

18 December 2020

Mr Michael Lennon
Chair
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

Via email: DPTI.PlanningReformSubmissions@sa.gov.au

Dear Mr Lennon

Re: Phase 3 Planning and Design Code – McCracken Country Club

MasterPlan SA Pty Ltd writes on behalf of Discovery Parks, as the new owners of the McCracken Country Club and Golf Course at McCracken Dr, Victor Harbor.

The McCracken Country Club comprises of the following:

- 18-hole championship golf course;
- clubhouse / Bistro;
- bottle shop;
- restaurant;
- gaming area;
- pro shop;
- day spa and health club (including indoor pool);
- freestanding convention centre (300 seating capacity);
- 39 accommodation units; and
- car parking for 174 spaces.

The main access to the Country Club is Rapid Road via the Adelaide Road entrance. The subject land is all situated within the existing Residential Zone and more specifically the McCracken Golf Course Policy Area 20.





The subject land comprises the following properties:

- McCracken Country Club 55,610 square metres;
- Community Title (Apartments) 3,200 square metres;
- Villa – 27 Rapid Drive 685 square metres; and
- Attached Villas – 28 and 30 Rapid Drive 630 square metres and 516 square metres.

The subject land is more formally described as:

- Pieces 950 and 951 in Deposited Plan 89149 in the area named McCracken , Hundred of Goolwa and comprised in Certificate of Title Volume 6135 Folio 349;
- Community Plan C24492 in the area named McCracken , Hundred of Goolwa and comprised in Certificate of Title Volume 6005 Folio 36;
- Allotment 802 in Deposited Plan 35967 in the area named McCracken, Hundred of Goolwa and comprised in Certificate of Title Volume 6132 Folio 500;
- Allotment 629 in Deposited Plan 40776 in the area named McCracken Hundred of Goolwa and comprised in Certificate of Title Volume 5246 Folio 238; and
- Allotment 630 in Deposited Plan 40776 in the area named McCracken Hundred of Goolwa and comprised in Certificate of Title Volume 5246 Folio 239.

We understand the golf course and the original clubhouse buildings were developed between 1990 and 1992.

The application for a new motel development was approved by the Victor Harbor Council Assessment Panel on 11 July 2018. The application was described as two (2), two (2) storey buildings containing 34 motel style units on the southern side of the McCracken Country Club carpark and will utilise the carpark area with no additional spaces proposed. Reference DA 453/526/17.

The 2019 Consultation version of the Phase 3 Planning and Design Code for Urban Areas transitioned the land to a General Neighbourhood Zone., with no applicable sub zone.

In March 2020, the State Planning Commission released a "*What we have heard*" report based on the consultation for the Phase Two Code. That report, while not directly applicable to the subject land given it is located within the area covered by Phase Three of the Code, identified the following which may have an impact on the advice contained herein and stated:

"Several submissions helped to identify policy gaps between the draft Phase Two Code and current Development Plans in relation to waterfront residential areas, golf course estates and coastal shack settlements, as well as unique land uses, which highlighted the need to create new zones, subzones and overlays to address these deficiencies."



It flagged potential changes to the Code including:

"Create new zones and style-dependent subzones that respond to identified gaps and unique land use/ locations, in particular:

- *A Golf Course Estate Zone to capture existing areas that have residential development in conjunction with a golf course, associated uses such as club rooms and tourist accommodation."*

A review of the November 2020 Consultation version of the Phase 3 Planning and Design Code for Urban Areas identifies that the land is now proposed to be transitioned to a new Zone title "Golf Course Estate Zone"

The Golf Course Estate Zone has a Desired Outcome expressed as follows:

"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."

Our client has no fundamental objection to the zoning of the land as Golf Course Estate Zone which is generally in accordance with the current zone policies applying to the land.

There are however several elements of the Zone which we consider require refinement noting that this is a new Zone that was not subject to any previous opportunity to provide public comment.

Firstly, in respect to the Desired Outcome the primary focus should be on the provision of Residential Development.

We support the emphasis on the development tourism as well as services and facilities that support recreation and tourism.

PO 1.1 should be written to include tourism as well as recreation and housing and not solely rely on use that support tourism.

There is a strong emphasis on complementary uses such as tourist accommodation which is supported however on closer inspection of the definitions applicable, we note that a caravan and tourist park is not included in the list of developments that are considered to meet the Land Use and Intensity Performance Outcome for the Zone.

The Land Use definitions for Tourist Accommodation and Caravan and Tourist Parks, both reference temporary or short term accommodation. It is our respectful submission that both land uses are suitable in fulfilling the Desired Outcome to support tourism.

Accordingly, **Caravan and Tourist Park** should be included in the list of developments that are considered to meet the Land Use and Intensity Performance Outcome for the Zone.



Furthermore, we note that dwelling is listed as a type of development that will meet the Land Use and Intensity Performance based outcome. Curiously, the definition of a Residential Park neither includes or excludes a dwelling as part of the definition. It is in our opinion inherent that a Residential Park comprises a series of dwellings and it is just the management of those dwellings under a land lease arrangement that distinguishes the kind of development from any other residential development.

Accordingly, we submit that a Residential Park should also be listed in the kinds of development under DTS / DPF applicable PO 1.1 which already includes, dwelling Residential flat Building, and Retirement Facility as other forms of housing.

Within the Land Use Definition Table, we recommend that "*Dwelling*" be included in Column "C" against the definition of Residential Park.

In summary we recommend that:

1. the Desired Outcome be reworded to provide a focus on housing but also include specific reference to Tourist Accommodation, and
2. that the list of developments expressed in DTS/DPF 1.1 be expanded to include all forms of short-term accommodation and all forms of housing, specifically:
 - Caravan and Tourist Park; and
 - Residential Park.

Should you wish to discuss this matter further, please do not hesitate to contact the undersigned by phone on [REDACTED] or email [REDACTED]

Yours sincerely

Greg Vincent
MasterPlan SA Pty Ltd

cc: Discovery Parks, Att: Amanda Baldwin.