

Mount Compass Golf Course Estate Code Amendment

The Minister for Planning and Local Government has approved a Code Amendment for the Mount Compass Golf Course and adjoining residential estate, following consultation.

A Code Amendment is a proposal to change the policies, rules or mapping within the Planning and Design Code, which then guides what can be developed in South Australia.

The affected area includes the Mount Compass Golf Course and adjoining residential estate, which is located approximately one kilometre south-west of the existing township of Mount Compass.

This document outlines the changes that have been made in response to the consultation process and which will come into effect when the Code Amendment is published in the online Planning and Design Code. This is expected to occur in March 2022.

Key points:

- **Zoning of the golf course brought in line with other golf courses in South Australia**
- **Code Amendment changed to respond to community concerns**
- **New development is encouraged that supports the viability of the golf course, such as a pro-shop, café, clubrooms or modest expansion of residential development.**

Purpose of the Amendment

The Code Amendment seeks to rezone the affected area to Golf Course Estate Zone to bring the zoning in line with other golf courses in South Australia.

This zone has been applied to many golf course estates across South Australia where there is a mix of residential and golf course-related development, and currently applies to similar golf course estates in Berri Barmera, Port Hughes, Waikerie, Robe and McCracken.

The zone seeks recreation, housing and complementary uses to support tourism and residential living in a golf course setting.

The policies in the zone 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.

A new Concept Plan also identifies where the golf course is located to guide appropriate development.

Consultation

Consultation on the Mount Compass Golf Course Estate Code Amendment was held from 10 September to 22 October 2021. The feedback is summarised in an engagement report on the [PlanSA website](#).

Summary of the Code Amendment changes

In response to feedback the concept plan within the Golf Course Estate Zone has amended to identify the land being used as a golf course.

The Code Amendment will:

- Rezone land in the affected area in Mount Compass from Neighborhood Zone and Recreation Zone to Golf Course Estate Zone (see Figure 1) consistent with how many golf courses are treated in South Australia.
- Introduce a concept plan to identify the location of the 18-hole golf course (see Figure 2) to help guide the location of associated land uses and activities.

Figure 1 – Zone changes



Figure 2 – Concept plan

The below concept plan identifies the location of the 18-hole golf course and helps guide the location of associated land uses and activities.



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



Concept Plan 122 MOUNT COMPASS GOLF COURSE ESTATE