

Development Plan Amendment

By the Council

Alexandrina Council

Better Development Plan (BDP) and General

The Amendment

For Approval

Approved by the Minister responsible for the administration of the
Development Act 1993 pursuant to Section 25 (18), of the
Development Act 1993.


.....
Minister's Signature

Date.....

11 MAY 2014

Mount Compass Golf Course Policy Area 20

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area primarily accommodating recreational land use activities, complemented by low-density residential development.
- 2 Development of a golf course incorporating low-density housing that reflects the country living character of the residential estate and the golf course.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area encompasses the Mount Compass Golf Course, together with the adjacent residential estate. A key element of the policy area is the landscape character established by the open and well landscaped golf course, together with the surrounding rural areas.

It is expected that detached dwellings at low densities in keeping with the country living character will be clustered within the policy area, as identified within [Concept Plan Map Alex/13 - Golf Course Development \(Mount Compass\)](#), with the remainder of the policy area retained for the golf course enhanced by extensive provision of open space, screen planting and landscaping.

Buildings and other structures will be unobtrusive and not detract from the rural recreational character of the policy area. To achieve this, it is important that buildings are retained at single storey form, with low profiles and roof forms that complement the natural form of the land. External materials of a low light reflective nature and in colours complementing the open landscaped character are expected from development.

Views to the policy area are important and therefore landscaping will form an integral component of residential development. It is particularly important that development is screened so as not to detract from the character when viewed from Arthur Street and Victor Harbor Road as well as assisting the creation of separation buffer from the mining operations within the adjacent zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - carport
 - detached dwelling
 - dwelling addition
 - golf course and clubhouse
 - outbuilding associated with a dwelling
 - pergola
 - recreation activities and facilities.
- 2 The keeping, breeding or training of horses should not be undertaken.

Form and Character

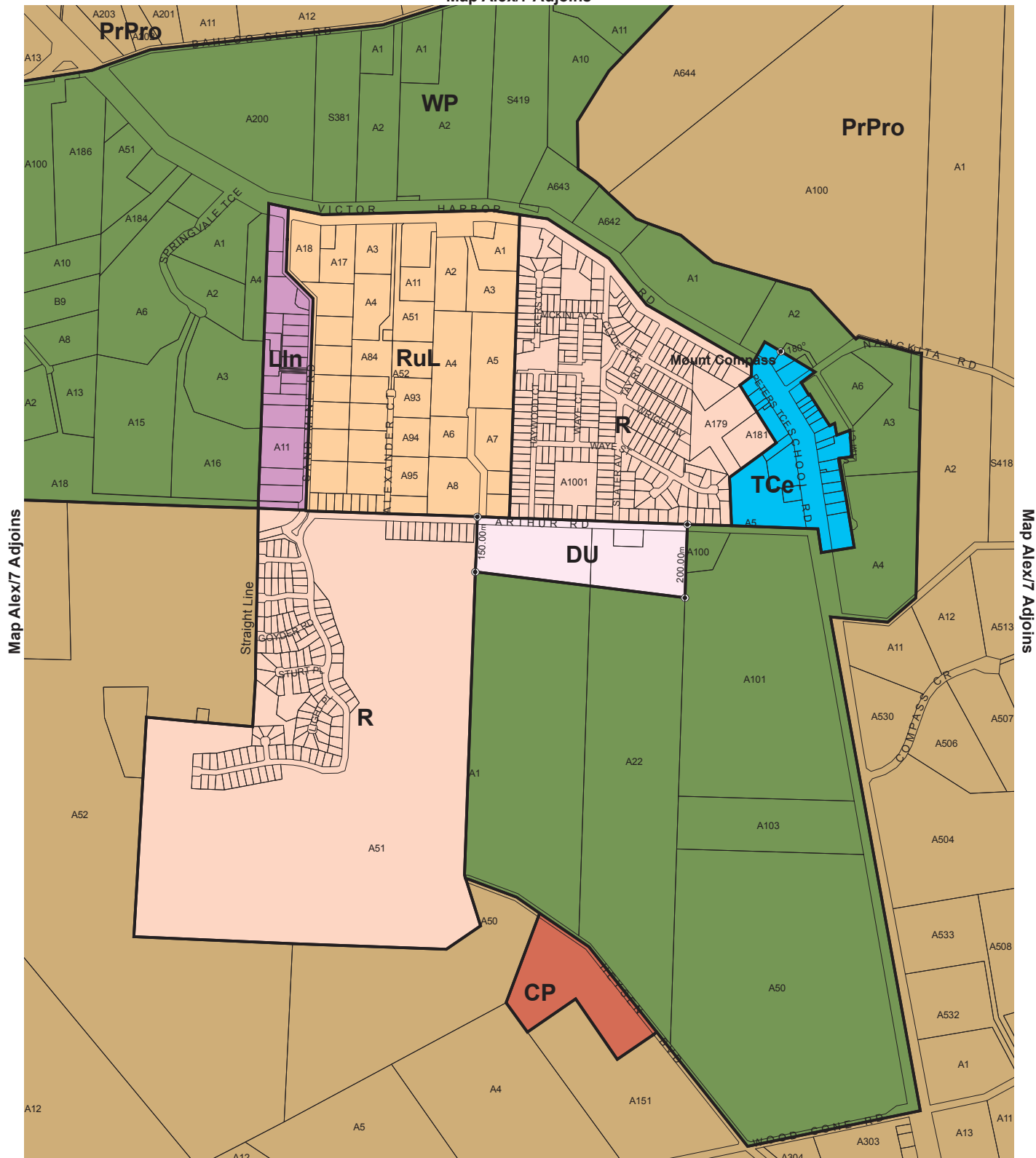
- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.

- 4 Buildings should be single storey in nature and should not exceed a height of 6 metres above the existing natural ground level.
- 5 Treated effluent should not be disposed of on land upgradient of the land identified as Water Protection Area within [Concept Plan Map Alex/13 – Golf Course Development \(Mount Compass\)](#).
- 6 Buildings should be extensively landscaped so as to provide screening from the Victor Harbor Road, and from mining activities to the west of the policy area.

Land Division

- 7 Land division should only occur where
 - (a) allotments have a minimum area of not less than 800 square metres
 - (b) the natural land form of the area is taken into account and is complemented by the land division design
 - (c) the maximum retention of any existing native vegetation is ensured
 - (d) access to each allotment is provided from a constructed and sealed private or public road and not an arterial road.

Map Alex/7 Adjoins



Map Alex/7 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Zones**
- CP** Caravan and Tourist Park
 - DU** Deferred Urban
 - LIn** Light Industry
 - PrPro** Primary Production
 - R** Residential
 - RuL** Rural Living
 - TCe** Town Centre
 - WP** Water Protection
 - Zone Boundary**



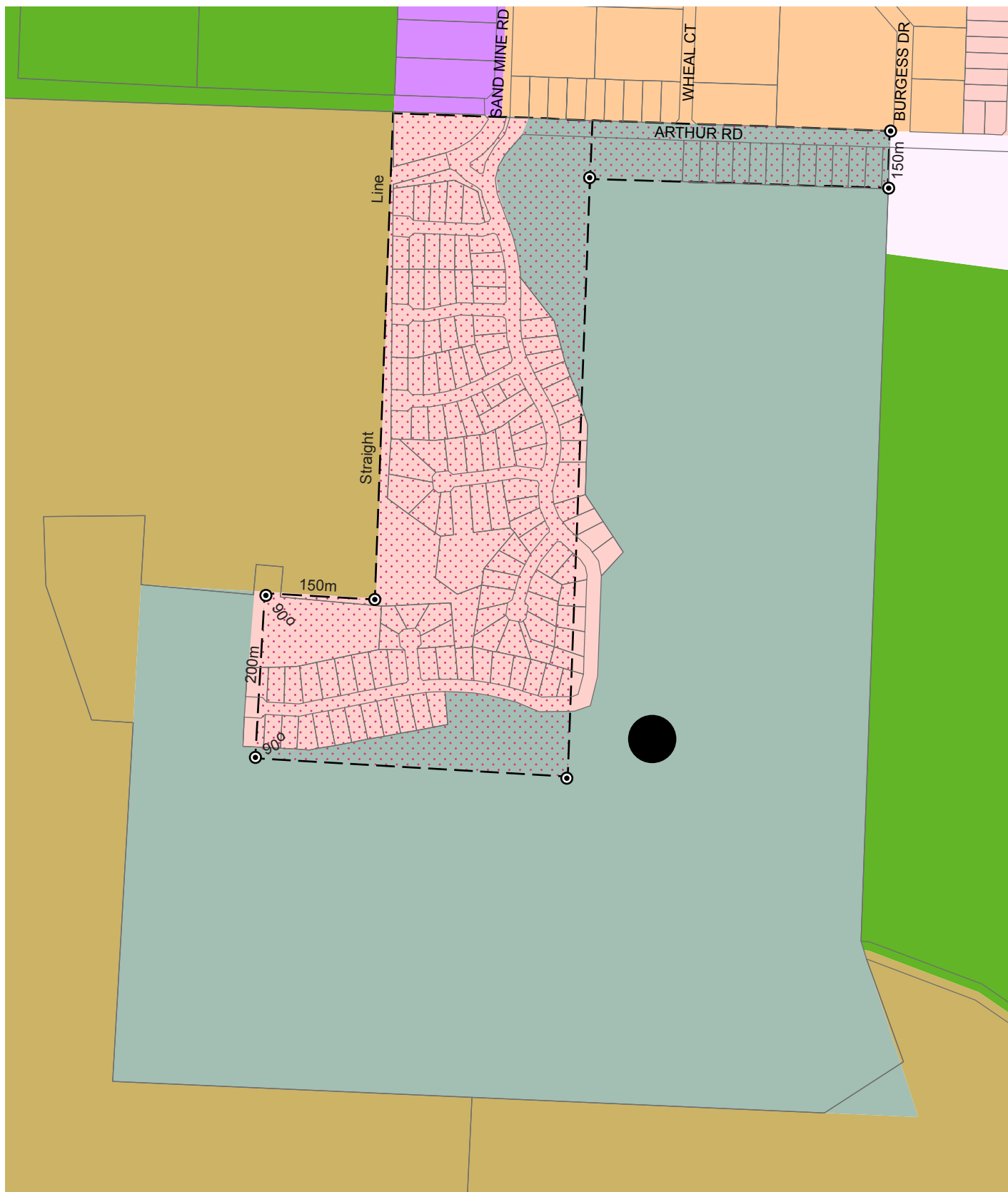
MOUNT COMPASS

Zone Map Alex/36

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Policy Area Map Alex/36

 Policy Area Boundary



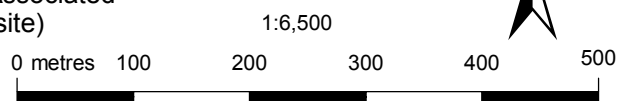
- Rural (Deferred Urban)
- Water Protection
- Light Industrial
- Primary Production
- Residential
- Rural Living
- Recreation/Golf Course



Area A



Clubroom Facilities and Associated Infrastructure (Indicative site)



MOUNT COMPASS

Concept Plan Map Alex/13

GOLF COURSE DEVELOPMENT

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