

Mount Compass Golf Course Estate Code Amendment

The Chief Executive of the Attorney-General's Department (the Chief Executive) is undertaking a Code Amendment to review the zoning of the Mount Compass Golf Course estate. The area affected by the Mount Compass Golf Course Estate Code Amendment (the Amendment) is located on the western fringe of Mount Compass and is comprised primarily an established residential area, with approximately 150 residential allotments/dwellings and an existing 18-hole golf course and clubrooms. This fact sheet outlines what is being proposed and how you can have a say in the process.

What is a Code Amendment?

The Planning and Design Code (the Code) contains the rules and policies that guide what can be developed in South Australia. Planning authorities use the Code to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way future developments are assessed. Code Amendments must be prepared according to certain processes set-out by legislation (the *Planning, Development and Infrastructure Act 2016* and associated regulations).

Code Amendments may be undertaken by a range of entities including the Chief Executive, State Planning Commission (the Commission), councils, State agencies or people with an interest in land.

This amendment was initiated by the Chief Executive with the approval of the Minister for Planning and Local Government (the Minister), acting on the advice of the Commission, on 30 July 2021.

Background



The affected area was rezoned in the 1990s from primary production/rural land to Residential Zone and Mount Compass Golf Course Policy Area 20, which was applied to the golf course and clubrooms portion of the land. A concept plan map was also introduced to show the location of the recreation/golf course land, the associated residential area, and to define the parts of the zone where land division was non-complying.

The Code replaced the Alexandrina Council Development Plan on 19 March 2021, and this resulted in the Neighbourhood Zone being applied to the 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 development plan.



The proposed Golf Course Estate Zone

The amendment proposes to rezone the entire affected area from Neighbourhood Zone and Recreation Zone to Golf Course Estate Zone.

The Golf Course Estate Zone generally applies to golf course estates that include a mix of residential and golf course-related development, and currently applies to similar golf course estates in Berri Baramera, Port Hughes, Waikerie, Robe and McCracken.

The Golf Course Estate Zone envisages land uses and activities that are ancillary to a golf course development including residential development, retirement facilities, tourist accommodation, sporting clubrooms and small scale non-residential development, such as shops, offices and consulting rooms.

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 preserve the long term viability of the golf course. The policies require development to be sensitively integrated with the open character and amenity of the golf course development and the surrounding natural features, including the existing topography, vegetation and watercourses. As such, the proposal does not allow for full redevelopment for housing.

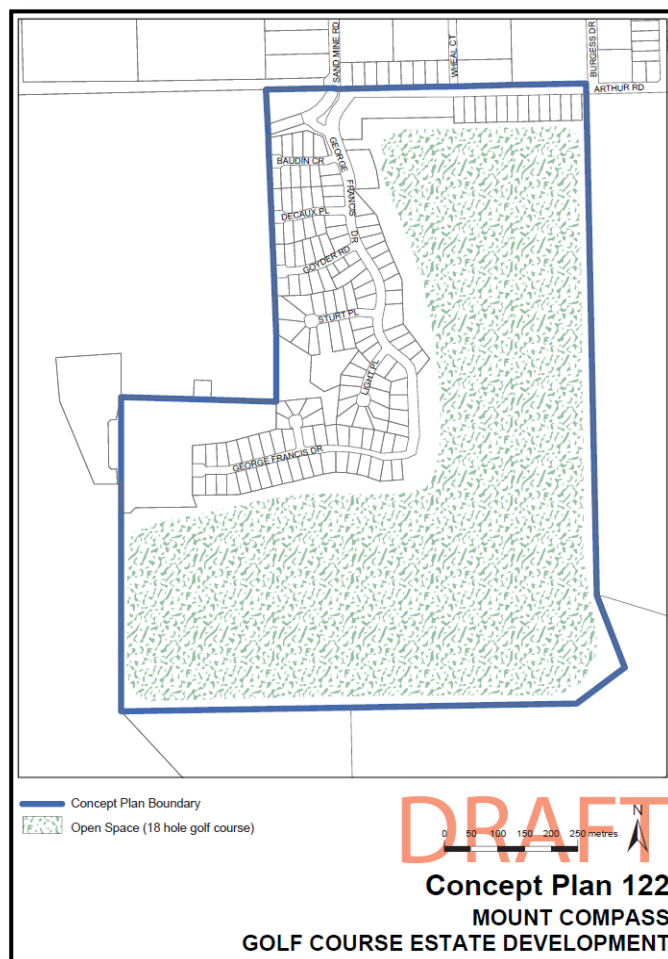
The proposed concept plan

The amendment seeks to introduce a new concept plan that clearly defines the location of the existing 18-hole golf course and will assist in identifying suitable locations for complementary forms of development.

The Code Amendment

The Code Amendment is proposing the following changes:

1. Apply the Golf Course Estate Zone to the entire affected area.
2. Insert a concept plan to define the location of the 18-hole golf course (see right).
3. Remove the Maximum Building Height that currently applies to the existing Neighbourhood Zone. These policies are addressed in the Golf Course Estate Zone which allows for up to 2 building levels and 9 metres building height.



Have your say

You can provide comment on the Code Amendment any time before **5:00 pm, Friday 22 October 2021**:

- via the PlanSA portal: plan.sa.gov.au/en/codeamendments or
- via email to: plansasubmissions@sa.gov.au (with subject 'Submission – Mount Compass Golf Course Estate Code Amendment')
- by post:

Att: Code Amendment Team
Planning and Land Use Services Division, Attorney-General's Department.
GPO Box 1815
Adelaide SA 5001.

All written submissions received will be made publicly available when the Engagement Report is released, following the conclusion of the consultation period.

The Code Amendment Process

- Minister for Planning and Local Government approved the Proposal to Initiate: **30 July 2021**
- Consultation of Code Amendment commences: **Friday, 10 September 2021**
- Consultation of Code Amendment closes: **5:00 pm Friday, 22 October 2021**
- Submissions considered and Engagement Report prepared
- Engagement Report and draft Amendment provided to the Minister
- Minister chooses to adopt, amend or refuse the Code Amendment
- Engagement Report and submissions are made available on the PlanSA portal
- The Code Amendment is referred to the Environment Resources & Development Committee of Parliament.

Code Amendment related enquiries

Contact: PlanSA
Telephone: 1800 752 664
Email: PlanSA@sa.gov.au
Visit: plan.sa.gov.au/en/codeamendments