occur at the periphery of the golf course, and accommodates recent residential land division in the affected area. The Concept Plan seeks to maintain the existing 18-hole golf course and provide opportunities for complementary development to occur where it is integrated with the golf course.