

# Frequently Asked Questions



PlanSA



## Mount Compass Golf Course Estate Code Amendment

### **What is a Code Amendment?**

The Planning and Design Code (the Code) contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules 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 like the State Planning Commission, councils, State agencies, people who have an interest in land, or the Chief Executive of the Attorney-General's Department.

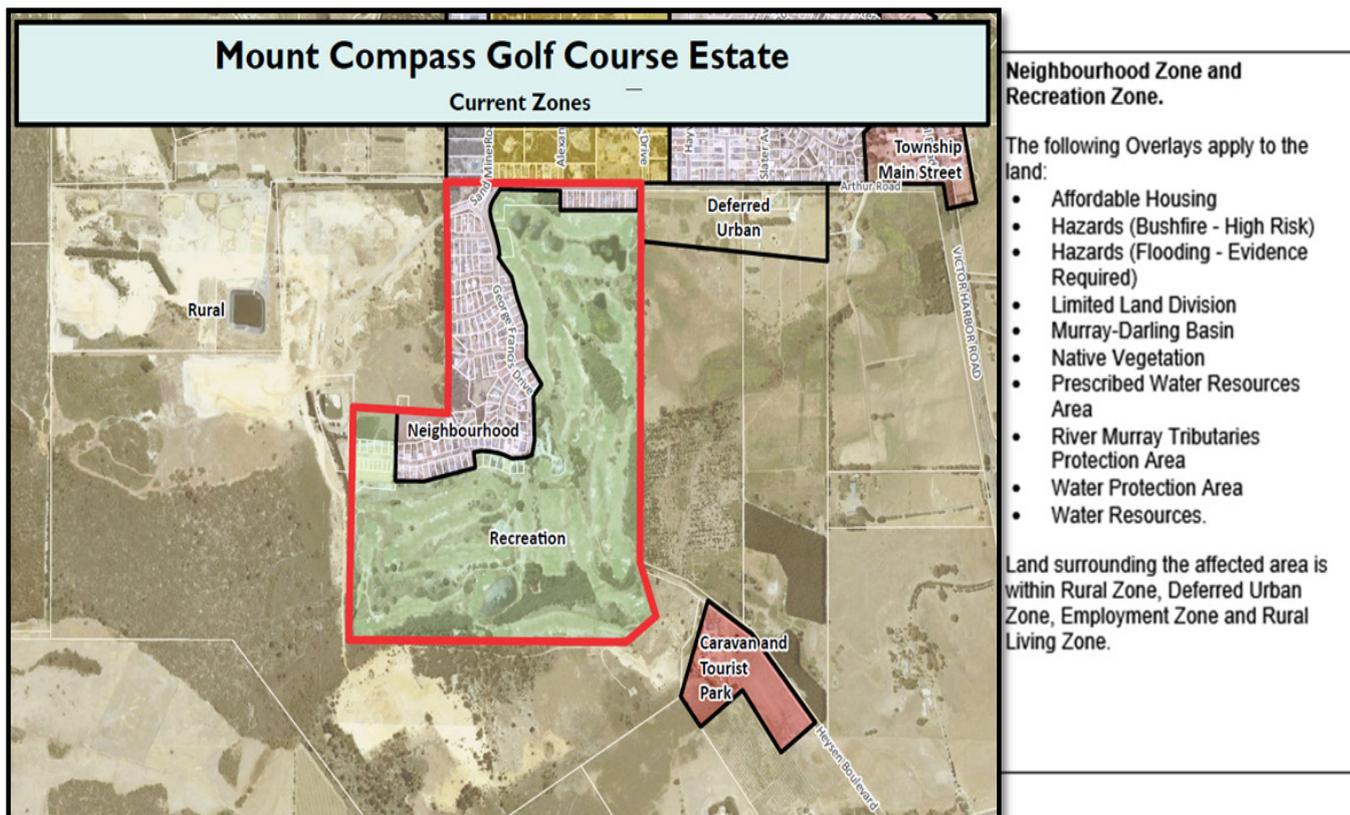
### **Who is responsible for undertaking the Mount Compass Golf Course Code Amendment?**

The Minister for Planning and Local Government, acting on the advice of the State Planning Commission, has granted approval for the Chief Executive of the Attorney-General's Department to undertake the Mount Compass Golf Course Code Amendment.

### **What area will it affect?**

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. The area is located approximately one kilometre south-west of the existing township of Mount Compass.

Affected area map showing the current zone configuration and overlays



### Why do we need this Code Amendment?

The overall intent and purpose of this Code Amendment is to rezone the Mount Compass Golf Course and adjacent residential land to help preserve its long-term viability, and support complementary development.

Prior to the introduction of the Planning and Design Code, the affected land was zoned residential within the Alexandrina Council Development Plan. Planning policy helped to differentiate between residential and recreation areas, although some non-complying land division has occurred.

With the introduction of the Code, the affected area was rezoned to Neighbourhood and Recreation Zone.

This Code Amendment will determine whether the Golf Course Estate Zone would provide a more suitable policy framework for the land. The Golf Course Estate Zone will allow for the modest expansion of residential development and other complementary land uses that will help to preserve the long term viability of the golf course.

## What Code zones currently apply to the land?

The established residential area is currently located within the Neighbourhood Zone, which envisages residential development and complementary non-residential uses that support an active, convenient, and walkable neighbourhood.

The golf course land is currently located within the Recreation Zone, which in addition to a golf course, envisages a diverse range of structured and unstructured recreation land uses and activities including a market, a motorsport track and associated activities, a racecourse and associated activities, a stadium and an office, shop or tourist accommodation that is ancillary to a recreation facility.

## Is the Golf Course Estate Zone part of the Planning and Design Code Library?

Yes, the Golf Course Estate Zone is already part of the Planning and Design Code and has been applied to other similar golf course developments at Berri Barmera, Port Hughes, Waikerie, Robe and McCracken.

## What are the benefits of the Golf Course Estate Zone compared to the Recreation Zone?

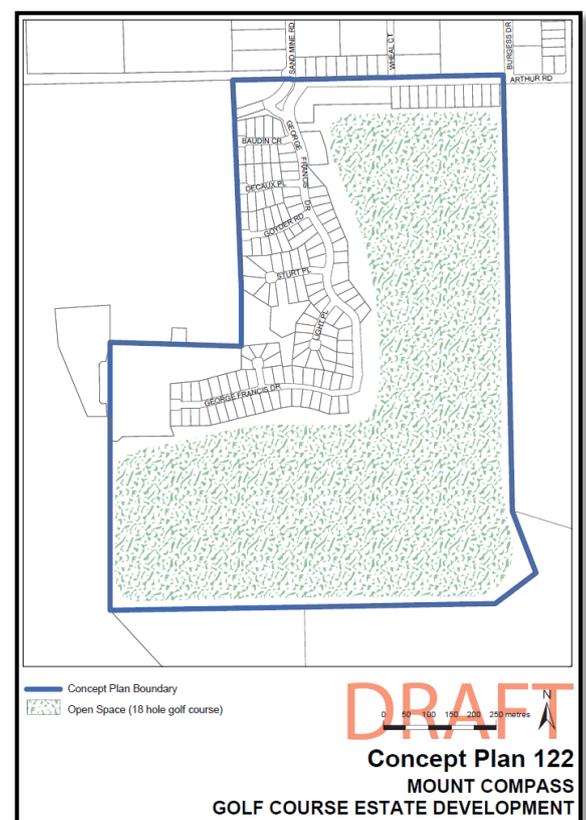
The Golf Course Estate Zone's policies specifically envisage a golf course and associated land uses and activities, whereas the policies within the Recreation Zone seek to accommodate a more diverse range of recreation land uses and activities. The Golf Course Estate Zone also anticipates housing which takes advantage of golf course views, whereas the Recreation Zone doesn't anticipate housing.

## Does the Code Amendment mean the golf course will be redeveloped for housing?

No, the Code Amendment seeks to introduce policies that will allow for the golf course to be maintained. The Code Amendment also proposes to introduce a concept plan (see right), which differentiates between the golf course land and the areas where residential development is envisaged. Furthermore, the policies will provide opportunities for complementary land uses and activities that will help to preserve the long term viability of the golf course.

## What kind of things will be developed in a Golf Course Estate Zone?

The Golf Course Estate Zone provides opportunities for the development of small scale retail, housing and tourism land uses that are associated with the golf course and sensitively integrated with the natural features such as topography, vegetation and watercourses.



## What does this mean for existing houses in the affected area?

The Mount Compass Golf Course Estate Code Amendment will seek to determine if the Golf Course Estate Zone is the most suitable Code Zone to apply to the established residential area currently located within the Neighbourhood Zone.

The Golf Course Estate Zone provides opportunities for complementary forms of development to occur within a golf course setting. This includes residential development and tourist accommodation that is designed and sited to complement the open natural character of the golf course and the surrounding natural features. Alternatively, the Neighbourhood Zone is focused primarily on the provision of residential development and providing opportunities for housing that meet the needs of the community.

The Neighbourhood Zone policies are similar to the Golf Course Estate Zone, however they seek to provide a range of housing options that support the needs of the community and complement the existing local context in terms of residential amenity and character, rather than complementing the open natural character of the golf course.

## When will I have a chance to have my say?

The Mount Compass Golf Course Estate Code Amendment will be open for consultation from **10 September to 22 October, 2021**.

You can have your say via [plan.sa.gov.au/en/codeamendments](https://plan.sa.gov.au/en/codeamendments) or by:

- Writing to:  
The Code Amendment Team  
Planning and Land Use Services Division  
Attorney-General's Department  
GPO Box 1815, Adelaide SA 5001
- Emailing:  
[plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)  
(Please include Mount Compass Golf Course Code Amendment in the email subject heading)

## How can my feedback influence the Code Amendment?

The Code Amendment is proposing to apply a standard zone from the Planning and Design Code Library and does not seek to change the policies within the Golf Course Estate Zone or any other subzones, overlays or general development policies contained within the Code.

The feedback you provide however, can influence the Code Amendment in relation to the spatial layers that apply, and the proposed concept plan, which will differentiate between golf course land and areas where residential development is envisaged.

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